

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 22, 2020 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR AUGUST 18, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 7, 8, 12 & 13)**
6. **700 EAST HOUSTON STREET**
The request of Los Hermanos Partnership, LLC (Owners), The Wreck Room (Proposed Tenant) and Charles White (Applicant) concerning the property at 700 East Houston Street, being Lots 19-24, Block 10, Chaffin's 1st Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center (The Wreck Room) in a C-1 (Retail Business) District.
7. *** 800 BLOCK BAKER PARK DRIVE**
The request of Kritt Concrete LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 800 block of Baker Park Drive, being 9.994 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Parkhaven Estates, Phase II.

8. * **4615 NORTH TRAVIS STREET**

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property at 4615 North Travis Street, being Lot 1R of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2, 3, 4, 5, 6, 7, 8 & 9, North Creek Addition, Section One and all of Block 1 of the Replat of North Creek Addition, Section One, as follows;

Planning and Zoning Commission

Site plan approval for an expansion to Ace Storage

9. **2700, 2704, 2708, 2712, 2716, 2720, 2724 & 2728 HILLVIEW LANE AND 2700, 2703, 2710 & 2711 FAWNWOOD COURT**

The request of V-Prop, LLC (Owners), Lynn Vessels (Representative), Highland Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the properties at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane, being Lots 1-8, Block 3 of the Final Plat of Block 2 & Block 3, West Canyon Creek Estates, Section 3, and 2700, 2703, 2710 and 2711 Fawnwood Court, being Lots 1-4, Block 4, Amended Plat of West Canyon Creek Estates, Section 3, Lots 1-5, Block 1 & Tracts 1-5 & Canyon Creek Drive, as follows:

Planning and Zoning Commission

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

10. **2700 & 2710 FAWNWOOD COURT**

The request of V Prop LLC (Owners), Highland Homes, Cody Rutledge (Representative) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the properties located at 2700 and 2710 Fawnwood Court, being Lots 1 & 2, Block 4, Amended Plat of West Canyon Creek Estates, Section 3, Lots 1-5, Block 1 & Tracts 1-5 & Canyon Creek Drive, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow a model home and a parking lot for a period of one year in an R-1 (One-Family Residential) District.

11. **310 WEST U.S. HIGHWAY 82**

The request of Edgar Wayne McCarley Trust (Owners), Aleman Roofing and Construction (Proposed Tenant), Anthony Aleman (Representative), Kent Hughlett (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 310 West U.S. Highway 82, being 1.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Contractor's Office/Warehouse in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Site plan approval for an office/warehouse.

12. * **900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)**
The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) and MDJ Engineering, LLC (Civil Engineer) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 37.11 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Preliminary Plat approval of Washington Meadows
13. * **16 & 60 TEE TAW CIRCLE (ETJ)**
The request of Michael & Brenda Fuller and Rudy & Cynthia Weems (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the properties at 16 and 60 Tee Taw Circle, being 2.464 acres in the William Atchison Survey, Abstract No. 23, also being Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition, as follows:
Planning and Zoning Commission
Replat approval of Fuller-Weems Addition, a Replat of Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).
14. **3551 EAST U.S. HIGHWAY 82**
The request of Sherman Church of God AKA Pathway Church of God (Owners), Wendy Ferguson (Prospective Buyer), Ferguson RV Park (Proposed Tenant), Ron D. Beard & Associates (Architect) and North Texas Surveying, LLC (Surveyor) concerning the property at 3551 East U.S. Highway 82, being 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:
Planning and Zoning Commission
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District.
 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Travel Trailer Park in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
 - Site plan approval for Ferguson RV Park
15. **711 SOUTH FIRST STREET (163916)**
The request of Anthony & Chery Scott (Owners) and Marshall Sartin (Surveyor) concerning the property at 711 South First Street, being Lots 5 & 6, Block 9, W. Elliott's Addition, as follows;
Board of Adjustments
Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.
16. **ADJOURNMENT**
17. **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 September 17, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of September, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 09/22/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

**APPROVE MINUTES OF THE REGULAR AUGUST 18, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

August 18, 2020 Draft Minutes

STATE OF TEXAS

§

August 18, 2020

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 18, 2020.

MEMBERS PRESENT:

CHAIRMAN MAHONE, VICE-CHAIRMAN DOWNTAIN
COMMISSION MEMBERS: WOOD, DAVIS, SIMS, MANLEY
AND WHITAKER

ALTERNATE:

NONE

MEMBERS ABSENT:

NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 21, 2020 regular meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

WELCOME NEW COMMISSION MEMBER

Chairman Mahone welcomed new Commission Member Glenn Whitaker to the Planning and Zoning Commission and Board of Adjustments.

WELCOME GLENN
WHITAKER

ANNOUNCEMENTS

Rob Rae, Director of Development Services informed the board they annually provide training with Allen Taylor for the Planning and Zoning Commission. Another way to get training is through the Texas APA State Chapter Conference, usually that conference is held in person throughout the State; this year they are providing training virtually which gives an opportunity for the Planning Commissioner to attend if they desire on October 7-9, 2020. If anyone of the Planning and Zoning Commissioners are interested they may let me know and we will sign you up to attend.

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 12 & 14)

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

CONSENT AGENDA

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

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), VINCENT STANKO, JONES/CARTER (CIVIL ENGINEER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 500 BLOCK OF EAST NORTHCREEK DRIVE, BEING 6.166 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL FOR THE COTTAGES AT MAGNOLIA VILLAGE.

PRELIMINARY PLAT
– COTTAGES AT
MAGNOLIA VILLAGE
500 BLK. EAST
NORTHCREEK
DRIVE
(YOUNG
ENTERPRISES)

The property is located in the 500 block of East Northcreek Drive between Hilde Drive and Town Center Street. The preliminary plan has 40 proposed lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN LONESTAR, LLC (OWNERS), VINCENT STANKO, JONES/CARTER (CIVIL ENGINEER), MEDCORE PARTNERS (DEVELOPER) AND CORGAN (ARCHITECTS) CONCERNING THE PROPERTY AT 1615 NORTH U.S. HIGHWAY 75, BEING LOT 4B-1, BLOCK 1 OF THE 2ND REPLAT OF LOT 4B, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A MEDICAL OFFICE BUILDING.

SITE PLAN –
MEDICAL OFFICE
BUILDING
1615 NORTH U.S.
HIGHWAY 75
(SHERMAN
LONESTAR, LLC)

The property is located at 1615 North U.S. Highway 75 between Texoma Parkway and Taylor Street. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

GI Alliance Sherman would like to construct a 14,852 square foot medical office building. The exterior of the building will be stone and stucco with a metal roof. Parking will be provided for 75 spaces. 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.

VARIANCES

THE REQUEST OF FACE VALUE PRODUCTIONS, INC. (OWNER), GARY HARBISON (REPRESENTATIVE), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1725 NORTH HIGHLAND AVENUE, BEING LOT 4, BLOCK 1, NORTHWEST HEIGHTS 3RD ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 13' FRONT SETBACK IN LIEU OF THE REQUIRED 25' FOR AN ATTACHED CARPORT, A 5' SIDE YARD SETBACK (NORTH SIDE) AND A 5.5' SIDE SETBACK (SOUTH SIDE) FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

This item was tabled at the July 21, 2020 meeting.

Gary Harbison, 1614 N. Lockhart, Sherman, TX

Mr. Harbison appeared to represent the request and answer any questions. The property is located at 1725 North Highland Avenue between Fairview and Texas Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Harbison explained, "the request was tabled last month because of the parking requirement. I have provided an alternate plan with partial paving of the alleyway in the rear of the property to access two parking spaces in the back. I purchased this property a couple of years ago, it was a burn out. I thought I would be able to remodel but ended up tearing it down. It has an existing slab that appears to be in good condition; I talked to an Engineer that would pass it if we decided to build on it. The existing slab is out of compliance, which is why we are asking for the variances as well as the variance for covered parking on the front. The existing square footage had a single car garage, the previous owners had to enclose that garage and the only difference we might have is update the level of the slab where the garage surfaces. It will be a four bedroom; three bath home; just under 1,400 square feet using the existing slab. We are asking for side setbacks 5 foot from the north side property line and 5.5 foot from the south property line. I would also like to construct a carport on the front of the house, 13 foot from the front property line. I have seen the Staff Review Letter and would abide by the Recommendations."

Commission Member Downtain asked about the alley access and paving the alley.

Mr. Harbison explained, "we did include paving or asphaltting the alley for access to the rear yard."

VARIANCES –
FRONT & SIDE
SETBACKS
1725 N. HIGHLAND
AVE.
(FACE VALUE
PRODUCTION, INC.)

Chairman Mahone asked Rob Rae, if Mr. Harbison would have to pave the alley up to his property for access to his parking.

Mr. Rae responded, “that is correct.”

Mr. Harbison asked if paving the alley would have to take place before obtaining a permit.

Mr. Rae responded, “correct.”

Commission Member Downtain explained an encroachment easement is also required prior to improving the alley.

Mr. Rae explained the Engineering Department would help him with that.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variances to allow a 13' front setback in lieu of the required 25' for a carport addition, a 5' side yard setback (north side) and a 5.5' side setback (south side) for a residential dwelling in lieu of the required 6' in an R-1 (One Family Residential) District at 1725 North Highland Avenue subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF WILLIAM & LISA CANNON (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 801 BENTBROOK LANE, BEING LOT 1 AND THE SOUTH 20' LOT 2, BLOCK 1, BENTBROOK ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 6' TALL BOARD ON BOARD CEDAR FENCE ON THE EAST AND SOUTH PROPERTY LINES IN LIEU OF THE REQUIRED 25' ON A SPECIAL SETBACK STREET (WASHINGTON) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

**VARIANCE – SIDE STREET SETBACK FOR FENCE
801 BENTBROOK LN.
(WILLIAM & LISA CANNON)**

William Cannon, 801 Bentbrook Lane, Sherman, TX

Mr. Cannon appeared to represent the request and answer any questions. The property is located at 801 Bentbrook Lane, the northeast corner of Washington Street and

Bentbrook Lane and is zoned an R-1 (One Family Residential) District.

Mr. Cannon explained he would like to erect a 6' tall board on board cedar fence on the east and south property lines. "My house faces Bentbrook Lane, Washington Street is on the south side of my house; Washington Street requires a 25' setback from the property line. The fence will be approximately 30' from the curb. I had red tip photinas there for years and they developed a fungus, so I removed them; the fence will be to the south of where the red tip photinas were located. I have 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.

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a 6' tall board on board cedar fence on the east and south property lines in lieu of the required 25' on a special setback street (Washington) in an R-1 (One-Family Residential) District at 801 Bentbrook Lane subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF ROSEMARY ANDERSON (OWNER), BRAD AND KRISTI TRAVIS, HATCH & KRAVENS SLAUGHTERHOUSE (TENANTS) AND JOHN LEBLANC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR STREET, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW AN OUTDOOR HAUNTED HOUSE FROM SEPTEMBER 25TH THROUGH NOVEMBER 1ST, 2020 AND FEBRUARY 11TH THROUGH 15TH, 2021 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

**TUP – OUTDOOR
HAUNTED HOUSE
1400 W. TAYLOR
STREET
(ROSEMARY
ANDERSON)**

(DENIED)

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the

Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2019.

Mr. LeBlanc explained, “this would be the thirteenth year for the Temporary Use Permit. Everything will be the same except for two things. We will not be using the building; we will have an outside only show due to Covid-19. Twenty days are scheduled and due to the fact the show will be outside subject to mother nature, we are requesting to have alternate days between September 25, 2020 and October 31st in case of weather issues where it rains every weekend; we would like to be able to move those days. We intend to stick to the days of September 25, 2020 through November 1, 2020 and February 11 through 15, 2021 for a Valentine’s Show. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m.”

Commission Member Davis explained, “they had some problems in the past with loud music and they did a wonderful job of correcting that and there have been no complaints for years. With this being an outside show, will that open it up to more screaming and chain saws.”

Mr. LeBlanc responded, “sixty percent of the show has been outside all along and the chain saws were always outside; you cannot use those in a house because of carbon monoxide.”

Commission Member Davis stated, “I like having a haunted house around, but have you thought about the noise having it outside.”

Mr. LeBlanc responded, “yes, we do not think that will be a problem.”

Chairman Mahone asked about the paintball area.

Mr. LeBlanc responded, “we will not have the paintball area this year due to Covid-19; that requires too much contact.”

Chairman Mahone asked if there had been any complaints in the last year for the haunted house.

Rob Rae responded, “I am not sure if there have been official complaints from citizens and we have not received any opposition.”

Billy Hartsfield, City of Sherman Fire Marshal

“Mr. LeBlanc stated last year they would be able to meet all City Building and Fire Codes; they were not able to do that. So we imposed stricter personnel safety guidelines for them to follow. We did some investigating and found out they were not following them.”

“The 2009 International Fire Code reads: A building that is a special amusement building, a building that is temporary, permanent or mobile that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction as form of amusement arranged so that the egress path is not readily apparent due to visual or audio distractions or an intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure.”

“The 2009 International Fire Code also requires the special amusement building to have a sprinkler system and an alarm system. If any part of their show is under any kind of structure, whether it is being temporary or mobile or permanent, which is rooftops, cattle structures, any of that, the Fire Code requires they have a sprinkler and alarm system. If they do not have that, they are not meeting the requirement of the Staff Review Letter. If they open on an outdoor only basis, I have severe concerns with electrical work I have seen there in the past (pictures provided).”

Chairman Mahone asked, “under your jurisdiction, as Fire Marshal is there not something you could do about that, regardless of the Temporary Use Permit. Can you tell me if anything was done last year?”

Mr. Hartsfield responded, “no, and it was stated all throughout our correspondence last year if they came back in 2020, full Fire Code compliance would be necessary (emails provided) and I have an email from Mr. LeBlanc from 2018 that said he was seeking full Fire Code Compliance ongoing and future goals. This has been going on for years and they are not showing diligent in conforming on their end.”

Chairman Mahone asked if he had shown the pictures to Mr. LeBlanc.

Mr. Hartsfield responded, “he was there when I took them.”

Mr. LeBlanc agreed he was there.

Mr. Hartsfield stated, “we had a meeting with Mr. LeBlanc and some of his associates a couple of months ago in our Fire Station, it became pretty adversarial about enforcement of the Fire Code and why we do such and my job to enforce that and to be here to uphold the Fire Code the City has adopted.”

Commission Member Manley stated, “I trust Mr. Hartsfield assessment that compliance with Fire Codes are not being met. Do we approve or disapprove based on the Staff Review Letter or do we simply allow Mr. Hartsfield to enforce his jurisdiction.”

Chairman Mahone explained, “we could approve or disapprove based on the evidence Mr. Hartsfield has brought to us today, but regardless of that, even if we approved it, I think there is another channel you would have to go through to enforce your Fire Codes.”

Mr. Rae explained, “based on the Staff Review Letter, they would have to bring that up to compliance with all the Fire Codes.”

Chairman Mahone stated, “they get a Certificate of Occupancy for this event, correct.”

Mr. Rae responded, “yes.”

Chairman Mahone explained, “that Certificate of Occupancy would not be issued without your approval; correct.”

Mr. Hartsfield responded, “correct.”

Commission Member Davis stated, “you have given them approval in the past with being told it would be in compliance and it has not, so you have done your due diligence.”

Chairman Mahone explained, “it sounds like you have granted them some grace in the past and now it will be up to you to sign off on the Certificate of Occupancy.”

Mr. LeBlanc stated, “we were under the Fire Code like he said but they allowed us a variance and this year we have been told we would need to be in full compliance, but we felt with the outdoor venue, we didn’t need to do that. The problem was the building was over 1,000 square feet requiring the sprinklers and an alarm system. According to Fire Code, that is not a regulation for an outdoor venue.”

Chairman Mahone stated, “that is up to the Fire Marshal.”

Commission Member Davis explained, “last year when he brought it up, you told him you were going to work on it; you knew it was a 1,000 square foot building, so you just told him that to appease him.”

Mr. LeBlanc explained, “we did not know he was going to bring us to that code until last year. The permit has always been issued. It was in the Staff Review Letter that we meet codes and we felt we could not do that with the building, so he allowed us to use the building one more time. This year we are not going to use the building for the performance; it is totally an outdoor venue. We have the Staff Review Letter and Item 1 says it must come in compliance with the Fire Marshal and Building Codes. There are no building codes there because we are not using the building.”

Commission Member Manley explained, “that is not up to this committee to decide.”

Commission Member Wood explained, “#12 also says it must be in full compliance of all fire, electrical, ADA, etc. codes prior to opening to the public.”

Mr. LeBlanc responded, “yes.”

Chairman Mahone stated, “that is not specific to a building.”

Mr. LeBlanc explained, “being an outdoor venue, we can comply; the code is different for outdoors.”

Mr. Rae asked if the building would be used in any way for staff or storage or are the doors going to be locked with a padlock.

Mr. LeBlanc explained, “in the off-season we use the building for storage.”

Mr. Rae asked, “while you are open for the haunted house, will the building be used for anything, will it be locked, closed; will it be used for bathrooms.”

Mr. LeBlanc responded, “no, it will be closed. We use portable bathrooms.”

Commission Member Downtain asked where his power source comes from.

Mr. LeBlanc stated, “it comes from an electrical pole, which is outside the building.”

Commission Member Manley asked if the electrical had been installed by licensed people and permitted by the City.

Mr. LeBlanc explained, “the electrical comes out of a breaker box and we set it for outdoor usage. It was installed and inspected seven years ago.”

Commission Member Davis stated, “the pictures do not seem to be compliant with seven or eight year ago electrical.”

Mr. LeBlanc explained, “when we first put that in we improved it and have stayed with it since.”

Mr. Rae asked Mr. LeBlanc if he would have liability insurance for this event; if so how much do you have.

Mr. LeBlanc responded, “yes; \$2,000,000.”

Mr. Rae asked if he would provide the City a copy.

Mr. LeBlanc responded, “yes.”

Chairman Mahone asked if there was a minimum amount required for the liability insurance.

Mr. Rae stated, “our recommendation is \$2,000,000 for liability insurance.”

Commission Member Davis explained, “I am familiar with the slaughterhouse. I cannot picture a place big enough to have it unless you are clearing land behind the slaughterhouse.”

Mr. LeBlanc explained, “it is not behind the slaughterhouse; it is the old feeding lot, stockyard.”

Commission Member Davis stated, “that has the pipe fencing for loading and unloading.”

Mr. LeBlanc explained, “the main pole is right behind the slaughterhouse, but we will not connect into it.”

Commission Member Davis explained, “the lot has a lot of alleys and lanes to run through it.”

Mr. LeBlanc explained, “it is the out buildings where the feeders sat and the holding pens; that is the area we intend to use.”

Commission Member Sims asked if that was in front or behind the main building.

Mr. LeBlanc explained, “it is to the side of it on the south and north side of the slaughterhouse.”

Commission Member Davis explained, “on the south you are up against a tree line and there are piles of junk.”

Mr. LeBlanc explained, “when you are facing the slaughterhouse, from the old barn that is near Taylor Street to the slaughterhouse, between the barn and the slaughterhouse is the pens.”

Scott Shadden, Director of Engineering stated, “you may want to add a condition to require an Engineer to look at the design and layout of the haunted house where they plan to hold the event to be sure it will be safe for the public and submit that to the City.”

Commission Member Davis asked Mr. Hartsfield to clarify that they need to meet codes for outdoor venues.

Mr. LeBlanc explained, “we will not be using any buildings, handling any cash, there will not be any concessions, you will buy your tickets online, when you come up we will scan them with a scanner, you will either have it on your phone or have a receipt.”

Mr. Hartsfield read the Fire Code definition of a special amusement building. *“A building that is a special*

amusement building, a building that is temporary, permanent or mobile that contains a device or system that conveys passengers or provides a walkway along, around or over a course in any direction as form of amusement arranged so that the egress path is not readily apparent due to visual or audio distractions or an intentionally confounded egress path, or is not readily available because of the mode of conveyance through the building or structure."

Mr. Hartsfield asked if the cattle area had a roof over any part of the pens.

Mr. LeBlanc explained, "there are two pole barns with a roof; they are no more than eighty to one hundred square feet in size; they were feeder stations where they had the hay and feed under an awning, they are not enclosed on four sides."

Mr. Hartsfield wanted to clear up something that might have been a confusion. "This was provided to Mr. LeBlanc and his group last year, I made sure that they had this verbiage of the International Fire Code and I told them they would be required to follow up this year. *An automatic sprinkler system for a special amusement building shall be equipped throughout with an automatic sprinkler system in accordance with this section.* There is the 1,000 square foot rule, I do not know where that come from but it is 1 square foot".

Commission Member Davis stated, "so whatever you do inside or outside if it is on the grounds."

Mr. Hartsfield responded, "yes, unless it is less than 50 feet to an exit, which your conveyance is hundreds of feet long."

Chairman Mahone explained, "Mr. Shadden has a good point because his drawing really does not give us a good idea of what is going to be built where and what the path is going to be."

Mr. LeBlanc explained, "for our outdoor venue we have put in emergency exits every fifty feet through the pathway."

Chairman Mahone stated, "the site plan does not show that".

Mr. LeBlanc explained, "we were trying to eliminate the building not only for Covid-19 but also for Fire to have it totally outside. Nothing will be attached to the building, no part of the show."

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

ACTION TAKEN.

Motion by Commission Member Davis to deny request based on the information that was presented tonight at 1400 West Taylor Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF WASHINGTON 1417 LP (OWNERS), TIM PIKE, WYLDEWOOD HOMES (PROSPECTIVE BUYER) AND PRESTON TRAIL LAND SURVEYING. (SURVEYOR) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), TRACT 1 BEING 11.244 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AND TRACT 2 BEING 0.010 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, FOR A TOTAL OF 11.254 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
TO R-1
900 BLK. NORTH FM
1417 (HERITAGE
PARKWAY)
(WASHINGTON 1417
LP)

Tim Pike, 518 Bledsoe Rd., Gunter, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The owners would like to change the zoning on a portion of the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District. The preliminary plan has 136 proposed lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Mike Walthall, 609 Madison Place, Sherman, TX

Mr. Walthall wanted clarification where the property was located.

Chairman Mahone provided him a map of the property.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District in the 900 block of North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Whitaker

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

VOTING NAY: NONE

MOTION CARRIED.

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

EXCEPTION

THE REQUEST OF SHERMAN C&G PROPERTIES (OWNER)
AND MICHAEL J WRIGHT & ASSOCIATES, INC.
(ARCHITECT) CONCERNING THE PROPERTY LOCATED AT
1225 PARK PLACE, BEING A PART OF BLOCKS 4 & 5 OF
THE REPLAT OF LOTS 6 THRU 45, WOODHAVEN
ADDITION, CONTAINING 1.252 ACRES IN THE J.B.
MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3,
SUBSECTIONS (7) TO NOT REQUIRE A PERIMETER
MASONRY SCREEN WALL FOR CREEKWOOD
CONDOMINIUMS IN AN R-2 (MULTI-FAMILY RESIDENTIAL)
DISTRICT.

EXCEPTION -
SCREENING
1225 PARK PLACE
(SHERMAN C&G
PROPERTIES)

Bobby Joe Wright, 8233 Mid Cities Blvd., Ste. A, NRH, TX

Mr. Wright appeared to represent the request and answer
any questions. The property is located at 1225 Park Place,
the southeast corner of Newman Drive and Park Place. The
property is zoned an R-2 (Multi-Family Residential) District.
The owners were approved for site plan approval to replace
the existing apartments that were destroyed by fire
December, 2019 with one, three-story, 12,600 square foot
(approximately 700 square foot per unit) with (18) eighteen,
one bedroom units and a second two-story building, 3,900
square foot (approximately 975 square foot per unit), four
unit building on the vacant land. There will be a total of (30)
thirty units. Parking will be provided for (61) sixty-one
spaces, including (20) twenty carports.

Mr. Wright explained, “we are requesting an exception to not
require a perimeter masonry wall surrounding the
apartments due to the existing floodplain and drainage
utility easement on the southern property. The area has a
number of trees and grade variants. On the north and east
sides there are multi-family developments.” They had seen
the Staff Review Letter and would abide by the
Recommendations.

Commission Member Davis explained, “there used to be
fencing on the east side where a pool was located.”

Mr. Wright explained, “we are now putting a building where
the pool was. There currently is not a fence on the property
and my client has owned the property for ten years.”

Commission Member Sims stated, “my property backs up to this property and I have never seen a fence there.”

Mr. Wright explained along Newman Street, sixty-foot of the property is all in the floodplain. “There is a heavy tree line along the south of the property as well as a fifty-foot drainage easement and the tree line is in the floodplain. If we did put in a fence, it would be right up against the building.”

Mr. Shadden asked if they would do any additional landscaping in lieu of the fence.

Mr. Wright explained it is heavily treed and we are keeping all the existing trees as well. “We will do as much as we can and try to do more than what is required.”

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the request to not require a perimeter masonry screen wall for Creekwood Condominiums in an R-2 (Multi-Family Residential) District at 1225 Park Place subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

AMENDING PLANNED DEVELOPMENT

THE REQUEST OF TERRA PERPETUA LLC (OWNERS), BRYAN KLEIN, ION DESIGN GROUP (REPRESENTATIVE), BUSH ARCHITECTS, LLC (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY) TO INCLUDE 32.545 ACRES FOR A TOTAL OF 278.313 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDING PLANNED DEVELOPMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.11, FOR BEL AIR VILLAGE FORMERLY KNOWN AS TERRA PERPETUA VILLAGE (ORD NO. 6232)

Bryan Klein and Connie Cooper, ION Design Group, 3839 McKinney Ave., Ste. 155-235, Dallas, TX

Mr. Klein and Ms. Cooper appeared to represent the request and answer any questions. The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway)

AMENDING
PLANNED
DEVELOPMENT
300-1000 BLK. EAST
FM 1417 (VIETNAM
VETERANS
PARKWAY) (TERRA
PERPETUA LLC)

between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner has purchased an additional 32.545 acres east of the development which is currently zoned an R-1 (One Family Residential) District. The owner would like to amend the planned development to include this acreage for a total of 278.313 acres and rename it to Bel Air Village.

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

Mr. Klein explained, “we are adding 32 acres to the Planned Development; it will be all the way to the railroad now. We are also changing the name of the development to Bel Air Village.” 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 Amended Planned Development.

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an amendment to the Planned Development and site plan approval for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232) in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, SIMS, MANELY, DAVIS AND WHITAKER
VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & SPECIFIC USE PERMIT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), VINCENT STANKO, JONES/CARTER (CIVIL ENGINEER), DREAM TO LIFE DESIGNS (DESIGNER) AND HELVEY-WAGNER SURVEYOR, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 500 BLOCK OF EAST

ZONE CHANGE – C-1
TO R-1

SPECIFIC USE
PERMIT – PATIO
HOMES

**NORTHCREEK DRIVE, BEING 6.166 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, AS FOLLOWS:
PLANNING AND ZONING COMMISSION**

**500 BLK. EAST
NORTHCREEK DR.
(YOUNG
ENTERPRISES, LP)**

- **ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.**
- **SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW UP TO 39 PATIO HOMES IN THE PROPOSED COTTAGES OF MAGNOLIA VILLAGE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.**

Vincent Stanko, Jones/Carter, 2805 Dallas Parkway, Ste. 600, Plano, TX and Todd Young, Young Enterprises, 5414 N. FM 1417 (Heritage Parkway), Sherman, TX

Mr. Stanko and Mr. Young appeared to represent the request and answer any questions. The property is located in the 500 block of East Northcreek Drive between Hilre Drive and Town Center Street, adjacent to residential on the west and Home Depot on the east.

Mr. Stanko explained, “the owners would like to change the zoning on the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District and request a Specific Use Permit to allow patio homes on (39) thirty-nine lots.” We have seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there are patio homes in the development across the street; Magnolia Village.

Mr. Young explained, “the patio home designation was for the setback requirements; they were not true patio homes. The builders built standard size homes within the setbacks. This will actually follow the patio home ordinance; they will be smaller homes on smaller lots. The development to the south was 45 lots. The designation for patio homes was for the builders that had already bought the lots.”

Commission Member Wood asked the requirement for green space.

Mr. Rae explained, “if there is less than fifty homes, there is not a requirement for a green space.”

Commission Member Davis asked since they are doing the development in phases, would the green space be required.

Mr. Rae explained, “since this development is separated by a major thoroughfare, it does not come into play.”

Mr. Stanko explained they are working on widening the entrance to the development; “we need to make it wider to

meet Fire Codes. We aligned it with the Magnolia Village entrance where they line up parallel to each other.”

Commission Member Sims stated, “we drive Northcreek Drive behind Travis Street, is there any plans for improvements to that road for traffic.”

Chris Armstrong, Assistant City Engineer explained, “we are working with TXDOT to make a signal light at Travis and Northcreek and we plan to extend Hilre Drive to Travis Street.”

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

A letter was received from:

John Munson, 2402 W. Morton St., Ste. 110, Denison, TX

“I’m for the zone change. Would like to see minimum 7,200 square foot lots. Traffic on Northcreek needs to be addressed. The area between Town Center and Knollwood Road is now all residential. Northcreek Drive gets lots of traffic; all speeding. It’s tough to get on Northcreek from Hilre, Indio, Dry Creek, Carneros and Hara due to traffic.”

ACTION TAKEN.

Motion by Commission Member Wood to approve the zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and Specific Use Permit to allow up to 39 patio homes in the proposed Cottages of Magnolia Village in the 500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, ZONE CHANGE & SITE PLAN

THE REQUEST OF 1303 GROUP, LLC (OWNERS), VILBIG & ASSOCIATES, P.L.L.C (CIVIL ENGINEER) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 230 EAST SYCAMORE STREET, BEING LOT 1, ELLISON ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5)(C) TO ALLOW A 50’ TALL OFFICE BUILDING IN LIEU OF THE ALLOWED 45’ IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

**VARIANCE –
BUILDING HEIGHT**

**ZONE CHANGE – C-2
TO C-1**

**SITE PLAN –
SYCAMORE OFFICE
BUILDING
230 EAST
SYCAMORE ST.
(1303 GROUP, LLC)**

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR SYCAMORE OFFICE BUILDING.

Blair Weaver, 1705 E. Pecan Grove Rd., Sherman, TX

Mr. Weaver appeared to represent the request and answer any questions. The property is located at 230 East Sycamore Street between Highway 75 access road and North Branch Street; the former American Legion. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Mr. Weaver explained, “the current property has the former VFW, a dilapidated building that has been there since the ‘50’s. Our plan is to demolish the building and construct a three-story office building on the site. I have had this property in a partnership for five or six years. We are requesting a zone change from a C-2 (General Commercial) District to a C-1 (Retail Business) District, variance and site plan approval for a 30,714 square foot, three story (50’), mixed use office building. The exterior of the building will be brick with fiber cement panels. Parking will be provided for 134 spaces.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked Mr. Rae why did we set up a 45’ height requirement on a three-story building.

Mr. Rae explained, “the floor elevations for a standard three story building, there are exceptions to that, I don’t believe they are going over the three stories to make that 50’. The one thing on the Staff Review Letter is the parking; it is our understanding it may be a mixed use for medical and general office use, which require different parking requirements.”

Mr. Weaver explained, “we plan to have medical offices primarily on the first and second floors and the third floor will be for business offices.”

Mr. Rae explained, “the parking they provided is in the middle of the 1/200 or 1/400 square foot requirement. The 1/200 square foot is for medical and the 1/400 square foot is for general office.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 50’ tall office building in lieu of the

allowed 45' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District located at 230 East Sycamore Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from a C-2 (General Commercial) District to a C-1 (Retail Business) District and site plan approval for Sycamore Office Building located at 230 East Sycamore Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF PHILLIP S. JENNINGS, JR. FAMILY TRUST (OWNERS), STEVE JENNINGS (REPRESENTATIVE), BLACKBEARD ARMORY & RANGE, LLC (TENANT), TAP SMITH (MANAGER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2926 TEXOMA PARKWAY, BEING 1.719 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A COMMERCIAL AMUSEMENT CENTER (INDOOR GUN RANGE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Tap Smith, 2219 Cordell Rd., Sadler, TX

Mr. Smith appeared to represent the request and answer any questions. The property is located at 2926 Texoma Parkway between U.S. Highway 82 and Gallagher Drive. The property is zoned a C-2 (General Commercial) and partially located in the O-1 (75 & 82) Overlay District. A Specific Use Permit to allow a commercial amusement center (indoor gun range) was approved October 2, 2000 (Ord. 4894). The gun range closed down in April 2020 and the Specific Use Permit went away after sixty days.

Mr. Smith explained, "the property has been used as an indoor gun range since it was built twenty plus years ago. I

SUP – INDOOR GUN
RANGE
2926 TEXOMA
PARKWAY
(PHILLIP S.
JENNINGS, JR.
FAMILY TRUST)

have worked and lived in Grayson County for twenty years. I have worked in the retail and training sector for the past decade. I hold several certifications from the NRA in Texas. I have been a businessman for the past thirty years.”

“We have acquired the property at 2926 Texoma Parkway. Our intent is to open it back up as a retail firearms store, indoor range and training facility. There was an old range there, any range equipment that needs to be renewed or decommissioned will be done by professional companies that are licensed and certified to perform this test. All the range equipment going back in will be installed by several industry leaders. The range will have the latest in safety, sound reduction, air quality, responsible environmental standards and will be serviced regularly; unlike the old range was. We are including several safety measures that are above and beyond the industry standards to get the range back up.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, “I know it was a pistol range, are you keeping it a pistol range or are you doing larger caliber.”

Mr. Smith responded, “yes, sir, it will be larger caliber. Part of going above and beyond the industry standards; we are getting it rated to fifty caliber; not intended to shoot fifty caliber, but rated to, meaning we want to make sure it is safety always first; what is what it is rated for is not our intention to use it for but to actually stop a 308 rifle, but above what is needed to stop a 308 rifle. The new range design is impossible for anything to leave the range; it is completely one hundred percent safe.”

Commission Member Downtain asked how long is the range.

Mr. Smith explained, “it is twenty-five yards. It is the same system that was used in the Texas Gun Experience in Grapevine; same company that is bidding on ours is the one that installed it there, they use the same equipment; it is a very high-end range.”

Mr. Rae asked, “what is the name of the company you are working with.”

Mr. Smith responded, “we are taking bids on several companies, Rushing Treated Air is the one that did that. The new range is designed to trap any lead particles, the noise is much quieter than what you would have heard from the old steel trap; it is completely nonexistent outside. The way we are going with the air system, the old system intake/exhaust was not comfortable for shooters and the way it was designed, it allowed sound to travel outside the range; the new system will not allow that to happen. There was a lot of maintenance to do on the old facility. In Phase

2, it will allow us to extend it out the back, we could get some room for rifles, but that is down the road.”

Doyle Moore, 2816 Texoma Parkway, Sherman, TX

Mr. Moore explained they are neighbors to the south. “Of all the previous owners, these people are very professional. The gentleman that started the gun range, Lloyd Arnold was a personal friend of mine; he was a retired State Trooper. Lloyd was great, but since then it has not been too good.”

Chairman Mahone asked how many people they plan to have on site while it is operating.

Mr. Smith responded, “a Range Safety Officer will always be on duty when anything is going on the range, additional staff is about five staff members, as the business grows the staff will grow. There will be more than enough to ensure safety, not only by individuals watching but a lot of security measures will be put in place before the range is open. My whole career is safety and instructional training of firearms and I would not do anything to risk anyone’s safety or my reputation for doing so.”

Chairman Mahone asked the hours of operation.

Mr. Smith responded, “9 a.m. to 9 p.m., seven days a week.”

Commission Member Davis asked how many lanes or shooters can you accommodate.

Mr. Smith responded, “ten lanes, the most standard practice for that size range is one shooter per lane but you could have two additional people in that lane.”

Mr. Rae asked from the building side, “will your contractors that you are working on hiring, will they provide you a plan and design of your range.”

Mr. Smith responded, “yes, sir, whoever we select I can present you with that as soon as I am approved.”

Mr. Rae explained, “we would need to review your plan before obtaining a Certificate of Occupancy Permit.”

Mr. Smith explained, “the people that do this are very industry specific; that will not be a problem.”

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

ACTION TAKEN.

Motion by Commission Member Davis approve the Specific Use Permit and site plan approval to allow an indoor gun range in a C-2 (General Commercial) District located at 2926 Texoma Parkway subject to

PLANNING & ZONING COMMISSION MINUTES – AUGUST 18, 2020

the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:17 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

5.

Meeting Date: 09/22/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

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

List of Agenda Items:

7. * 800 BLOCK BAKER PARK DRIVE

The request of Kritt Concrete LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 800 block of Baker Park Drive, being 9.994 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Parkhaven Estates, Phase II.

8. * 4615 NORTH TRAVIS STREET

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property at 4615 North Travis Street, being Lot 1R of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2, 3, 4, 5, 6, 7, 8 & 9, North Creek Addition, Section One and all of Block 1 of the Replat of North Creek Addition, Section One, as follows;

Planning and Zoning Commission

Site plan approval for an expansion to Ace Storage

12. * 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)

The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) and MDJ Engineering, LLC (Civil Engineer) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 37.11 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Washington Meadows

13. * 16 & 60 TEE TAW CIRCLE (ETJ)

The request of Michael & Brenda Fuller and Rudy & Cynthia Weems (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the properties at 16 and 60 Tee Taw Circle, being 2.464 acres in the William Atchison Survey, Abstract No. 23, also being Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition, as follows:

Planning and Zoning Commission

Replat approval of Fuller-Weems Addition, a Replat of Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).



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

6.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

700 EAST HOUSTON STREET

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

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center (The Wreck Room) in a C-1 (Retail Business) District.

Background:

The property is located at 700 East Houston Street; the southeast corner of Houston and Throckmorton Streets. The property is zoned a C-1 (Retail Business) District. The applicant is requesting a Specific Use Permit to allow a commercial amusement center for The Wreck Room, a place where people can go to get rid of their frustrations. Customers will be able to break multiple items inside the building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-2 (Heavy Manufacturing) District

Origination:

Los Hermanos Partnership, LLC (Owners)

The Wreck Room (Proposed Tenant)

Charles White (Applicant)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



700 E. Houston Street



700 East Houston Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

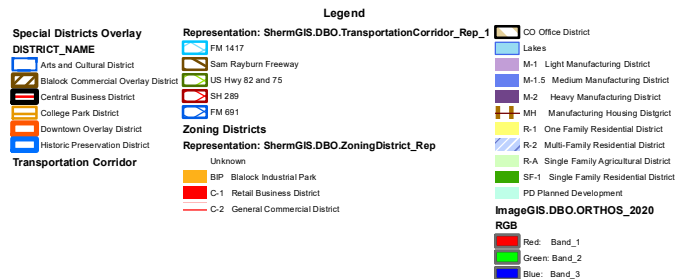
1 in = 300 ft



Zoning - 700 East Houston Street



City of Sherman, Texas
Developmental Services Department

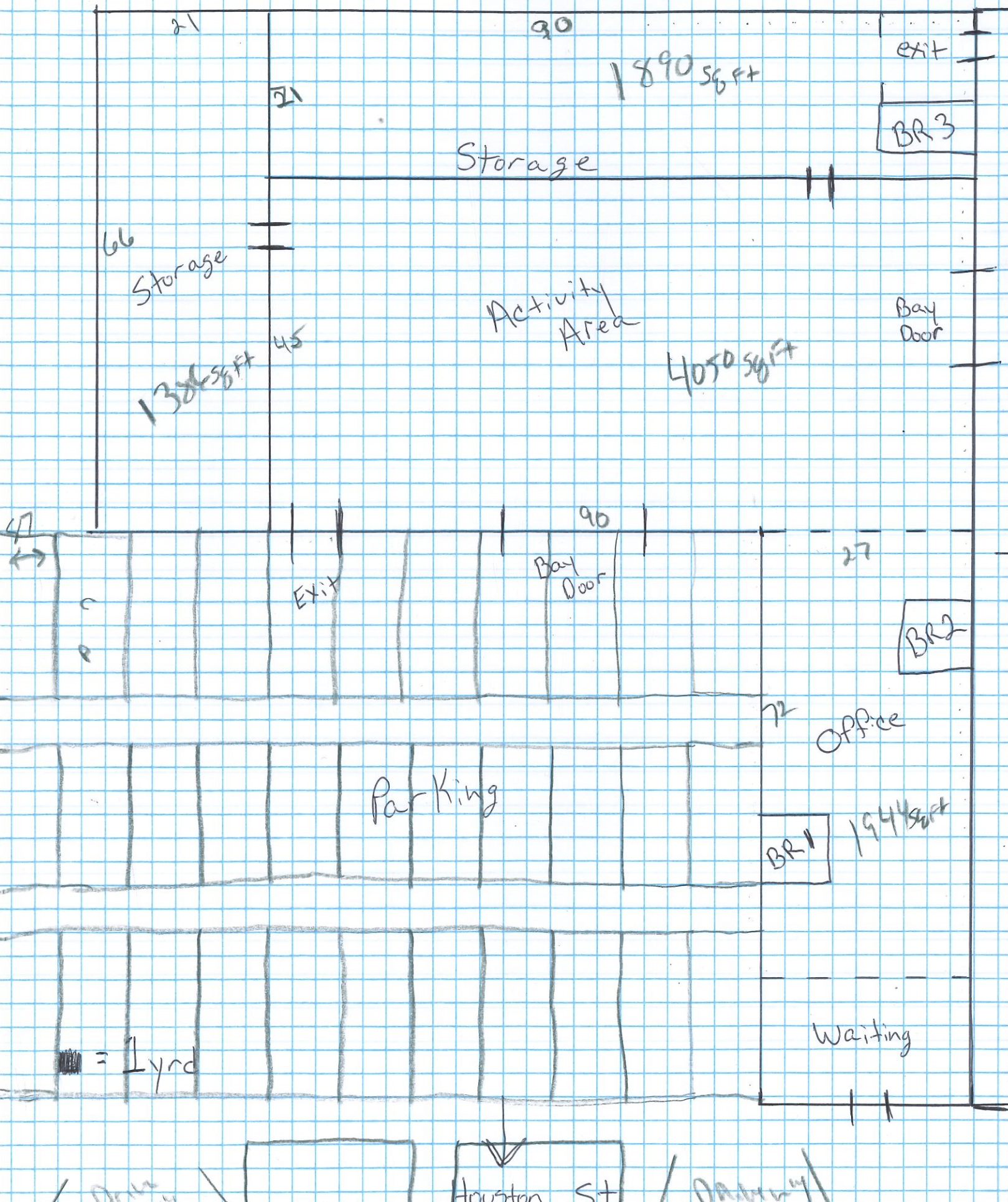


NOT TO SCALE

1 in = 100 ft

700 East Houston Street





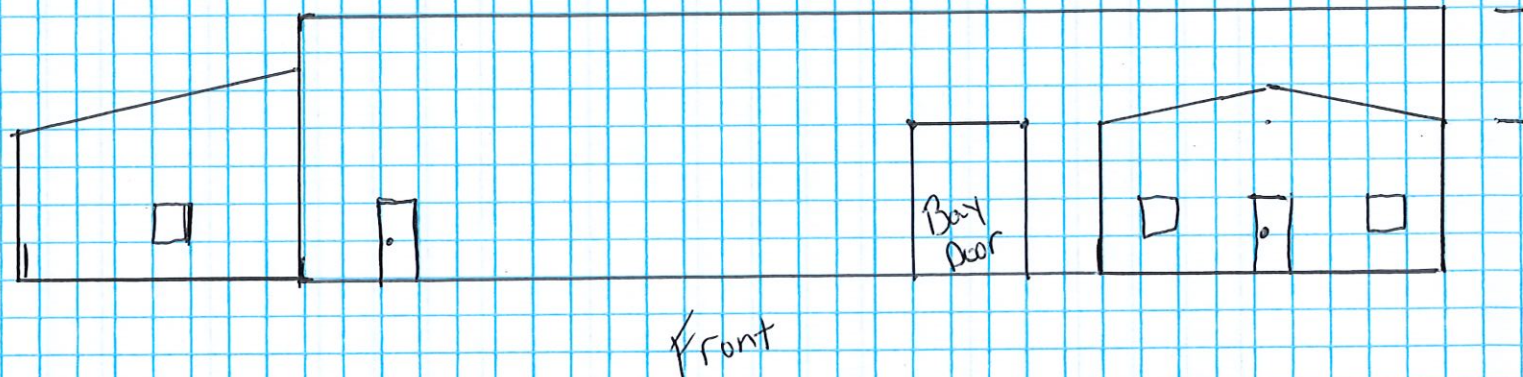
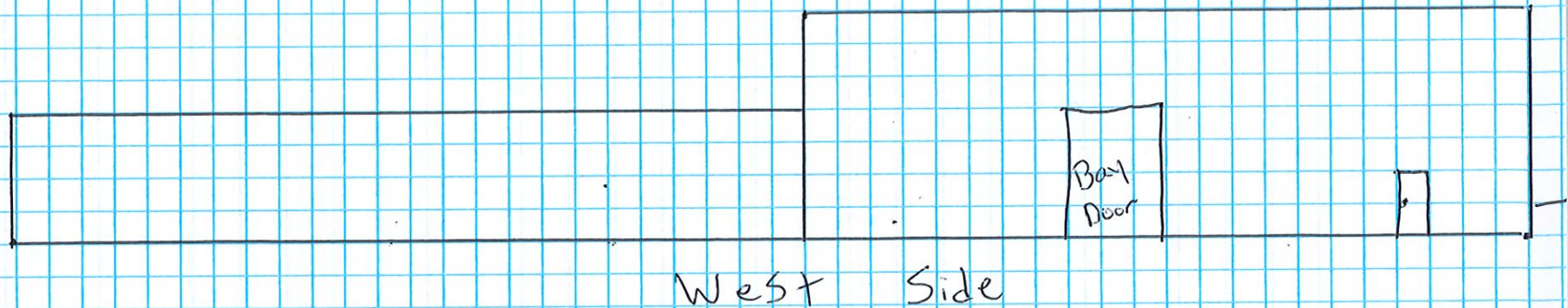
Building material
Corrugated R-Panel
Color / Beige / TAN
metal Roof-

Color / Beige / TAN

Color / Beige / TAN

Metal Roof-

The Wreck Room - you break it, we clean it." - A place where people can go to get rid of pent up frustration. Customers will have a chance to break multiple items.



1 yard



Metal R-Channel
Brown Paint.









STAFF REVIEW LETTER

September 14, 2020

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

Charles White
PO Box 62
Southmayd, TX 76268

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Commercial Amusement Center (The Wreck Room) in a C-1 (Retail Business) District at 700 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. Screening shall be provided and maintained abutting residentially zoned property.
6. No outside storage is allowed or parking of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Shall comply with current adopted construction codes.
9. Shall comply with all OSHA, EPA, City, Federal and State regulations for this use.
10. Shall abide by the City of Sherman Noise Ordinance (Chapter 8, Article 8.07).
11. Hours of operation shall meet all City Regulations.
12. Must provide minimum certificate of liability insurance in the amount of \$2,000,000.
13. The trash dumpster will need to be located inside the main building area and screened.
14. Review the zoning and development ordinance for additional requirements.
15. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

16. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Current approaches are non-conforming.
17. Parking will be permitted on private property only.
18. Parking will be permitted on improved surfaces only.
19. Verify requirements with Fire Marshall.
20. The City of Sherman does not maintain alleys.

21. Entrances/Exits off Houston Street will be left-in, left-out only.
22. Parking lot does not meet standard. Coordinate with 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.

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 800 BLOCK BAKER PARK DRIVE**

The request of Kritt Concrete LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 800 block of Baker Park Drive, being 9.994 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Parkhaven Estates, Phase II.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete LLC (Owners)
Cross Engineering Consultants (Civil Engineer)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

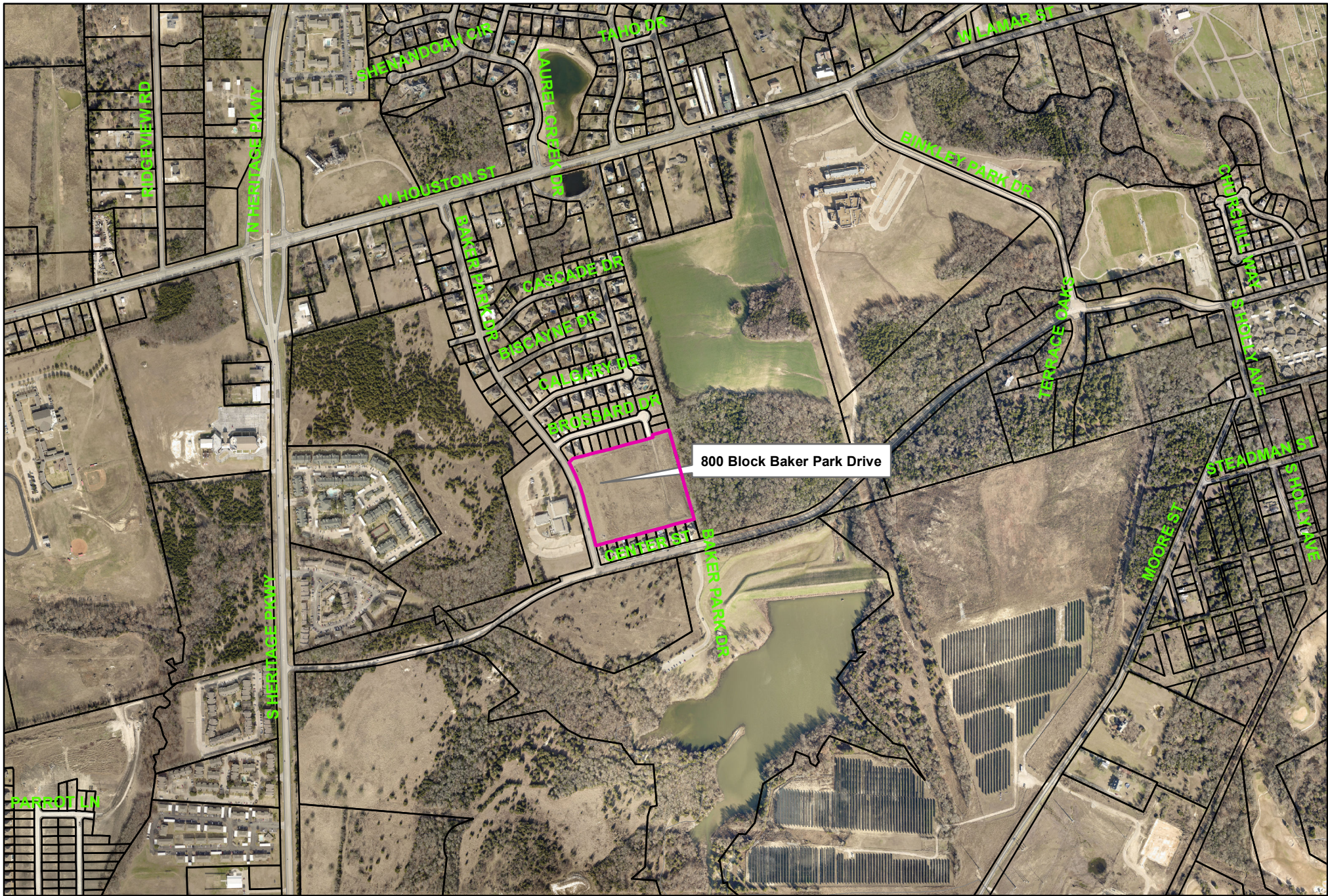
Attachments

Aerial Location Map

Zoning Map

Parkhaven Estates Phase II

Staff Review Letter

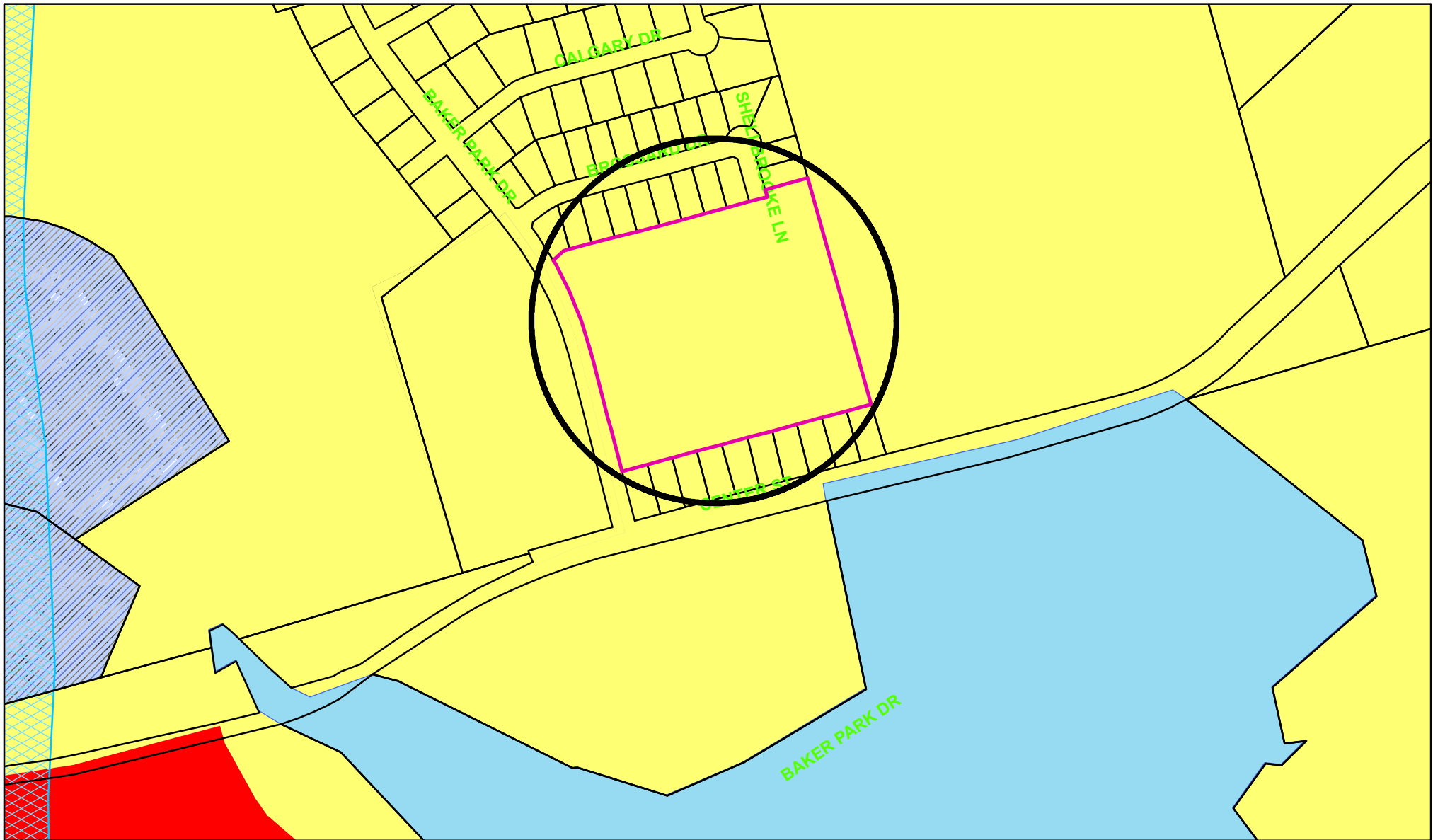


City of Sherman, Texas
Developmental Services Department

800 Block Baker Park Drive



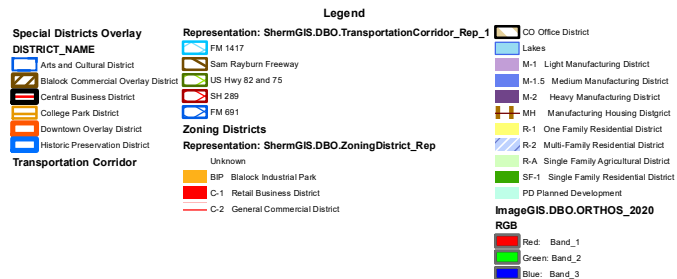
1 in = 870 ft



Zoning - 800 Block Baker Park Drive

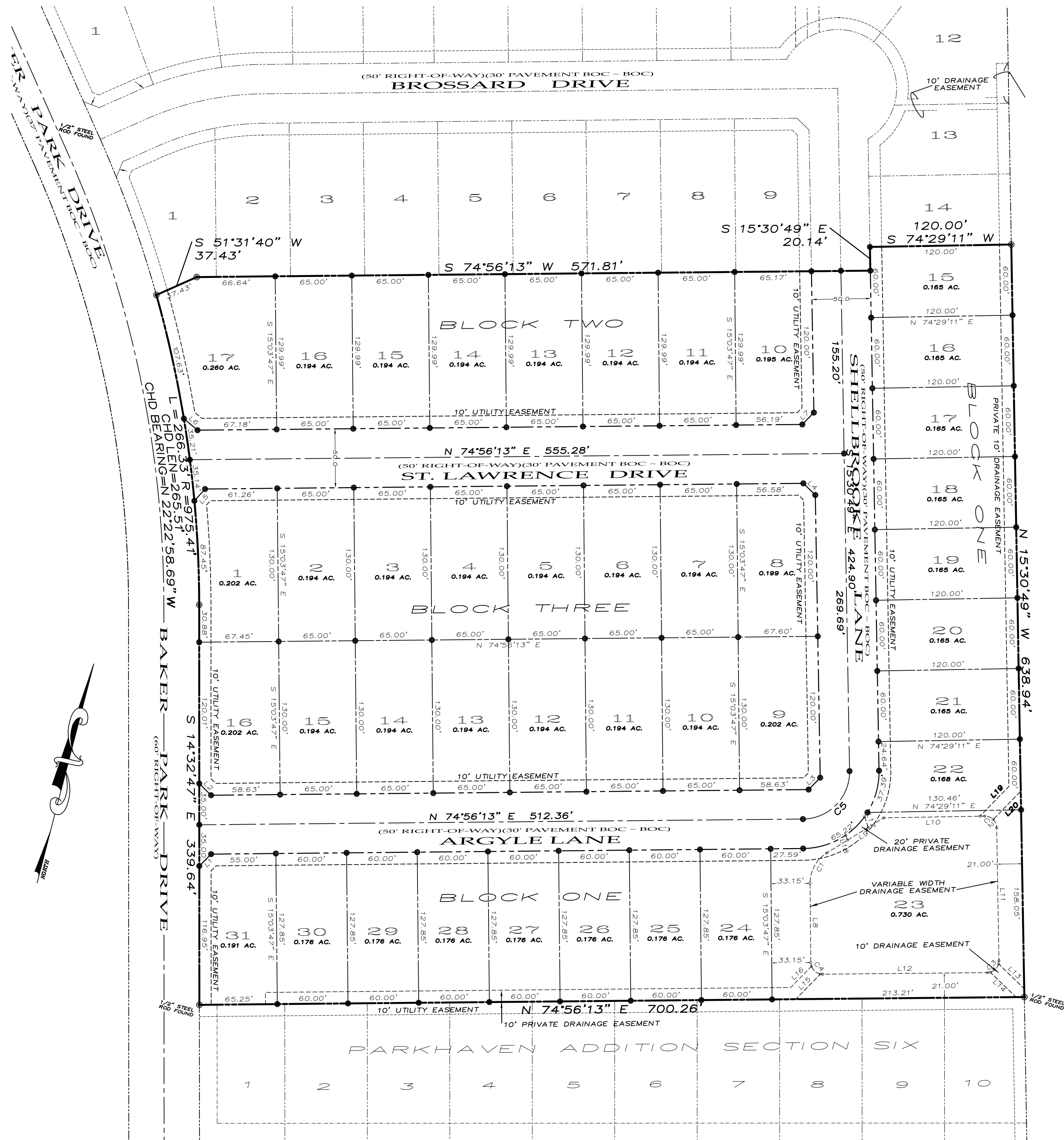


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 369 ft



LOT	AREA	ACRES
1	0.260	0.260
2	0.194	0.194
3	0.194	0.194
4	0.194	0.194
5	0.194	0.194
6	0.194	0.194
7	0.194	0.194
8	0.194	0.194
9	0.194	0.194
10	0.194	0.194
11	0.194	0.194
12	0.194	0.194
13	0.194	0.194
14	0.194	0.194
15	0.194	0.194
16	0.194	0.194
17	0.194	0.194
18	0.194	0.194
19	0.194	0.194
20	0.194	0.194
21	0.194	0.194
22	0.194	0.194
23	0.194	0.194
24	0.194	0.194
25	0.194	0.194
26	0.194	0.194
27	0.194	0.194
28	0.194	0.194
29	0.194	0.194
30	0.194	0.194
31	0.194	0.194

CURVE	RADIUS	CHORD	BEARING	CHORD
1	100.00	15.71	S 89°42'42" E	15.71
2	100.00	15.71	S 89°42'42" E	15.71
3	100.00	15.71	S 89°42'42" E	15.71
4	100.00	15.71	S 89°42'42" E	15.71
5	100.00	15.71	S 89°42'42" E	15.71
6	100.00	15.71	S 89°42'42" E	15.71
7	100.00	15.71	S 89°42'42" E	15.71
8	100.00	15.71	S 89°42'42" E	15.71
9	100.00	15.71	S 89°42'42" E	15.71
10	100.00	15.71	S 89°42'42" E	15.71
11	100.00	15.71	S 89°42'42" E	15.71
12	100.00	15.71	S 89°42'42" E	15.71
13	100.00	15.71	S 89°42'42" E	15.71
14	100.00	15.71	S 89°42'42" E	15.71
15	100.00	15.71	S 89°42'42" E	15.71
16	100.00	15.71	S 89°42'42" E	15.71
17	100.00	15.71	S 89°42'42" E	15.71
18	100.00	15.71	S 89°42'42" E	15.71
19	100.00	15.71	S 89°42'42" E	15.71
20	100.00	15.71	S 89°42'42" E	15.71
21	100.00	15.71	S 89°42'42" E	15.71
22	100.00	15.71	S 89°42'42" E	15.71
23	100.00	15.71	S 89°42'42" E	15.71
24	100.00	15.71	S 89°42'42" E	15.71
25	100.00	15.71	S 89°42'42" E	15.71
26	100.00	15.71	S 89°42'42" E	15.71
27	100.00	15.71	S 89°42'42" E	15.71
28	100.00	15.71	S 89°42'42" E	15.71
29	100.00	15.71	S 89°42'42" E	15.71
30	100.00	15.71	S 89°42'42" E	15.71
31	100.00	15.71	S 89°42'42" E	15.71

FINAL PLAT
LOTS 15-31, BLOCK ONE,
LOTS 10-17, BLOCK TWO &
LOTS 1-16, BLOCK THREE
**PARKHAVEN ESTATES
PHASE II**
BEING 9.994 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

07-22-2020

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

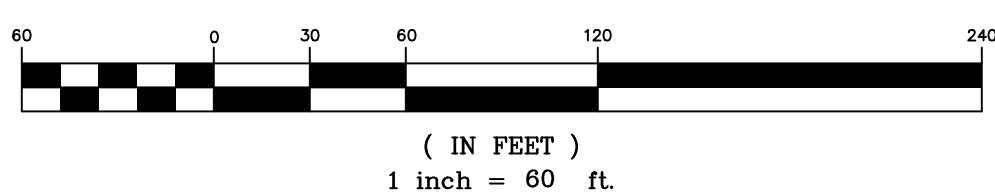
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

GRAPHIC SCALE



LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 15.44 acres as conveyed to Krit Concrete, LLC by deed recorded in document No. 2015-21417, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the Southwest corner of said 15.44 acre tract in the east line of Baker Park Drive, said rod also maintaining the Northwest corner Parkhaven Addition Section Six to said City of Sherman as shown by plat of record in Volume 10, Page 56, Plat Records, Grayson County, Texas;

Thence North 14°32'47" West with the east right-of-way line of Baker Park Drive, a distance of 339.64 feet to a set 1/2" steel rod;

Thence continuing with said east right-of-way line and a curve to the left having a radius of 975.41 feet, (chord bears North 22°22'59" West, 265.51 feet) an arc length of 266.33 feet to a found 1/2" steel rod at the southwest corner of Block 2, Parkhaven Estates, Phase 1, an addition to the City of Sherman as recorded in Volume 24, Page 34, Plat Records, Grayson County, Texas;

Thence with the south line of said addition the following calls and distances:

North 51°31'40" East, a distance of 37.43 feet to a found 1/2" steel rod;

North 74°56'13" East, a distance of 571.81 feet to a set 1/2" steel rod;

North 15°30'49" West, a distance of 20.14 feet to a set 1/2" steel rod;

North 74°29'11" East, a distance of 120.00 feet to a found 1/2" steel rod at the southeast corner of said addition;

Thence South 15°30'49" East with the east line of said 15.44 acre tract, a distance of 638.94 feet to a found 1/2" steel rod at the northeast corner of said Parkhaven Addition Section Six;

Thence South 74°56'13" West with the north line of said addition, a distance of 700.26 feet to the Point of Beginning and containing 9.994 acres or 435,343 square feet of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

- Water Supply to be provided by the City of Sherman.
- Sewer Service to be provided by the City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the City of Sherman Control Monument Network.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
- The proposed use is to be Single Family Residential.

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

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2016.

KRITT CONCRETE, LLC

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 _____ 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 _____, 2016.

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

CITY ACCEPTANCE

Approved this _____ day of _____, 2020, 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

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, PARKHAVEN ESTATES, PHASE II, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

FINAL PLAT
LOTS 15-31, BLOCK ONE,
LOTS 10-17, BLOCK TWO &
LOTS 1-16, BLOCK THREE
**PARKHAVEN ESTATES
PHASE II**
BEING 9.994 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

07-22-2020



STAFF REVIEW LETTER

September 11, 2020

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

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Parkhaven Estates, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Maintenance and Ownership information to be shown on plat.
6. Show point of beginning on drawing.
7. All of Lot 23, Block 1 shall show as Variable Width Drainage Easement and shall be shown on plat as being owned and maintained by HOA.
8. Dedicate Private Drainage Easement of 25x51' along rear property line of Lot 15, Block 1 to match plans.
9. Verify fire requirements with Fire Marshall.
10. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
11. Development Agreement required for public infrastructures.
12. Drawing must match metes and bounds exactly.
13. Dates on signature blocks must all be 2020.
14. Drainage issue on Brossard Drive must be rectified prior to approval of new public infrastructure with this subdivision, Parkhaven Estates, Phase II.
15. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

16. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



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

8.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 4615 NORTH TRAVIS STREET**

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property at 4615 North Travis Street, being Lot 1R of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2, 3, 4, 5, 6, 7, 8 & 9, North Creek Addition, Section One and all of Block 1 of the Replat of North Creek Addition, Section One, as follows;

Planning and Zoning Commission

Site plan approval for an expansion to Ace Storage

Background:

The property is located at 4615 North Travis Street; the southeast corner of Northcreek Drive and Travis Street. The property is zoned a C-1 (Retail Business) District. The property was granted a Specific Use Permit to allow a mini-warehouse self-storage facility, September 6, 2016 (Ordinance 5986) and to allow living quarters in the mini-storage facility, November 5, 2018 (Ordinance 6165).

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Young Enterprises (Owners)
David Baca Studio (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.
and

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

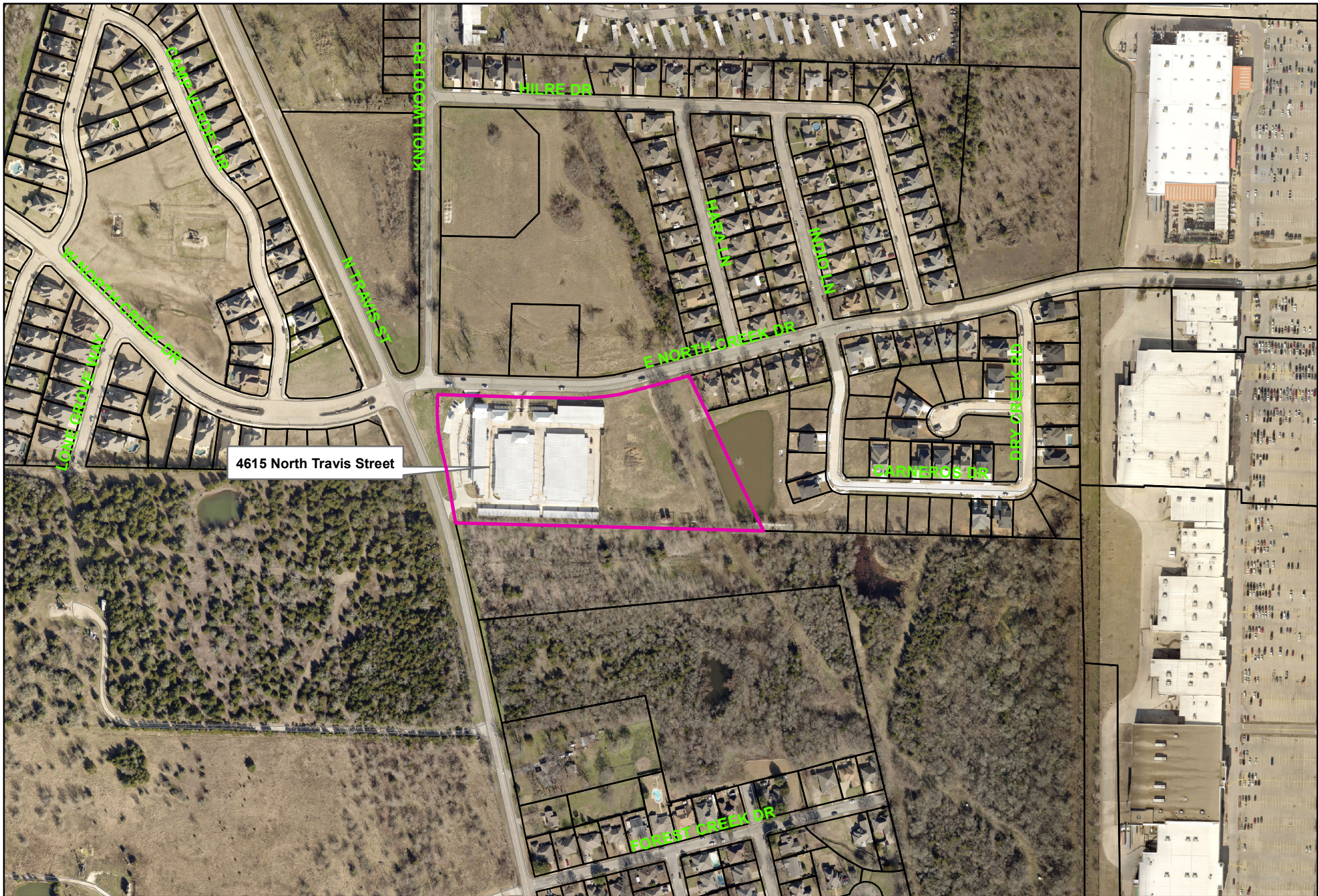
Not required.

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Plat
Ordinance 5986
Site Plan
Building Elevations
Staff Review Letter

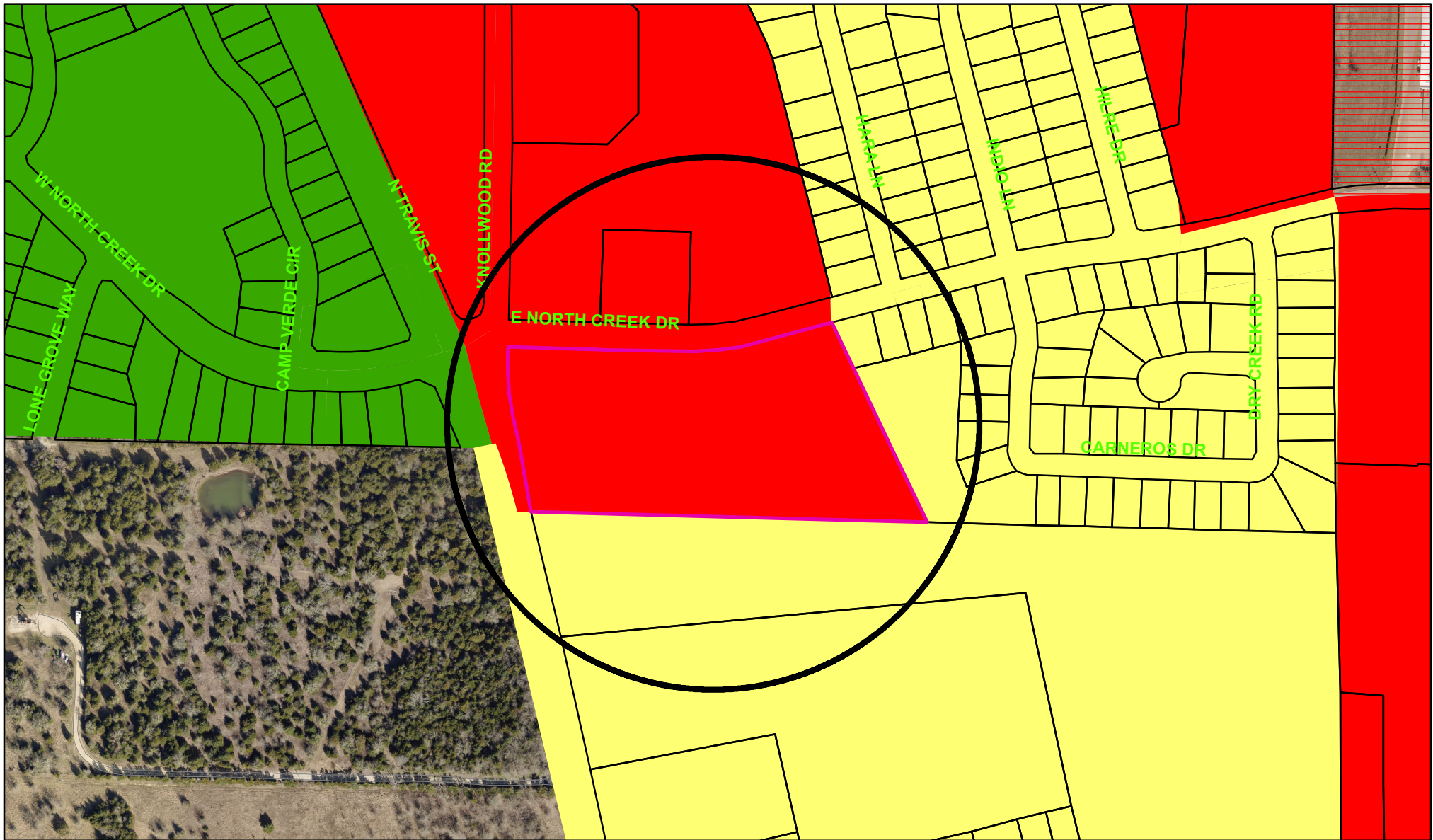


City of Sherman, Texas
Developmental Services Department

4615 North Travis Street



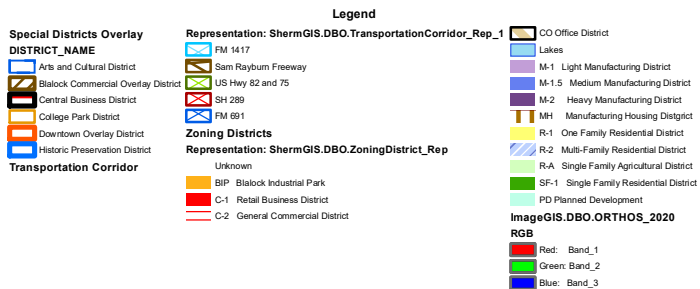
1 in = 362 ft



Zoning - 4615 North Travis Street



City of Sherman, Texas
Developmental Services Department

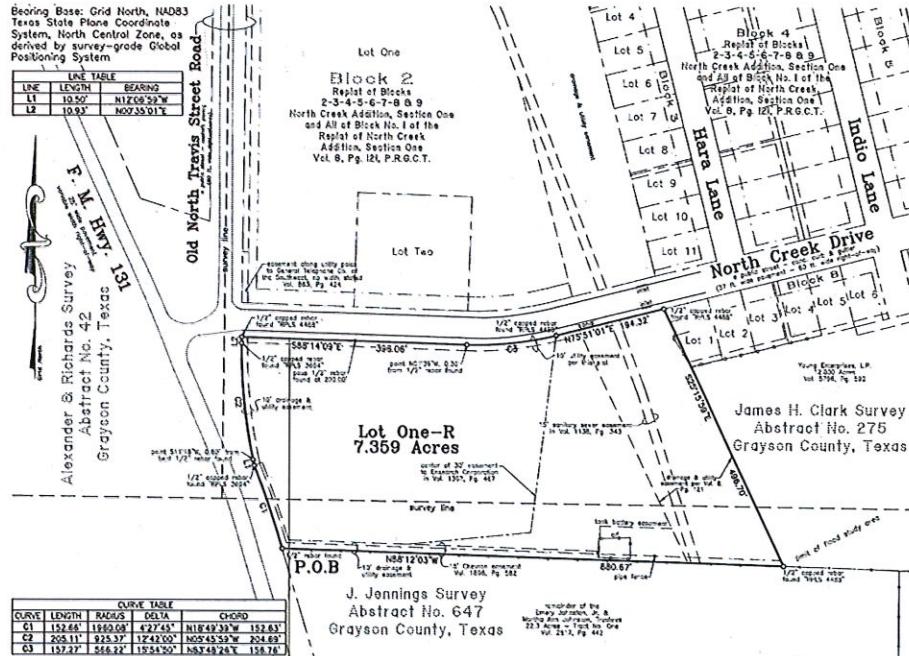


NOT TO SCALE

1 in = 306 ft

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

LINE	LENGTH	BEARING
L1	10.50'	N12°08'32"W
L2	10.87'	N02°33'51"E



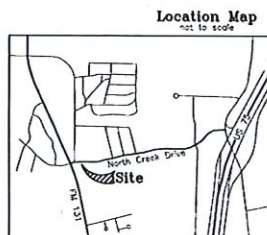
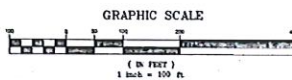
Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One

to
the City of Sherman, Texas
7.359 Acres

In the
James H. Clark Survey & J. Jennings Survey
Abstract Nos. 275 & 647

General Notes:

- Water supply to be provided by the City of Sherman.
- Water service to be provided by the City of Sherman.
- Electric service to be provided by Occur Electric Delivery Co.
- A portion of the property shown on this plat is within a Zone "A" 100-Year Flood Hazard Area Designation, as noted from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 450500090 F, Revised Date: September 28, 2010 and as noted from maps provided by the City of Sherman.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-8101 Fax: (803) 463-1638
Email: helvey.wagner@hwsurvey.com
Texas Board of Professional Land Surveying
Registration No. 1003810

C:\Users\Projects\21\North-Creek-Addition\Replat-8-20-2016-2020.dwg 8/21/2016 9:14:39 AM COT

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275 and being a part of the J. Jennings Survey, Abstract No. 647 and being a Replat of Lot One, Block 6 and Lot One, Block 7, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, as per plat of record in Volume 8, Page 121, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the East right-of-way line of F. M. Highway No. 131, at the Northwest corner of the 22.3 ac. tract of land conveyed to Emory Johnson, Jr. and Martha Ann Johnson, Trustees in Volume 2817, Page 442, Official Public Records, Grayson County, Texas, at the Southwest corner of both said Lot One, Block 6 and the herein described tract;

THENCE Northerly, with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6 and with a curve to the left, having a radius of 1,560.08 ft. and a central angle of 04 deg. 27 min. 45 sec. (chord bears North 18 deg. 49 min. 39 sec. West, 152.63 ft.), on an arc distance of 152.66 ft. to a 1/2 inch capped rebar found stamped "RPLS 3694" at the end of said curve;

THENCE North 12 deg. 08 min. 50 sec. West, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6, a distance of 105.50 ft. to a point at the beginning of a curve, said point being South 11 deg. 18 min. West, 0.60 ft. from a bent 1/2 inch rebar found;

THENCE Northerly, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6 and with a curve to the right, having a radius of 925.37 ft. and a central angle of 12 deg. 42 min. 00 sec. (chord bears North 65 deg. 45 min. 59 sec. West, 208.60 ft.), on an arc distance of 208.11 ft. to 1/2 inch capped rebar found stamped "RPLS 3694" at the end of said curve;

THENCE North 00 deg. 35 min. 59 sec. East, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6, a distance of 10.83 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4458" at the intersection of the East right-of-way line of said Highway with the South line of North Creek Drive, a public street, at the Northeast corner of both said Lot One, Block 6 and the herein described tract;

THENCE South 88 deg. 14 min. 00 sec. East, with the South line of said North Creek Drive and the North line of said Lot One, Block 6, passing a 1/2 inch rebar found at the Northeast corner of said Lot One, Block 6 and the Northeast corner of said Lot One, Block 7, at 200.00 ft. and continuing now with the North line of said Lot One, Block 7 for a total distance of 336.05 ft. to a point at the beginning of a curve, said point being North 01 deg. 39 min. West, 0.30 ft. from a 1/2 inch rebar found;

THENCE Easterly, continuing with the South line of said North Creek Drive and the North line of said Lot One, Block 7 and with a curve to the left, having a radius of 566.22 ft. and a central angle of 15 deg. 54 min. 20 sec. (chord bears North 83 deg. 48 min. 26 sec. East, 152.67 ft.), on an arc distance of 152.27 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4458" at the end of said curve;

THENCE North 75 deg. 51 min. 01 sec. East, continuing with the South line of said North Creek Drive and the North line of said Lot One, Block 7, a distance of 184.32 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4458" at the Northeast corner of Lot 1, Block 8, at the Northeast corner of both said Lot One, Block 7 and the herein described tract;

THENCE South 25 deg. 15 min. 59 sec. East, with the West line of said Lot 1, Block 8 and the East line of said Lot One, Block 7, passing the Southeast corner of said Lot 1, Block 8 and the West line of said Lot One, Block 7, at 12,000 ac. tract of land conveyed to Young Enterprises, L.P., in Volume 5795, Page 592, said Official Public Records and continuing now with the West line of said Young Enterprises 12,000 ac., a total distance of 495.70 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4458" in the North line of said Lot One, Block 7, at the Southwest corner of said Young Enterprises 12,000 ac., at the Southwest corner of both said Lot One, Block 7 and the herein described tract;

THENCE North 88 deg. 12 min. 03 sec. West, with the North line of said Lot One, Block 7 and the South line of said Lot One, Block 7, passing the Southwest corner of said Lot One, Block 7 and the Southwest corner of said Lot One, Block 6 and continuing now with the South line of said Lot One, Block 6 for a total distance of 880.67 ft. to the PLACE OF BEGINNING and containing 7.359 ACRES of land.

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

Bly F. Helvey, R. P. L. S. No. 4448
Date: 7-16



I, Todd Young, Authorized Agent for Young Enterprises, L.P., owner of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Todd Young, Authorized Agent for Young Enterprises, L.P.
Date: 7-16

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Todd Young, 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 copy therein stated.

Given under my hand and seal of office this 14th day of December, 2016.

Sandra L. Shadden
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, is hereby approved this 20th day of December, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Shadden
Chairman

Shadden
Secretary

This, the final plat of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, is hereby approved this 17th day of December, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 12/12/2016
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 Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the 17th day of December, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and all 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 12th DAY OF December, 2016, BY: Bly F. Helvey
CITY CLERK, CITY OF SHERMAN, TEXAS



26413
FILED FOR RECORD
at 11:20 AM
December 14, 2016
WILMA BLACK-SHEAR RUSH
County Clerk, Grayson Co., Texas
By: [Signature]
Clerk

ORDINANCE NO. 5986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A MINI-WAREHOUSE, SELF-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT IN THE 4600 BLOCK OF NORTH TRAVIS STREET AND THE 100-200 BLOCKS OF EAST NORTHCREEK DRIVE, BEING LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 1-9, NORTH CREEK ADDITION, SECTION ONE (YOUNG ENTERPRISES, LP, OWNERS; TODD YOUNG, REPRESENTATIVE; AND DAVID BACA STUDIO, LLC, ARCHITECT); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Young Enterprises, LP (Owners), Todd Young (Representative) and David Baca Studio, LLC (Architect) are granted a Specific Use Permit to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 1-9, North Creek Section 1

SECTION 2. That this specific use permit is granted on the following conditions:

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 lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
6. Screening shall be provided and maintained abutting any residential districts.
7. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
8. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
9. All parking shall be on private property and shall not encroach into Travis Street or Northcreek Drive right-of-way.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. This site plan is conceptual and will require additional site plan approval from the Planning and Zoning Commission before construction begins.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Privately owned and maintained detention in accordance with City criteria is required upon future development.
16. All requirements of the Floodplain Ordinance should be followed.
17. Driveway is required to be a shared access drive and TxDOT approval is required.
18. Replatting of the property is required.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 6th day of September, 2016.

ADOPTED on this the 6th day of September, 2016.

EFFECTIVE DATE on this the 6th day of September, 2016.

CITY OF SHERMAN, TEXAS

BY:



DAVID PLYLER, MAYOR

ATTEST:

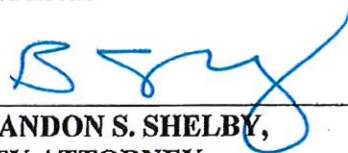
BY:



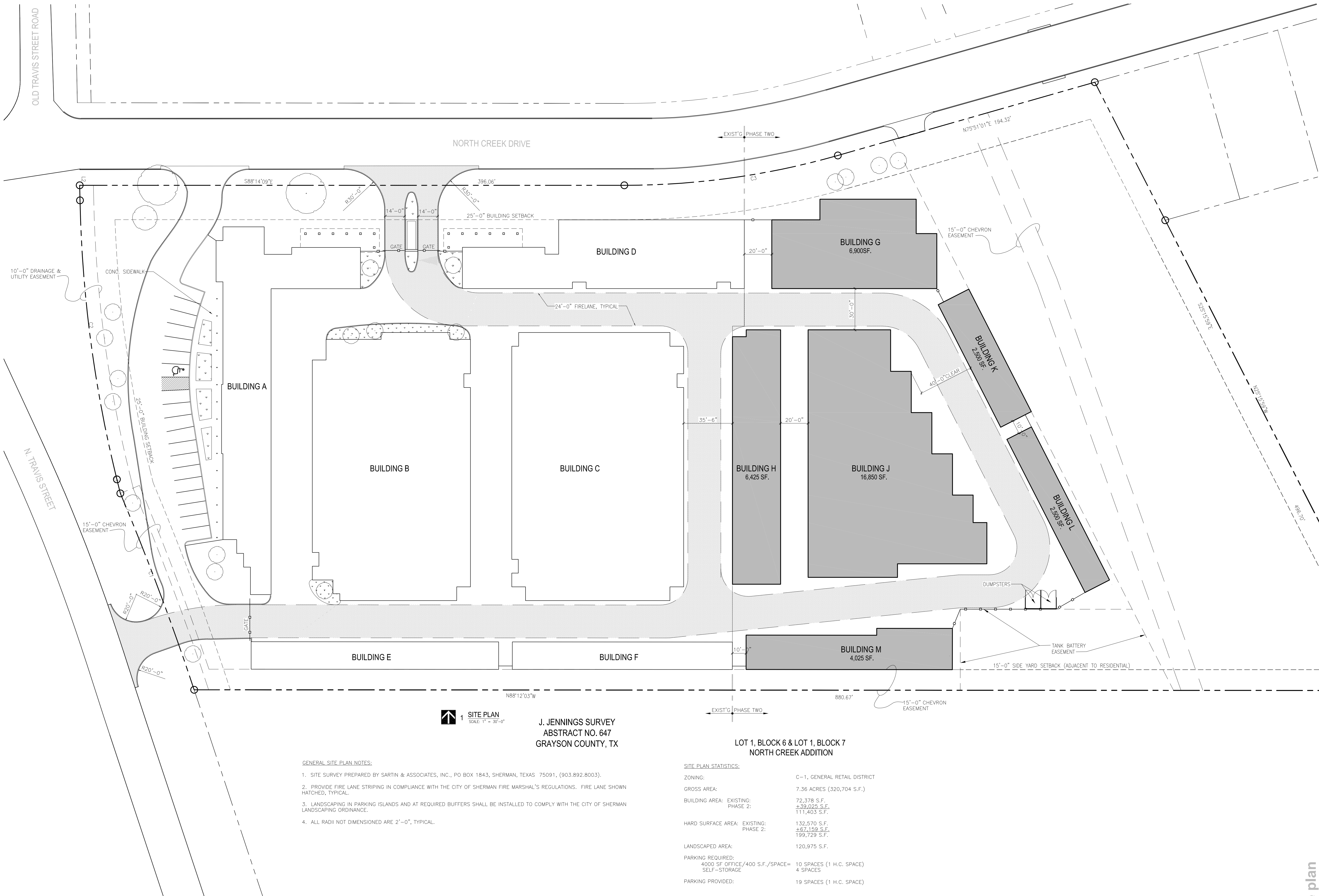
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY:



**BRANDON S. SHELBY,
CITY ATTORNEY**



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

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

- GENERAL SITE PLAN NOTES:
1. SITE SURVEY PREPARED BY SARTIN & ASSOCIATES, INC., PO BOX 1843, SHERMAN, TEXAS 75091, (903.892.8003).
 2. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN HATCHED, TYPICAL.
 3. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
 4. ALL RADII NOT DIMENSIONED ARE 2'-0", TYPICAL.

SITE PLAN STATISTICS:	
ZONING:	C-1, GENERAL RETAIL DISTRICT
GROSS AREA:	7.36 ACRES (320,704 S.F.)
BUILDING AREA: EXISTING:	72,378 S.F.
PHASE 2:	+39,025 S.F. 111,403 S.F.
HARD SURFACE AREA: EXISTING:	132,570 S.F.
PHASE 2:	+67,159 S.F. 199,729 S.F.
LANDSCAPED AREA:	120,975 S.F.
PARKING REQUIRED:	4000 SF OFFICE/400 S.F./SPACE=
SELF-STORAGE	10 SPACES (1 H.C. SPACE) 4 SPACES
PARKING PROVIDED:	19 SPACES (1 H.C. SPACE)



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISED	DATE	
	DESCRIPTION	
NO.		

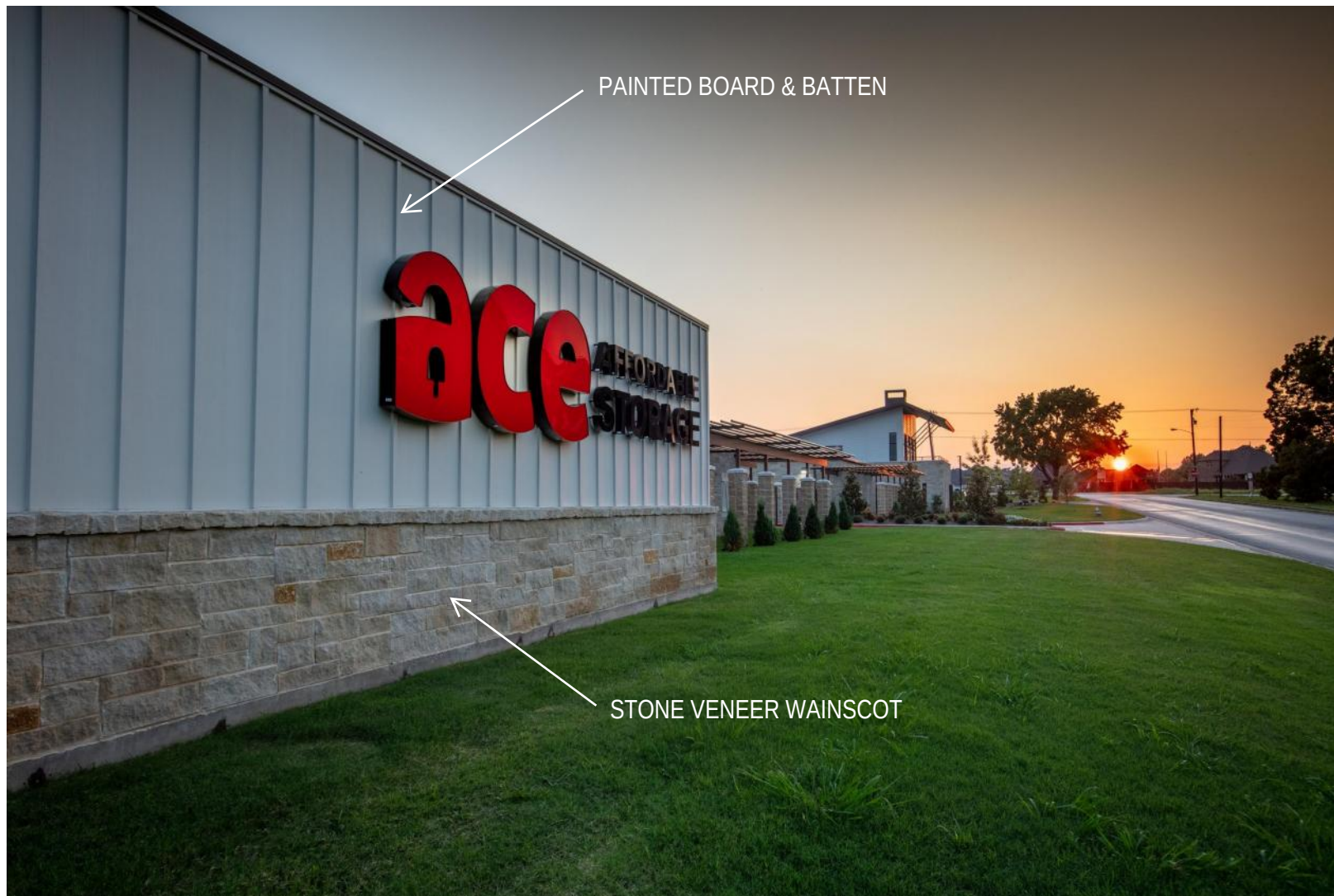
Ace Storage Expansion
Final Phase of Construction
North Travis Street, Sherman, Texas

PROJECT NUMBER
2027
DATE
08.26.20
SHEET NUMBER
SP1.0

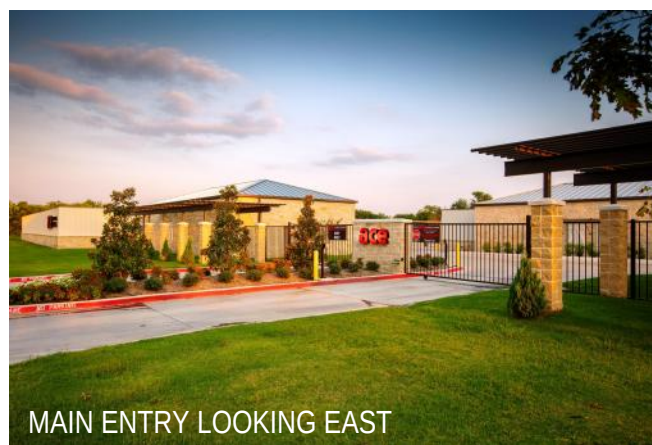
site plan

ACE Storage Phase 2

The street facing facades or any facade that can be seen from Northcreek Drive will be veneered in painted fiber-cement board & batten siding. The facade facing Northcreek will have a stone wainscot to match existing. The colors and materials shall be a continuation of the existing facility design that compliments the neighboring Magnolia Village development.



MAIN ENTRY LOOKING WEST



MAIN ENTRY LOOKING EAST



MAIN ENTRY PERGOLA DETAIL

STAFF REVIEW LETTER

September 14, 2020

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

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

Dear Applicants,

The request for site plan approval for an expansion to Ace Storage at 4615 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Screening shall be provided and maintained abutting any residential districts.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
8. All parking shall be on private property and shall not encroach into Travis Street or Northcreek Drive right-of-way.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
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. Sidewalk in accordance with City standard required along length of entire property on North Creek Drive. A permit is required from City of Sherman Engineering Department.
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. All requirements of the Floodplain Ordinance shall be followed.
15. Verify fire lane requirements with Fire Marshall.
16. Trash receptors will not be permitted within the 100-year floodplain and location must be approved by the Public Works 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.

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

**2700, 2704, 2708, 2712, 2716, 2720, 2724 & 2728 HILLVIEW LANE AND 2700, 2703 2710 & 2711
FAWNWOOD COURT**

The request of V-Prop, LLC (Owners), Lynn Vessels (Representative), Highland Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the properties at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane, being Lots 1-8, Block 3 of the Final Plat of Block 2 & Block 3, West Canyon Creek Estates, Section 3, and 2700, 2703, 2710 and 2711 Fawnwood Court, being Lots 1-4, Block 4, Amended Plat of West Canyon Creek Estates, Section 3, Lots 1-5, Block 1 & Tracts 1-5 & Canyon Creek Drive, as follows:

Planning and Zoning Commission

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

Background:

The properties are located at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane and 2700, 2703, 2710 and 2711 Fawnwood Court between Shady Oaks Lane and Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

The owners are requesting a Specific Use Permit to allow patio homes on twelve (12) lots, which will allow smaller setbacks for residential development and adhere to the deed restrictions, which do not allow front facing garages and require a minimum 2,300 square foot living area. The smaller setbacks on the sides will provide adequate room for garage access and turn around room. The homes will also have a 2/1 spilt (3 car garage).

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

V Prop LLC (Owners)
Highland Homes, Cody Rutledge (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

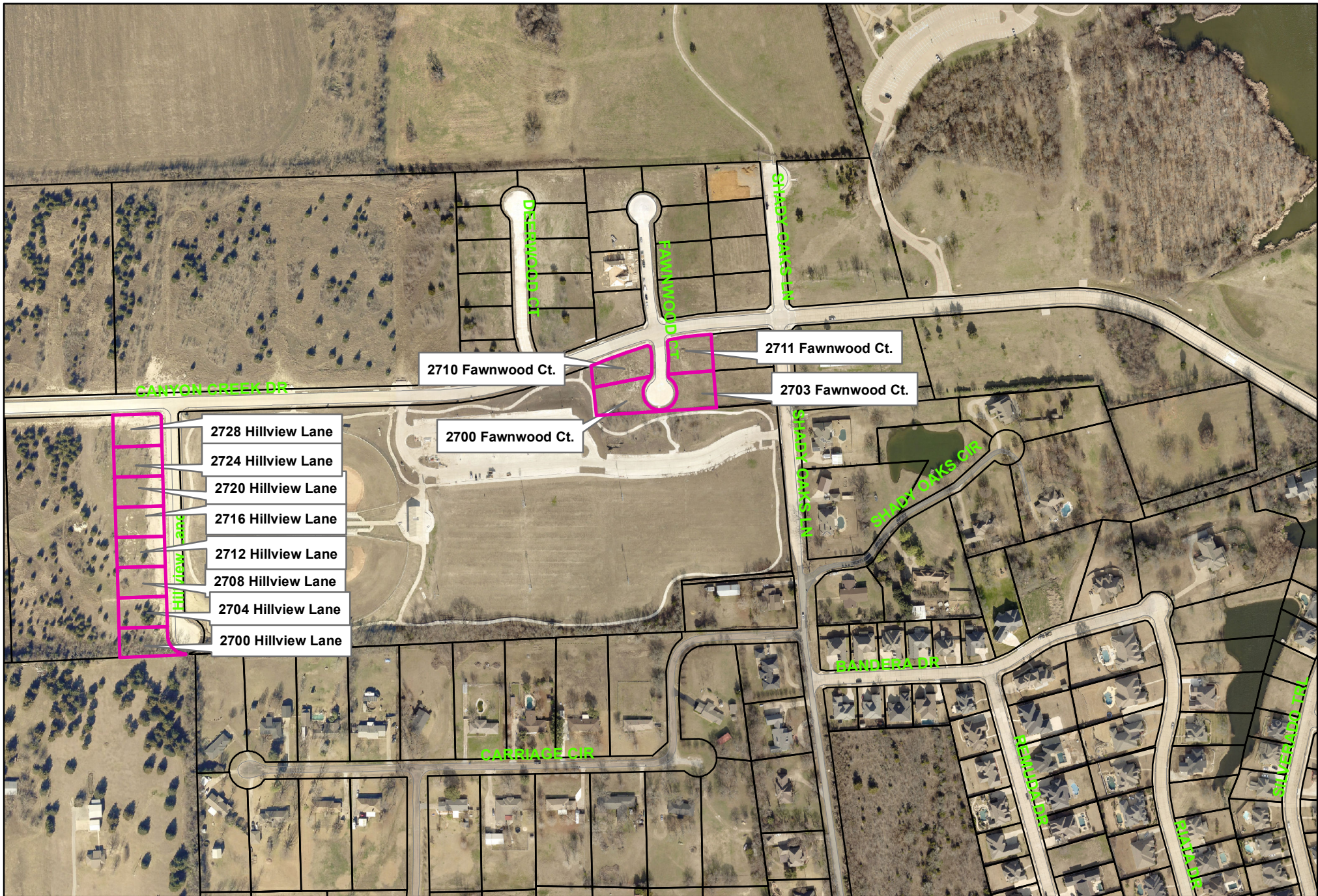
5

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Patio Home Lots
Site Plans
Building Elevations
Staff Review Letter



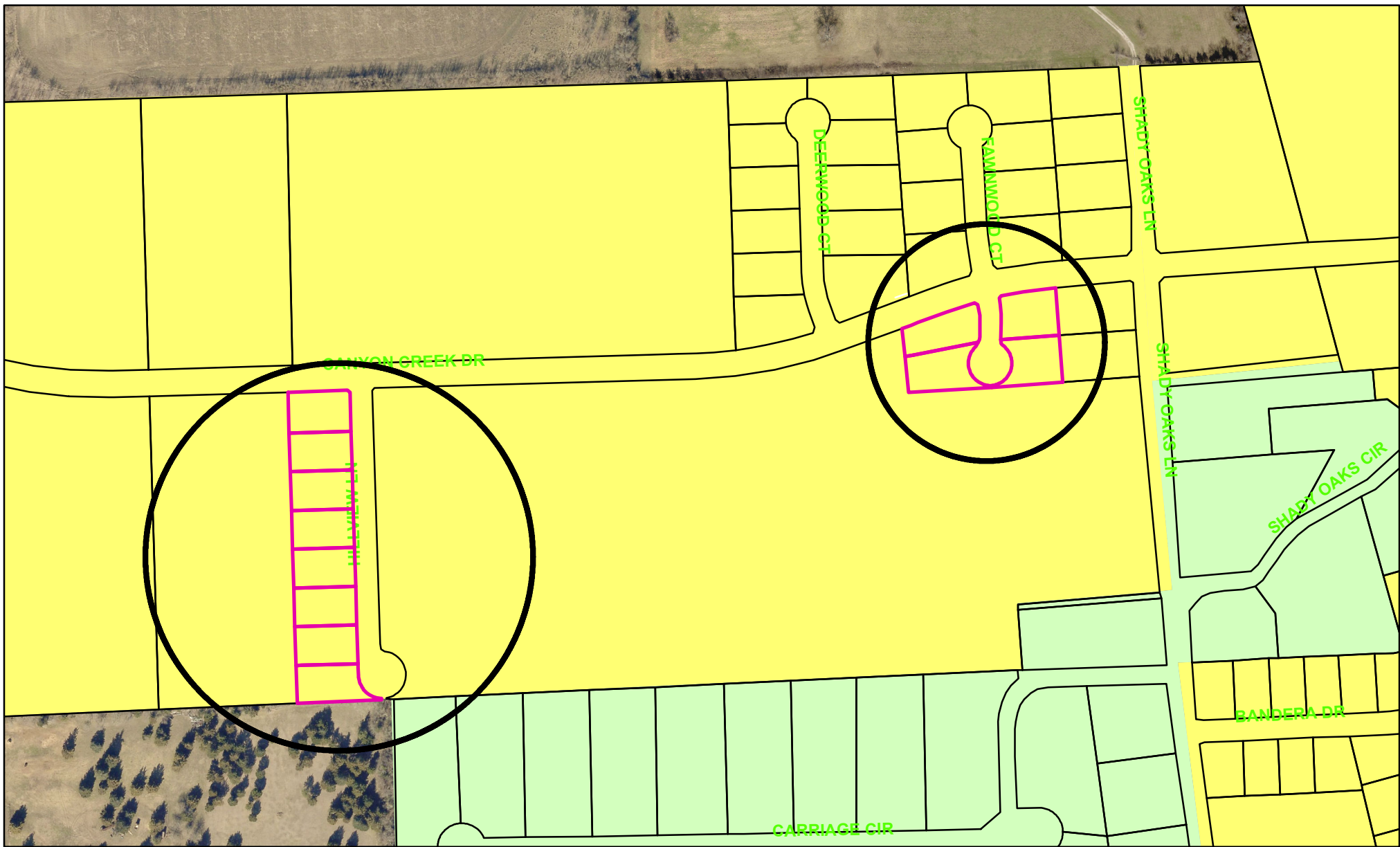
City of Sherman, Texas
Developmental Services Department

2700, 2704, 2708, 2712, 2716, 2720, 2724 & 2728 Hillview Lane
2700, 2703, 2710 & 2711 Fawnwood Court



NOT TO SCALE

1 in = 362 ft



Zoning - 2700, 2704, 2708, 2712, 2716, 2720, 2724 & 2728 Hillview Court and 2700, 2703, 2710 & 2711 Fawnwood Court



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay
DISTRICT_NAME

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

Legend
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft

2700 Fawnwood Court



2710 Fawnwood Court



2703 & 2711 Fawnwood Court



Hillview Lane

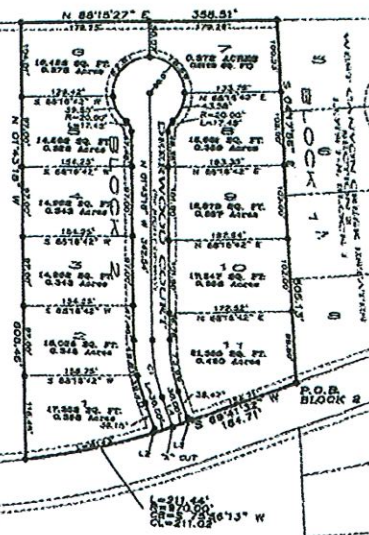


Hillview Lane



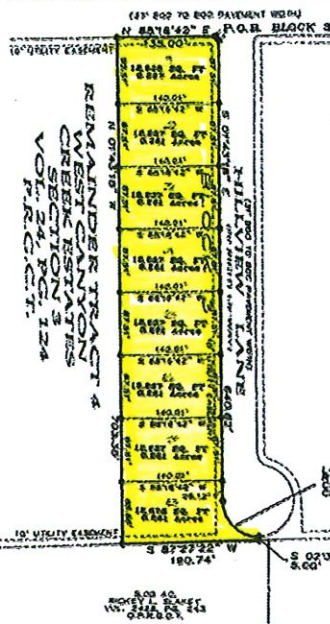
**TRACT 1
WEST CANYON CREEK ESTATES
SECTION 3
VOL. 24, PG. 124
P.R.G.C.T.**

4 AREAS
BLOCK 2 - 4.808 ACRES OF WHICH
1.091 ACRES LIES WITHIN
DESKWOOD COURT RIGHT-OF-WAY
DEDICATION
BLOCK 3 - 3.278 ACRES



JAMES H. VALEN SURVEY

**TRACT 5
WEST CANYON CREEK ESTATES
SECTION 3
VOL. 24, PG. 124
P.R.G.C.T.**



LOT	ACRES	AREA
1	0.578	0.578
2	0.578	0.578
3	0.578	0.578
4	0.578	0.578
5	0.578	0.578
6	0.578	0.578
7	0.578	0.578
8	0.578	0.578
9	0.578	0.578
10	0.578	0.578

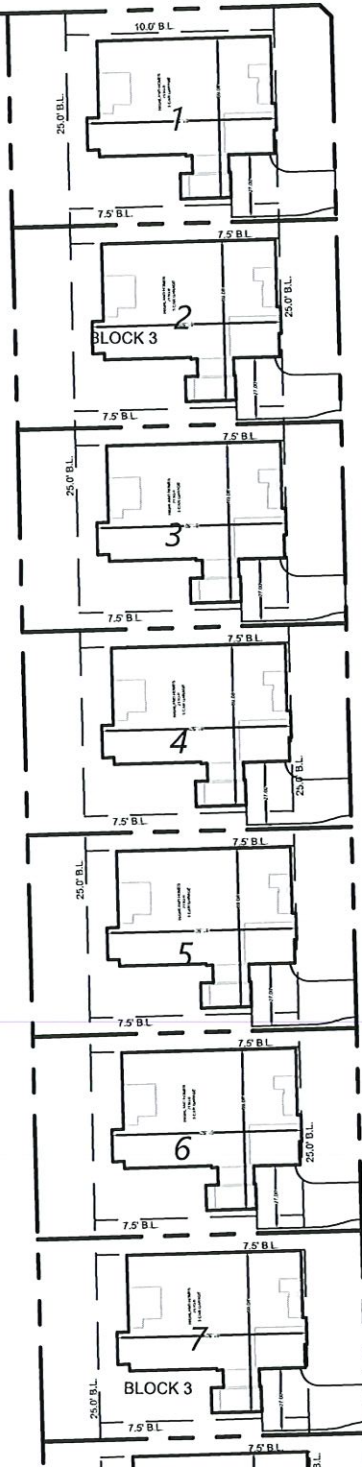
LEGEND
 • 1/4" EXH. AND SET
 • PLACEMENT OF SURVEY FIELD
 — BRIGHT LINE
 — PROPERTY LINE
 - - - - - CROOKED LINE

**FINAL PLAT
BLOCK 2 & BLOCK 3
WEST CANYON CREEK ESTATES
SECTION 3
BEING A PART OF TRACT 1 AND A PART OF TRACT 4
OF WEST CANYON CREEK ESTATES, SECTION 3, AN**

Filed for Record
in the Official Records of
Grayson County Clerk
On: 11/16/2018 8:51:40 AM
in the Plat Book
WEST CANYON CREEK ESTATES
Doc Number: 2416-140
Number of Pages: 2
Amount: \$5.00
Order: 2011111000008
Pg. 1/1



CANYON CREEK DRIVE



HILLVIEW LANE

PLAN 212G

(Elevation D)

shown with optional stone



© HIGHLAND HOMES

HIGHLAND
HOMES

5601 Democracy Drive, Ste. 300
Plano, Texas 75024
(972) 789-3500
www.hIGHLANDHOMES.com

This is a representation of a prototype plan. Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Please see your Sales Counselor for more information.

PLAN 213G

(Elevation D) 1 Story
shown with optional stone



© HIGHLAND HOMES

HIGHLAND
HOMES

5601 Democracy Drive, Ste. 300
Piso, Texas 75024
(972) 789-3500
www.HighlandHomes.com

This is a representation of a prototype plan. Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Please see your Sales Counselor for more information.

PLAN 214G

(Elevation D) 1 Story
shown with optional stone



© HIGHLAND HOMES

HIGHLAND
HOMES

5601 Democracy Drive, Ste. 300
Plano, Texas 75024
(972) 787-3500
www.HighlandHomes.com

This is a representation of a prototype plan. Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Please see your Sales Counselor for more information.

PLAN 215G
(Elevation D)
shown with optional stone



© HIGHLAND HOMES

HIGHLAND
HOMES

5601 Democracy Drive, Ste. 300
Piano, Texas 75024
(972) 789-3500
www.HighlandHomes.com

This is a representation of a prototype plan. Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Please see your Sales Counselor for more information.

STAFF REVIEW LETTER

September 14, 2020

V Prop LLC
132 Comfort Way Dr.
Sherman, TX 75092

Highland Homes
5601 Democracy Dr., Ste. 300
Plano, TX 75024

Highland Homes
Cody Ruthledge
5601 Democracy Dr., Ste. 300
Plano, TX 75024

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

Dear Applicants,

The request for a Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District concerning the properties at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane, and 2700, 2703, 2710 and 2711 Fawnwood Court,, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One-Family Residential) District, the patio home ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Side yard setbacks must be uniform for all homes with a given block.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. Violations of the conditions of the SUP will terminate the Specific Use Permit.
7. Screening shall be provided and maintained abutting any residential districts.
8. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
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. Drive approaches and sidewalks must conform to City standard and a permit is required from City of Sherman Engineering Department.
12. Drive approaches must access cul-de-sac. No additional drives will be permitted on Canyon Creek Drive.
13. Sidewalks required along all street frontage.
14. No structures will be permitted within a platted utility easement.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2700 & 2710 FAWNWOOD COURT

The request of V Prop LLC (Owners), Highland Homes, Cody Rutledge (Representative) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the properties located at 2700 and 2710 Fawnwood Court, being Lots 1 & 2, Block 4, Amended Plat of West Canyon Creek Estates, Section 3, Lots 1-5, Block 1 & Tracts 1-5 & Canyon Creek Drive, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow a model home and a parking lot for a period of one year in an R-1 (One-Family Residential) District.

Background:

The properties are located at 2700 and 2710 Fawnwood Court between Shady Oaks Lane and Deerwood Court near Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

The owners would like to construct a 4,213 square foot model home at 2700 Fawnwood Court to house a sales team and model example of the homes they will be constructing for their customers. The home will be four bedrooms, three bath, two car garage with another one car garage attached by a breezeway. The model home will temporarily not have a driveway for curb appeal. They will landscape the front of the home and install a temporary walkway from the street to the front door. Upon completion of the development, they will return the home to a spec home to be sold and pour the driveway and all flatwork. The applicant is requesting a Temporary Use Permit to allow parking for the model home on the lot next door at 2710 Fawnwood Court.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

V Prop LLC (Owners)
Highland Homes, Cody Rutledge (Representative)
Brockette/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

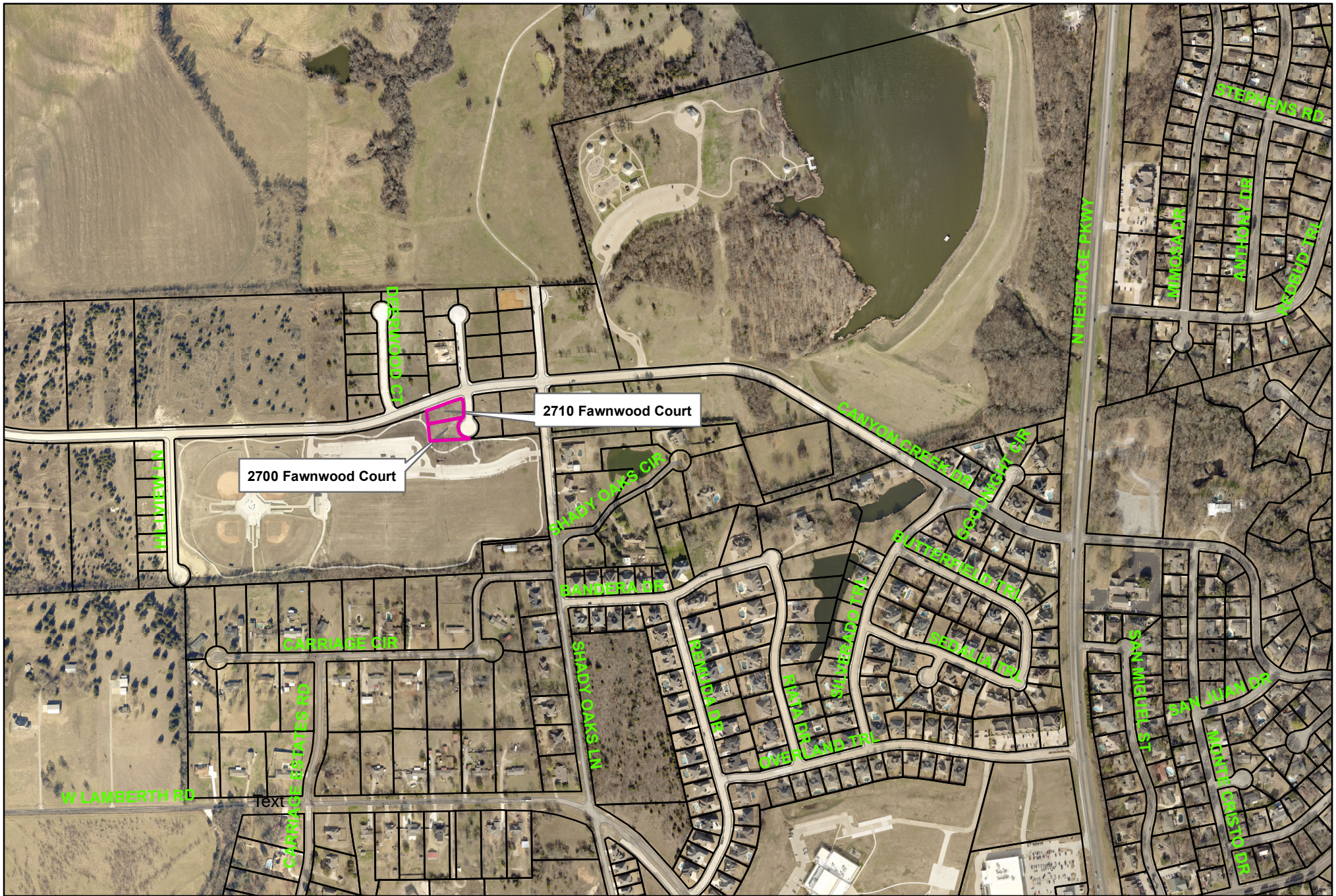
1

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plans
Building Elevations
Building Elevation Colors
Building Elevation Color Samples
Staff Review Letter



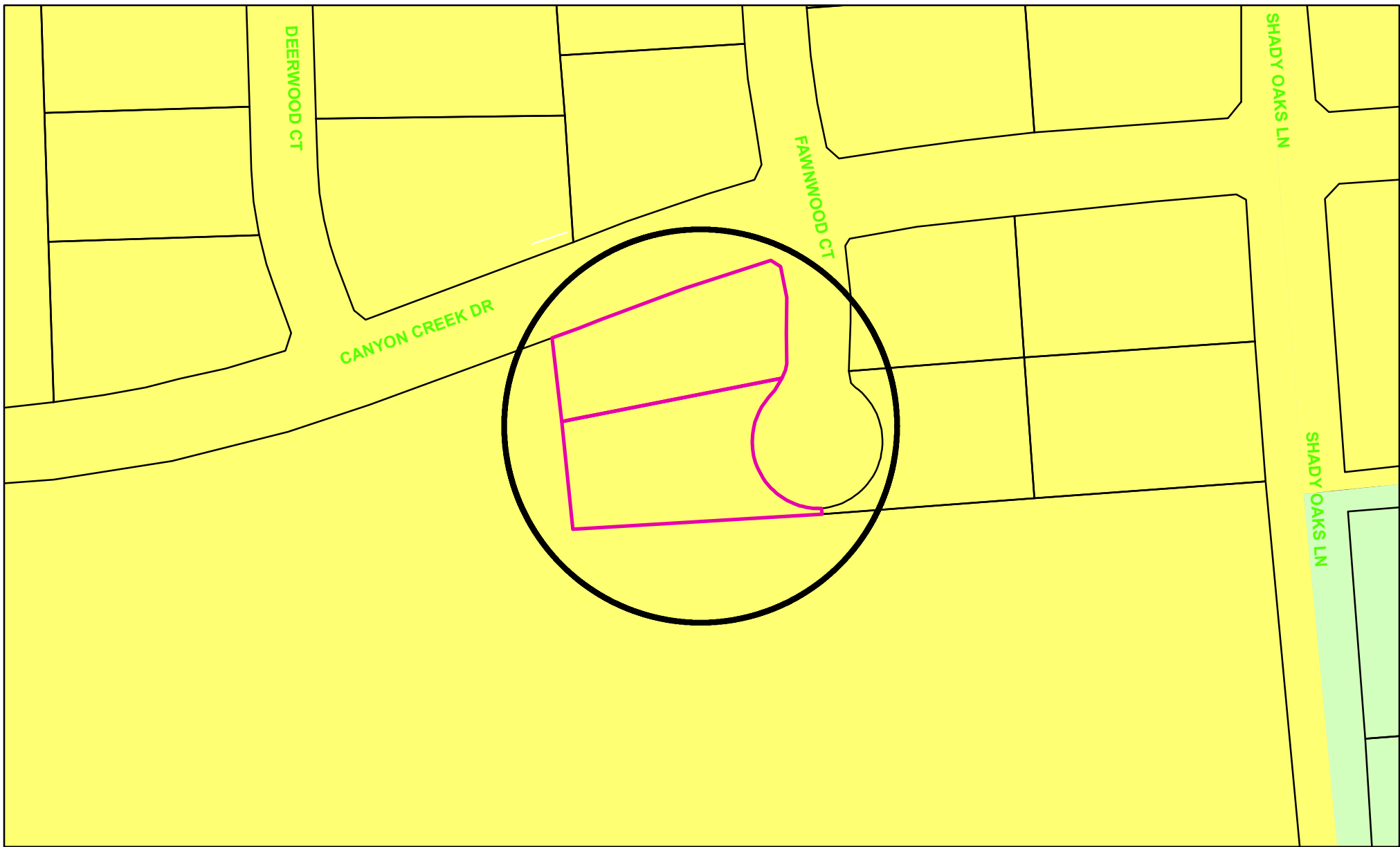
2700 & 2710 Fawnwood Court

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 600 ft



Zoning - 2700 & 2710 Fawnwood Court

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

2700 Fawnwood Court



2710 Fawnwood Court



2710 Fawnwood – Temporary Model Home Parking Lot – Narrative

Highland Homes will be construction a new model home at 2700 Fawnwood in the Canyon Creek subdivision.

Our model home will house a Sales team and will be a model example of the homes that we will be constructing for our customers.

Upon completion of the development of the subdivision, we will return the home to a completed spec home that will be sold as any other spec home that we will be building.

Our model home will temporarily not have a driveway. For great curb appeal, we landscape the full front of the home and install a temporary leadwalk from the street to the front door. When we covert the home back to a normal move in ready home, we will pour the driveway and all flatwork back.

In order to meet the city's off-street parking requirement, we will install a temporary parking lot next door at 2710 Fawnwood. Again, upon completion, we will remove this parking lot entirely and it will return to a buildable lot for a home.

We are very excited to be a part of Sherman and to provide our home building experience to our second community in the city!

Highland Homes

Cody Rutledge

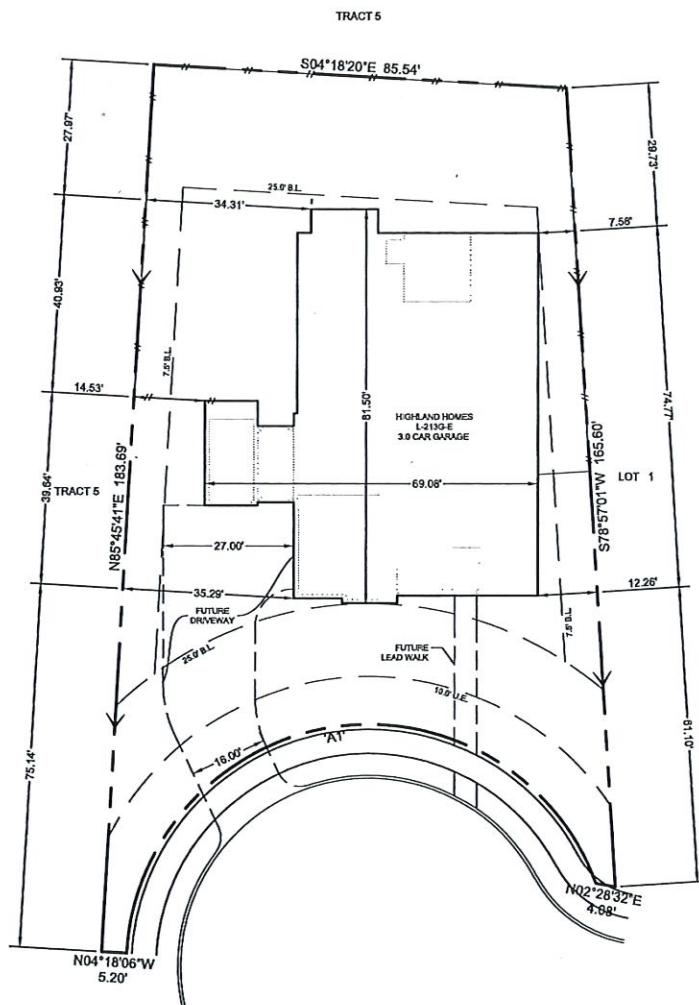
903-819-4879



ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	136.82'	50.00'	N15°55'03"W

SCALE: 1" = 30'



LEGEND:

-  - FIRE HYDRANT
-  - WATER METER
-  - STORM DRAIN
-  - TRANSFORMER
-  - ELECTRIC JUNCTION BOX
-  - ELECTRICAL METER
-  - STREET LIGHT
-  - AIR CONDITIONER
-  - GAS METER
-  - COMMUNICATION PEDESTAL
-  - COMMUNICATION JUNCTION
-  - SANITARY SEWER MANHOLE
-  - SIGN
-  - MISC. VAULT
-  - ZERO LOT LINE

ABBREVIATIONS:

- FFE - FINISHED FLOOR ELEVATION
WC - WATER CONNECTION
SC - SEWER CONNECTION
G - GAS CONNECTION
DG - DROP GARAGE W/ DISTANCE
DB - DROP BEAM
FG - FINISHED GRADE
TW - TOP OF WALL
BW - BOTTOM OF WALL
BL - BUILD LINE
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT

LINE TYPES:

-

FLATWORK

Lead Walk:	144
Driveway:	1186
City Walk:	605
Approach:	80
TOTAL:	2015
SOD	SQ.YDS.
Front:	416
Left:	53
Back:	488
Right:	32
TOTAL:	989

AREAS

Lot Area:	13753 s.f.
House & Garage:	4213 s.f.
House Coverage:	30.63 %
Total Impervious:	5543 s.f.
Impervious Coverage:	40.30 %
Fence:	260.0 l.f.

NOTES:

1. This plot plan does represent an on the ground survey. All improvements shown hereon are for illustration purposes only. Builder to verify ALL Information and actual Improvement locations on this plot plan before construction.
2. For minimum slab elevation and drainage requirements refer to city and/or county approved subdivision Construction Documents.
3. Improvements and elevations shown hereon are based on subdivision Construction Documents provided by the developer.
4. Driveway slopes are calculated from garage apron to right-of-way line.

Issue date 8/25/2020	plan 213G-E
REVISIONS	

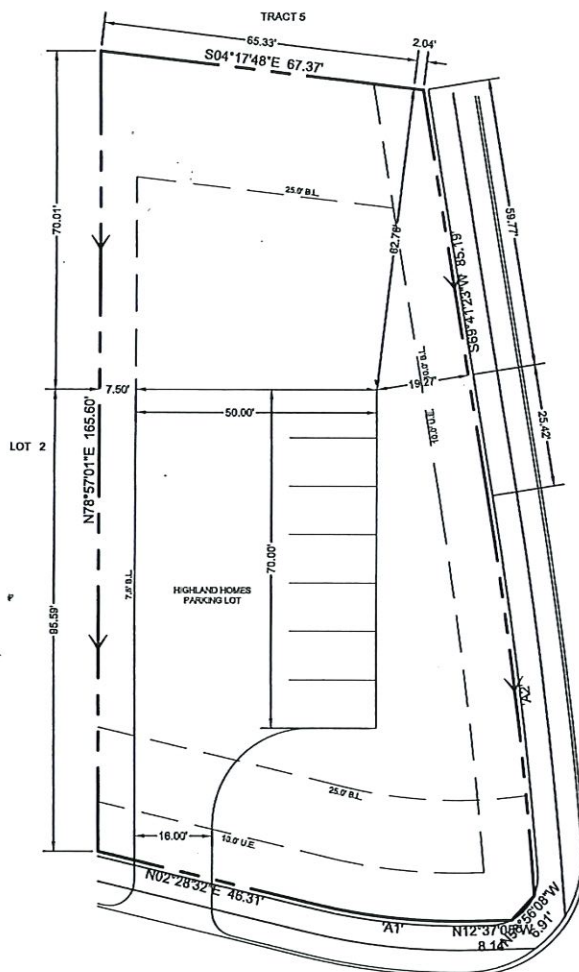
builder product			job
Highland Homes			171-001
subdivision			
Canton Creek			
lot	bik	phase / section	lot area
2	1	3	13753 Sq.Ft.
address			
2700 Fawnwood Court			
city, county, state			
Sherman, Grayson County, TX			
garage	lot entry	drainage type	plot plan
LEFT	E	A	FINAL

HIGHLAND HOMES

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	32.93'	125.00'	N05°04'17"W
'A2'	83.11'	970.00'	S72°08'40"W

SCALE: 1" = 30'



LEGEND:

-  - FIRE HYDRANT
-  - WATER METER
-  - STORM DRAIN
-  - TRANSFORMER
-  - ELECTRIC JUNCTION BOX
-  - ELECTRICAL METER
-  - STREET LIGHT
-  - AIR CONDITIONER
-  - GAS METER
-  - COMMUNICATION PEDESTAL
-  - COMMUNICATION JUNCTION
-  - SANITARY SEWER MANHOLE
-  - SIGN
-  - MISC. VAULT
-  - ZERO LOT LINE

ABBREVIATIONS:

- FFE - FINISHED FLOOR ELEVATION
WC - WATER CONNECTION
SC - SEWER CONNECTION
G - GAS CONNECTION
DG - DROP GARAGE W/ DISTANCE
DB - DROP BEAM
FG - FINISHED GRADE
TW - TOP OF WALL
BW - BOTTOM OF WALL
BL - BUILD LINE
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT

LINETYPES:

-
- Diagram illustrating the layout of the fence line and wall. The fence line is shown with three double slashes (//) indicating gate locations. The wall is shown below the fence line with four thick black bars indicating wall sections.

NOTES:

1. This plot plan does represent an on the ground survey. All Improvements shown hereon are for illustration purposes only. Builder to verify ALL Information and actual Improvement locations on this plot plan before construction.
2. For minimum slab elevation and drainage requirements refer to city and/or county approved subdivision Construction Documents.
3. Improvements and elevations shown hereon are based on subdivision Construction Documents provided by the developer.
4. Driveway slopes are calculated from garage apron to right-of-way line.

issue date 8/25/2020	plan PARKING
REVISIONS	

builder product Highland Homes				job 171-
subdivision Canton Creek				
lot 1	bldg 1	phase / section 3	lot area 13612 Sq.Ft.	
address 2710 Fawnwood Court				
city, county, state Sherman, Grayson County, TX				
garage	lot entry E	drainage type A	plot plan FINAL	



NOTE: ALL SIDING & TRIM SHALL BE OF CEMENTITIOUS MATERIAL.



© HIGHLAND HOMES

HIGHLAND HOMES EXPRESSLY
RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS IN
THESE PLANS AND DRAWINGS.
THESE PLANS AND RELATED
DRAWINGS ARE NOT TO BE
COPIED IN ANY FORM OR MANNER.

19

DESIGNATION

DATE 8/30/20 RELEASE E ELEVATION

DATE _____

◁.

PRODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20

RELEASED BY:

DRAWN BY: HL

PLAN INFORMATION

OPTION(S):
EXT PAT
EXT MBED

SHEET No: 1

ELEVATION: "E"

PLAN NAME:
213G

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



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



© HIGHLAND HOMES

REVISIONS

NO.	DATE	RELEASE	E	ELEVATION	DESCRIPTION	BY
1	8/30/20					
2						

PRODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20

RELEASED BY:

DRAWN BY: HL

PLAN INFORMATION

OPTION(S):

EXT PAT

EXT MBED

SHEET No: 2

ELEVATION: "E"

PLAN NAME:

213G



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



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



© HIGHLAND HOMES

REVISIONS

1

DESIGNATION

RELEASE E ELEVATION

DATE _____

140. $\triangle$

PRODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20

RELEASED BY:

DRAWN BY: HL

PLAN INFORMATION

OPTION(S):
OPTIONS

SHEET No: **1.1**

ELEVATION: "E"

PLAN NAME:
213G

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



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



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



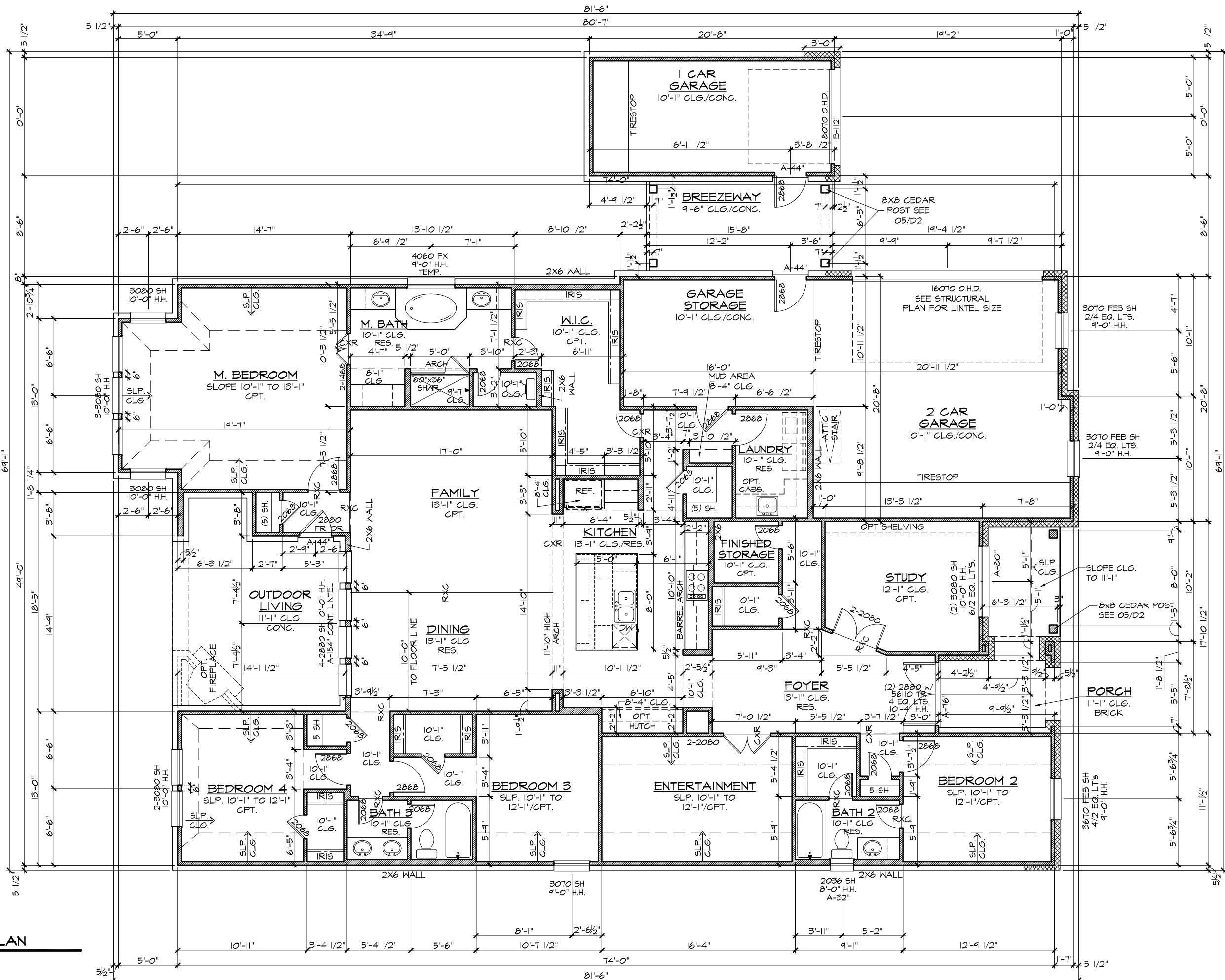
SCALE: 1/8" = 1'-0"

LINTEL SCHEDULE	
MARK	SIZE
A	3"x3"x1/4"
B	5"x3"x1/4"
C	6"x4"x3/8"
D	8"x4"x1/2"
E	8"x4"x3/4"
F	8"x4"x1"

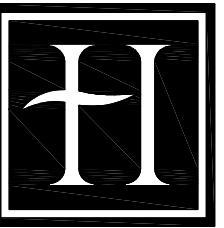
LENGTH OF LINTELS IN INCHES IS SHOWN AT EACH OPENING WHERE A LINTEL IS REQUIRED WITH THE MARK FOR LINTEL SIZE. EXAMPLE: A44 = 3"x3"x1/4"x44"

ALL ANGLES ARE TO BE:
F₀=22.000psi A36 STEEL

1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.



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



HIGHLAND HOMES

01 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 789-3500

© HIGHLAND HOMES

GHLAND HOMES EXPRESSLY
RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS IN
THESE PLANS AND DRAWINGS.
THESE PLANS AND RELATED
DRAWINGS ARE NOT TO BE
COPIED IN ANY FORM OR MANNER.

REVISIONS

RELEASE E ELEVATION

0170/0710

RODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20

RELEASED BY:

RAWN BY: HL

LAN INFORMATION

OPTION(S):
XT PAT
XT MBED

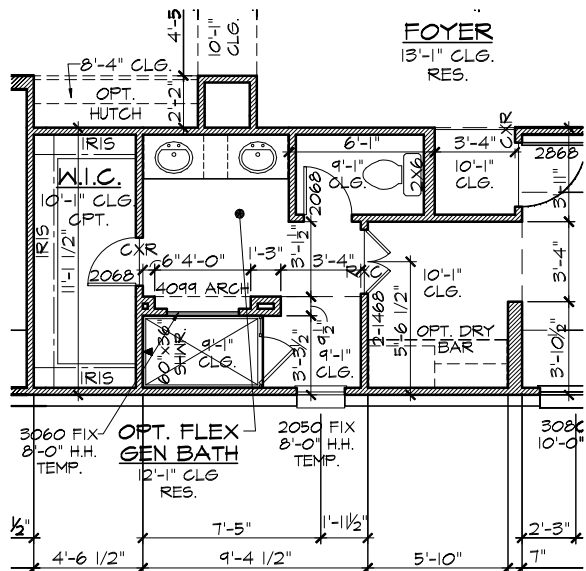
SHEET No: **4**

ELEVATION: "E"

LAN NAME:
213G

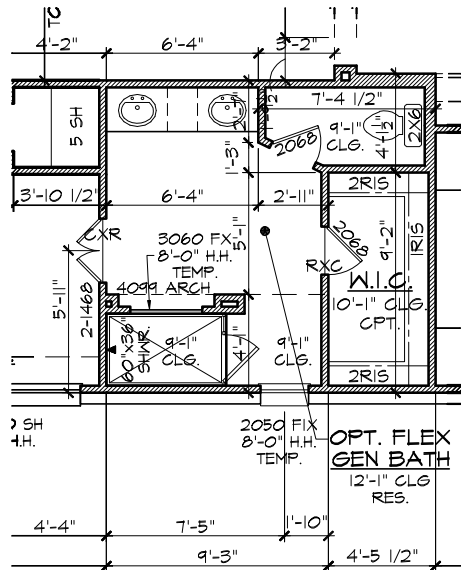
GENERAL NOTES:

1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.



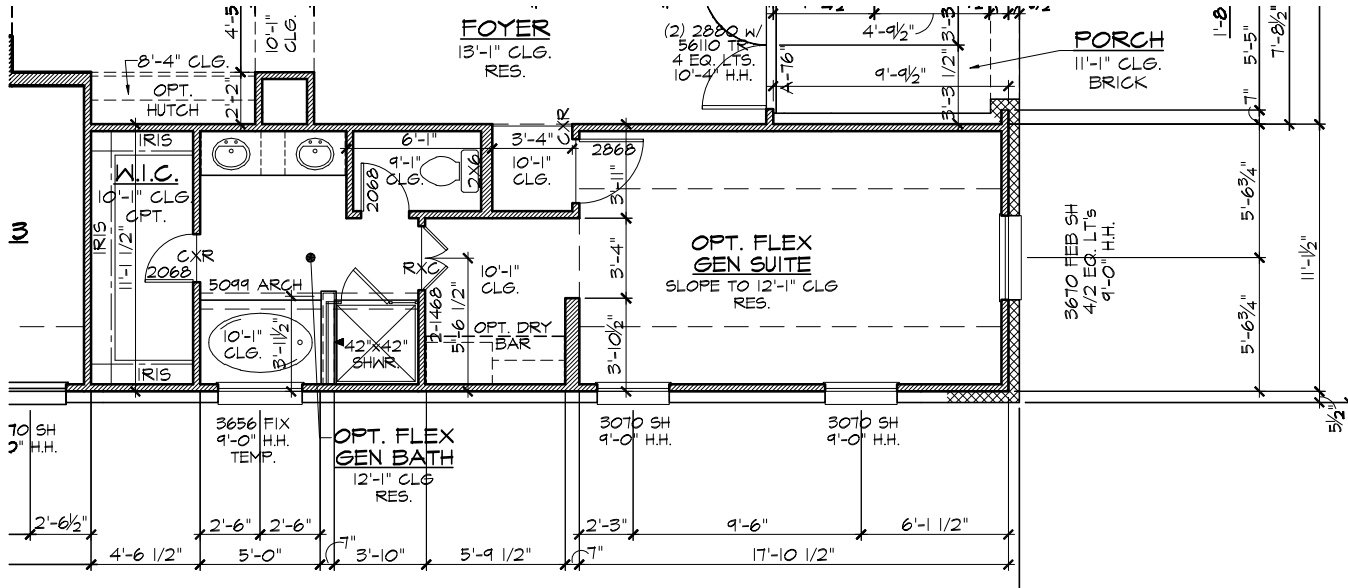
OPTIONAL OVERSIZED FLEX GEN 2
SHOWER ILO TUB

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

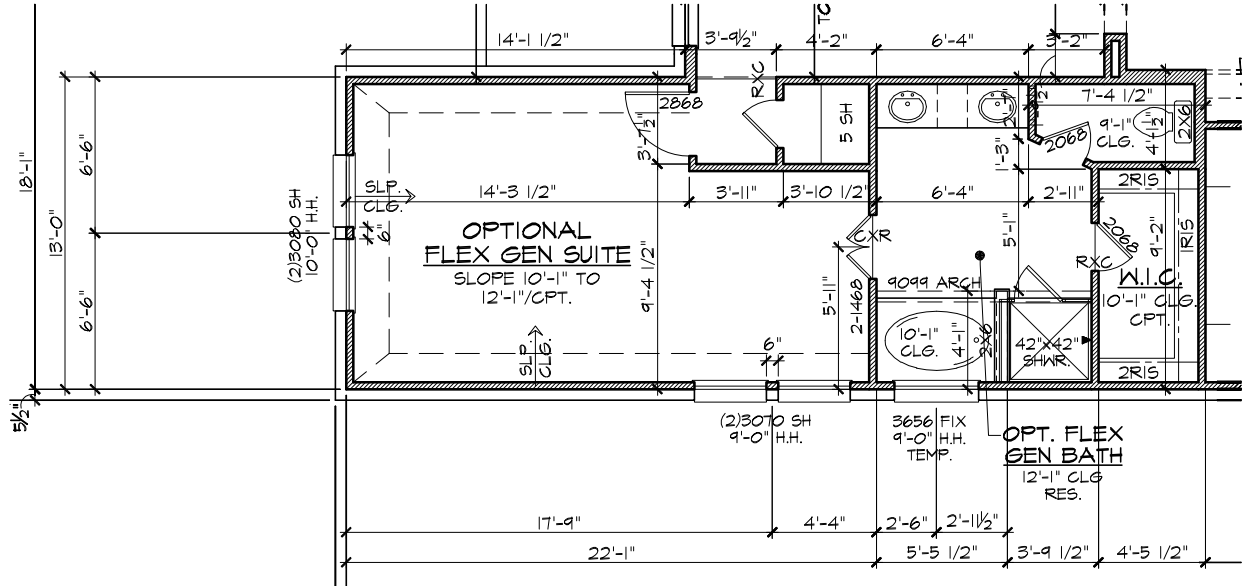


OPTIONAL OVERSIZED FLEX GEN I
SHOWER ILO TUB

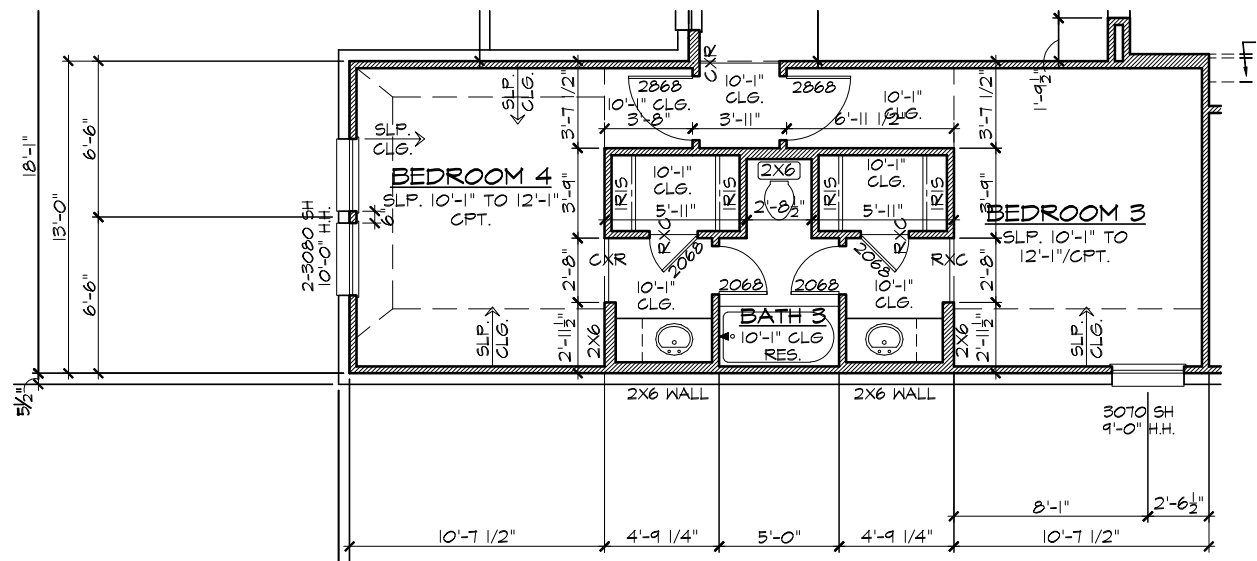
SCALE: 1/8" = 1'-0"



OPT.FLEX GEN 2
W/ FORCED OPT. POWDER
SCALE: 1/8" = 1'-0"

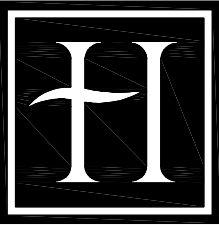


OPT.FLEX GEN I
W/ FORCED OPT. POWDER
SCALE: 1/8" = 1'-0"



OPT. JACK & JILL BATH
ILO BATH 3

SCALE: $1/8" = 1'-0"$



HIGHLAND

601 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 789-3500

© HIGHLAND HOMES

HIGHLAND HOMES EXPRESSLY
RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS IN
THESE PLANS AND DRAWINGS.
THESE PLANS AND RELATED
DRAWINGS ARE NOT TO BE
COPIED IN ANY FORM OR MANNER.

No.	DATE	DESCRIPTION	BY
1	8/30/20	RELEASE E ELEVATION	
2			

PRODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20
RELEASED BY:

DRAWN BY: HL

PLAN INFORMATION

OPTION(S)
OPTIONS

SHEET No: **4.1**

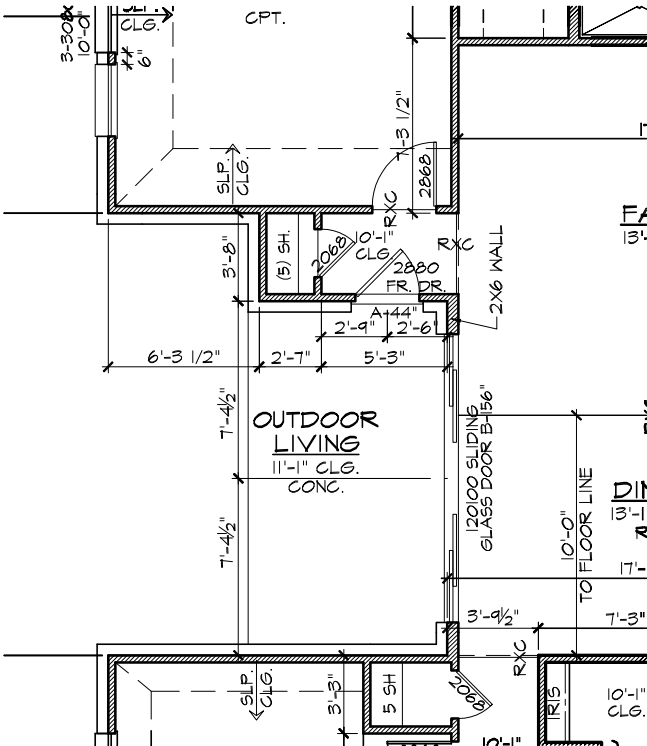
ELEVATION: "E"

PLAN NAME:
213G

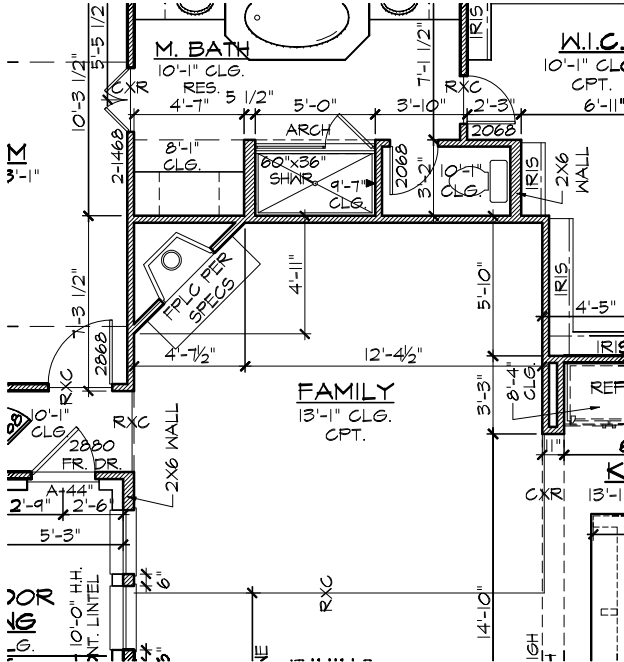
LINTEL SCHEDULE	
MARK	SIZE
A	3"x3"x1/4"
B	5"x3"x1/4"
C	6"x4"x3/8"
D	8"x4"x1/2"
E	8"x4"x3/4"
F	8"x4"x1"
LENGTH OF LINTELS IN INCHES IS SHOWN AT EACH OPENING WHERE A LINTEL IS REQUIRED WITH THE MARK FOR LINTEL SIZE. EXAMPLE: A44 = 3"x3"x1/4"x44"	
ALL ANGLES ARE TO BE: Fb=22,000psi A36 STEEL	

GENERAL NOTES:

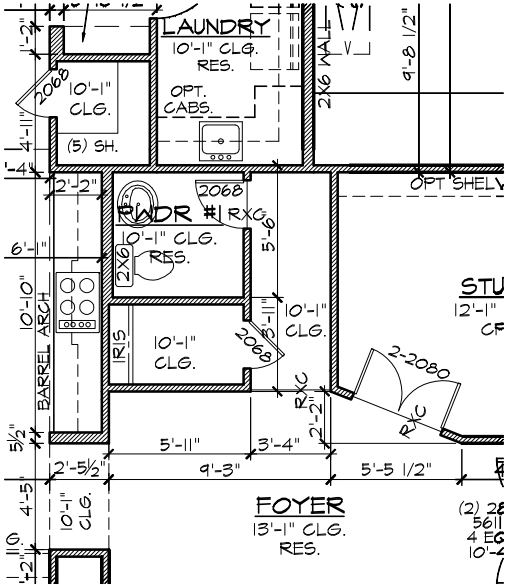
- ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
- ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.



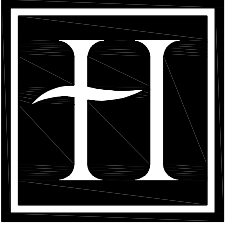
OPT SLIDING DOOR @ FAMILY
SCALE: 1/8" = 1'-0"



OPT. FIREPLACE
SCALE: 1/8" = 1'-0"



OPT. POWDER
SCALE: 1/8" = 1'-0"



HIGHLAND
HOMES

5601 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 789-3500

© HIGHLAND HOMES

HIGHLAND HOMES EXPRESSLY
RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS IN
THESE PLANS AND DRAWINGS.
THESE PLANS AND RELATED
DRAWINGS ARE NOT TO BE
COPIED IN ANY FORM OR MANNER.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/30/20	RELEASE E ELEVATION	
2			

PRODUCTION RELEASE

CONSTRUCTION

DATE: 8/30/20
RELEASED BY:

DRAWN BY: HL

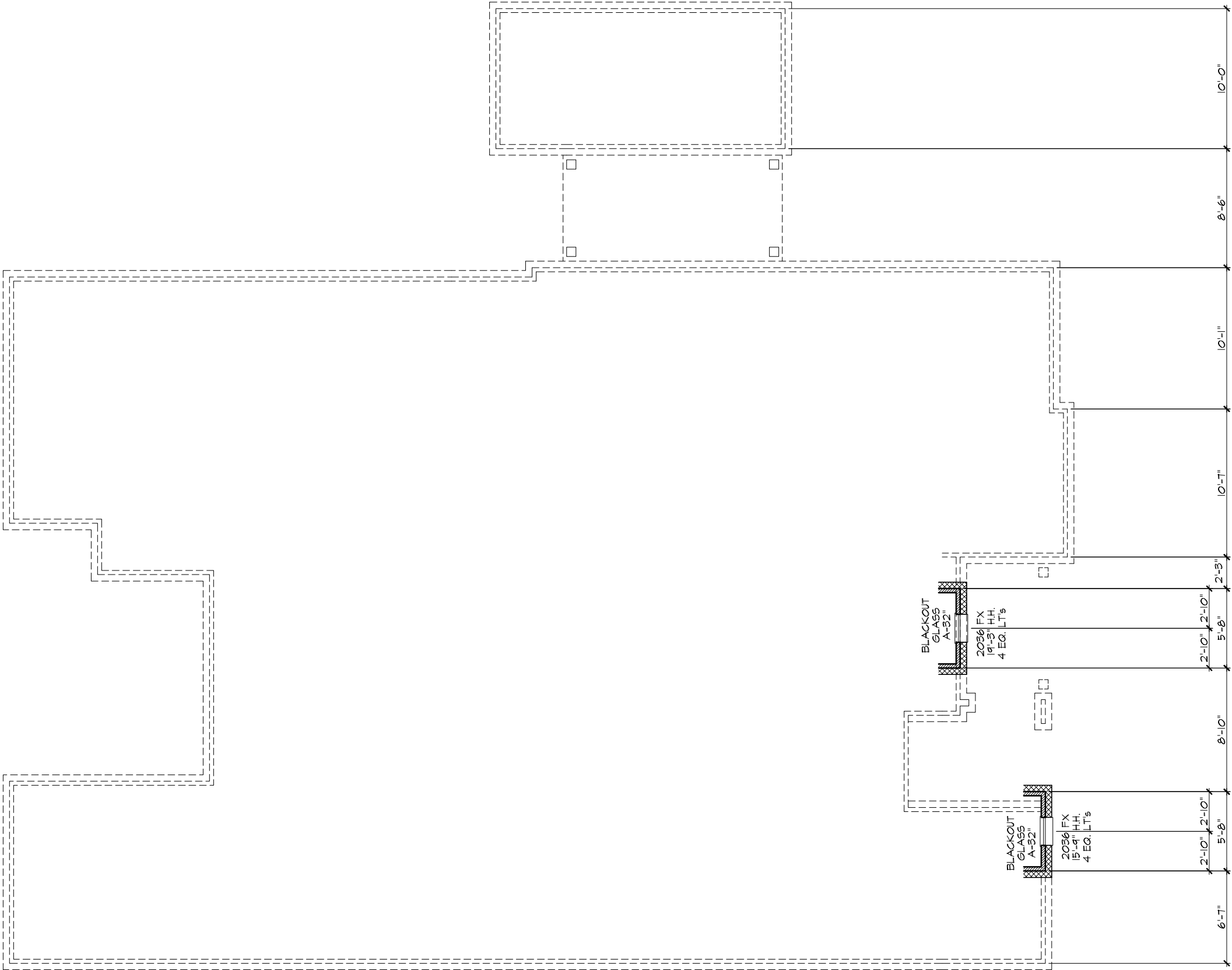
PLAN INFORMATION

OPTION(S):
OPTIONS

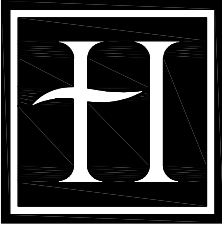
SHEET No: 4.2

ELEVATION: "E"

PLAN NAME:
213G



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



HIGHLAND
HOMES

5601 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 789-3500

HIGHLAND HOMES

HIGHLAND HOMES EXPRESSLY
RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS IN
THESE PLANS AND DRAWINGS.
THESE PLANS AND RELATED
DRAWINGS ARE NOT TO BE
COPIED IN ANY FORM OR MANNER.

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	8/30/20	RELEASE E ELEVATION	
2			

PRODUCTION RELEASE	
CONSTRUCTION	
DATE:	8/30/20
RELEASED BY:	
DRAWN BY:	HL

PLAN INFORMATION	
OPTION(S):	BASE
SHEET No:	5
ELEVATION:	"E"
PLAN NAME:	213G



171 Canyon Creek Estates 95s
DFW - Sherman
Job #171-001

Date: 8/25/2020

Model Information

JOB # 171-001 | Address: 2700 Fawnwood Court
Lot 2 / Block 1 / Phase 1

PLAN/ELEVATION | 213-M

Exterior Color Scheme / Options

COLOR SCHEME | PAINTED #11

PAINTED BRICK: | Brick: TEXAS PAINT BRICK VELOUR supplied by ACME Brick Mortar: GRAY
Paint: SNOWFALL SW 6000 supplied by SHERWIN WILLIAMS

STONE | N/A

FASCIA, SIDING, TRIM | MARCH WIND SW 7668 supplied by SHERWIN WILLIAMS

SIDING | SNOWFALL SW 6000 supplied by SHERWIN WILLIAMS

ROOF | DRIFTWOOD by OWENS CORNING

FRONT DOOR | 5480 DOUBLE DOOR with CLEAR GLASS supplied by KNOTT DOOR
Stain: TBD by IBB

ENTRY/ GARAGE DOORS | GAUNTLET GRAY SW 7019 supplied by SHERWIN WILLIAMS

CEDAR STAIN | FLAGSTONE SW 3023 Solid Color Stain supplied by SHERWIN WILLIAMS

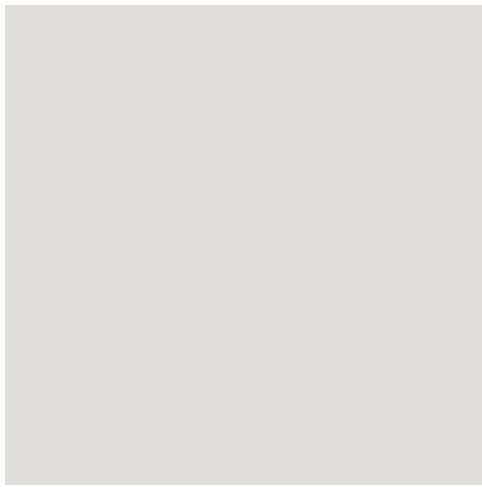
FIREPLACE FAMILY ROOM | FPHI-35" DV extended to ceiling

WINDOWS | BRONZE

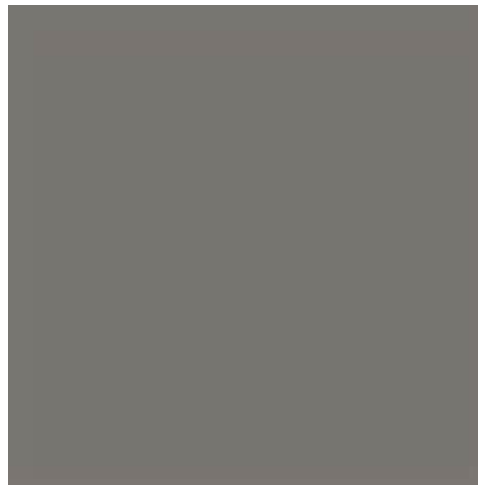
LEAD WALKWAY/DRIVEWAY
& REAR OUTDOOR LIVING | LAFITT GRANA PAVERS 3 PC MODULAR supplied by BELGARD PAVERS
Color: LUEDERS GREY



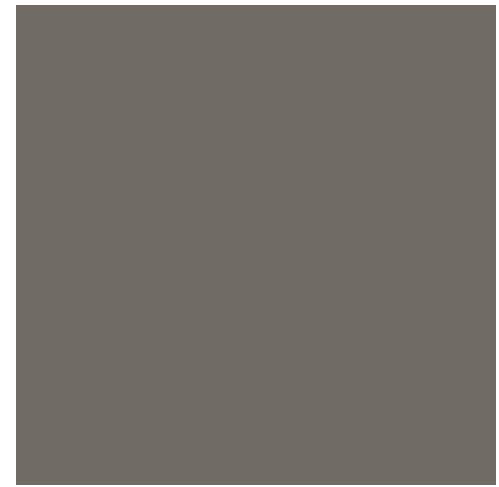
Fascia/Soffit/Wood Trim - March Wind SW 7668



Siding/Stucco - Snowfall SW 6000



Painted Garage & Front Door - Gauntlet Gray SW 7019



Stained Accents - Flagstone SW 3023



Painted Brick - Snowfall SW 6000



Roof Shingles - Owens Corning - Driftwood

Exterior Colors - Scheme P-11

(DFW Highland - Painted Brick)



HIGHLAND
H O M E S

Samples are representative, actual color may vary

STAFF REVIEW LETTER

September 14, 2020

V Prop LLC
132 Comfort Way Dr.
Sherman, TX 75092

Highland Homes
Cody Ruthledge
5601 Democracy Dr., Ste. 300
Plano, TX 75024

Highland Homes
5601 Democracy Dr., Ste. 300
Plano, TX 75024

Dear Applicants,

The request for a Temporary Use Permit and site plan approval to allow a model home and a parking lot for a period of one year in an R-1 (One-Family Residential) District concerning the properties at 2700 and 2710 Fawnwood Court has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow a model home sales center will expire one year from approval; renewal of the request will be required if the model homes sales center and parking lot are to remain after that time.
4. After the Temporary Use Permit expires, parking spaces shall be provided for one (1) space per bedroom, minimum two per unit.
5. Signs, Flag Signs/Banners are not allowed.
6. Parking is permitted on paved surfaces only; concrete or asphalt.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City standard and a permit is required from City of Sherman Engineering Department.
10. Approach for parking lot must be in the same location as the approach for the future residence. Relocation of the approach at the time of residential development will not be permitted.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

11.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

310 WEST U.S. HIGHWAY 82

The request of Edgar Wayne McCarley Trust (Owners), Aleman Roofing and Construction (Proposed Tenant), Anthony Aleman (Representative), Kent Hughlett (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 310 West U.S. Highway 82, being 1.56 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Contractor's Office/Warehouse in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Site plan approval for an office/warehouse.

Background:

The property is located at 310 West U.S. Highway 82, the southwest corner of Hickory Street and U.S. Highway 82. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. The following items have been approved for the property: a zone change to a C-2 (General Commercial) District in 1979 (Ordinance 3351); a Specific Use Permit to allow a digital billboard in a C-2 (General Commercial) District, June 7, 2010 (Ordinance 5652); and a variance to allow a 25' front setback for a 50' tall digital billboard.

Aleman Roofing and Construction is requesting a Specific Use Permit to allow a Contractor's Office and Warehouse at this location. They would like to construct a 7,900 square foot, brick veneer office/warehouse building between the two existing buildings. Twenty-five (25) parking spaces will be provided.

Adjacent Zoning:

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

Origination:

Edgar Wayne McCarley Trust (Owners)
Aleman Roofing and Construction (Proposed Tenant)
Anthony Aleman (Representative)
Kent Hughlett (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

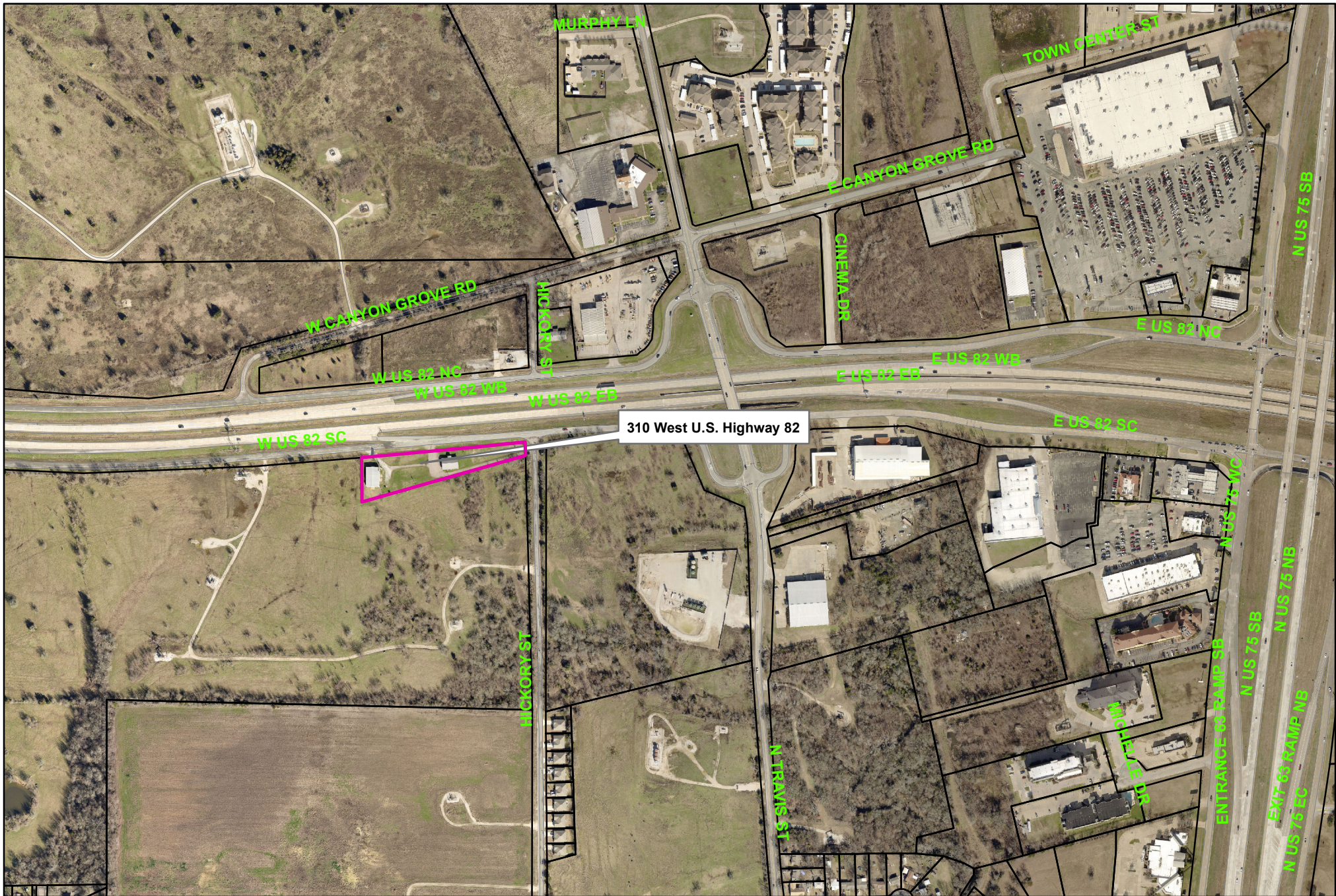
2

Objections Received:

0

Attachments

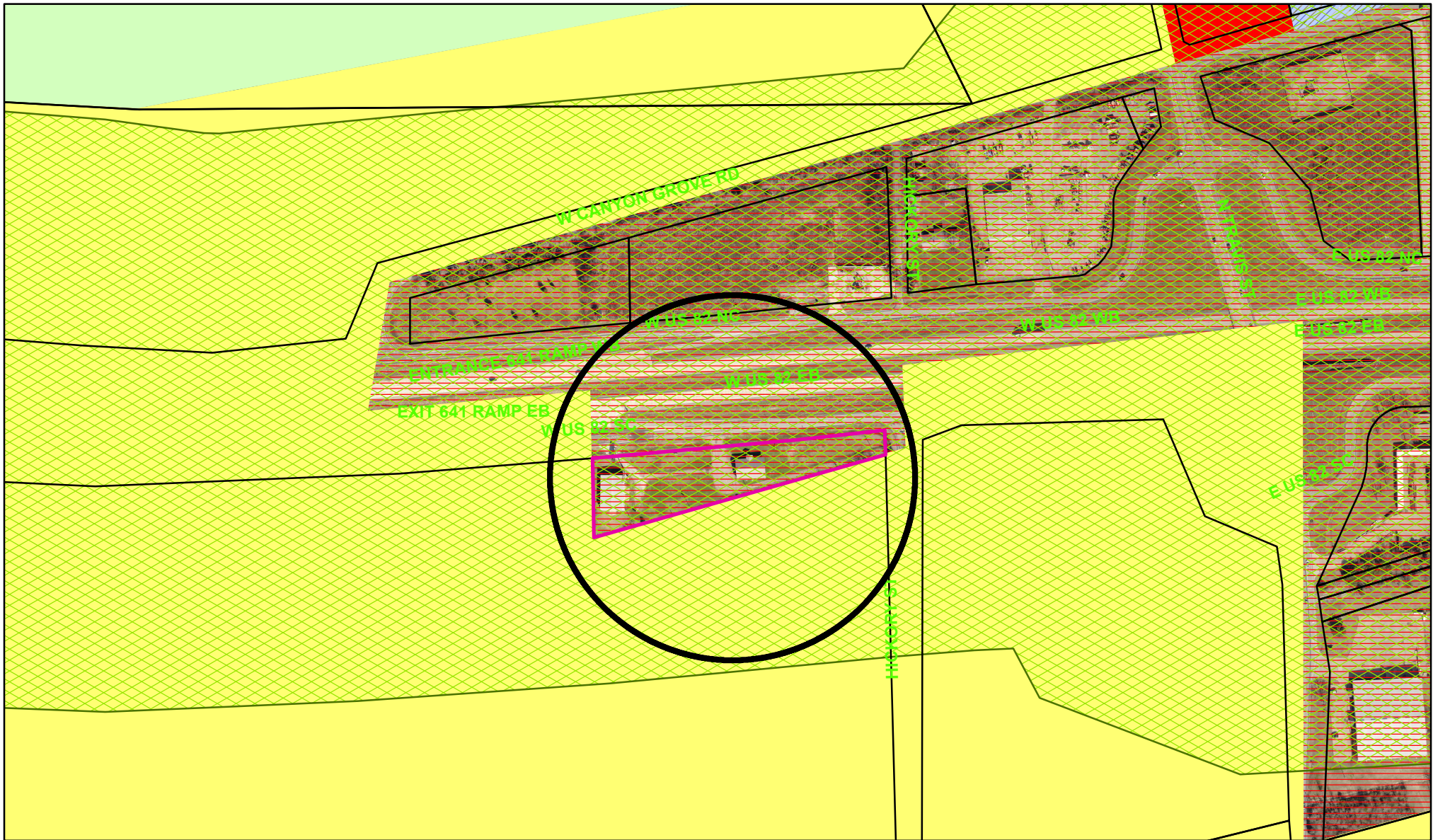
Aerial Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan/Elevations
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

310 West U.S. Highway 82

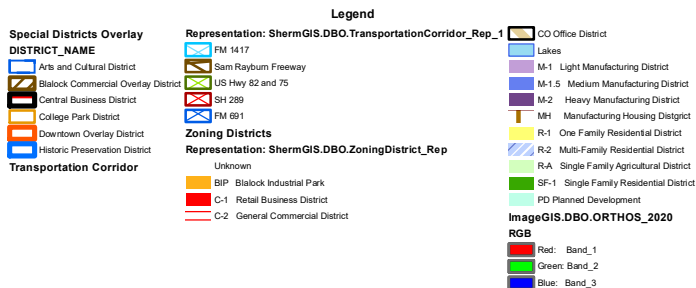

$$1 \text{ in} = 500 \text{ ft}$$



Zoning - 310 West U.S. Highway 82



City of Sherman, Texas
Developmental Services Department



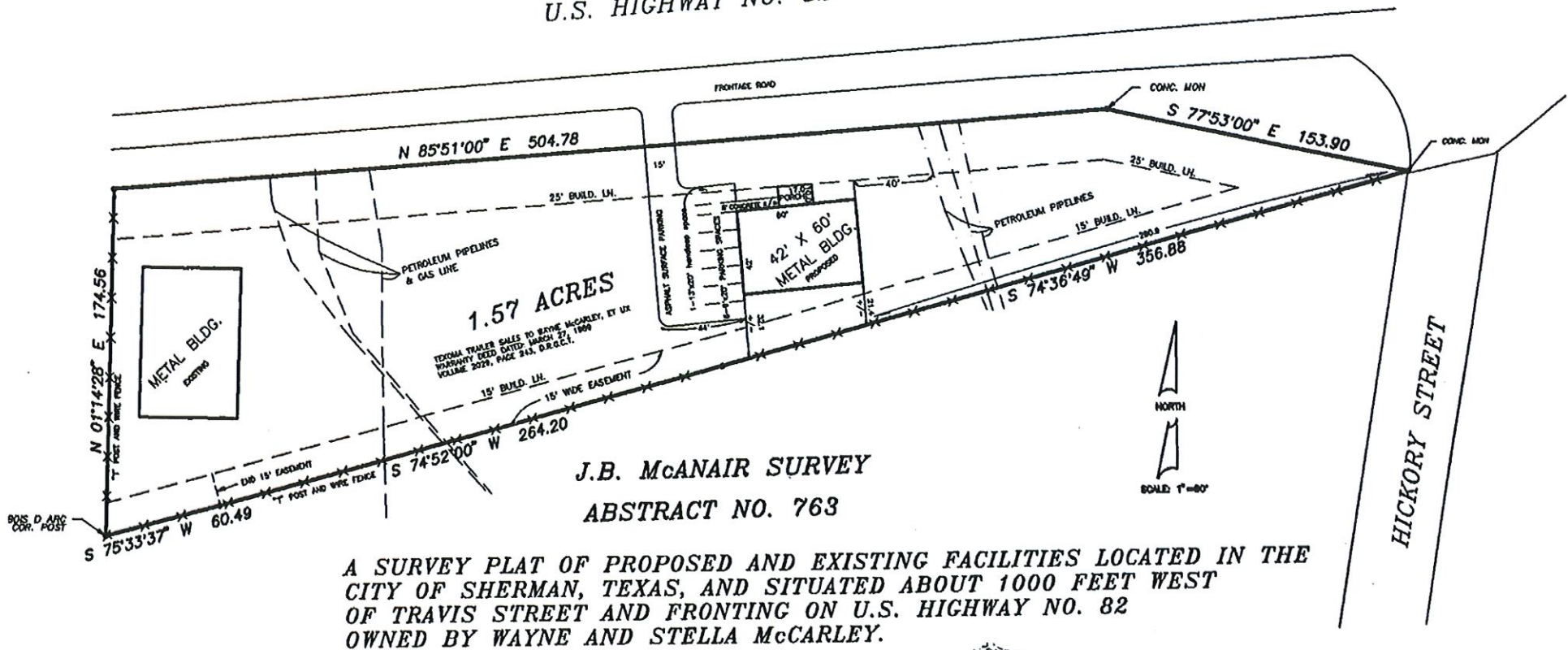
NOT TO SCALE

1 in = 300 ft

310 West U.S. Highway 82

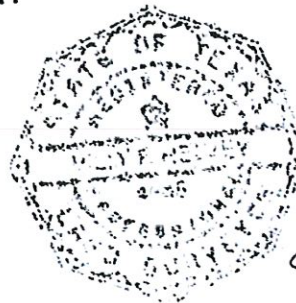


U.S. HIGHWAY NO. 82



HELVEY & ASSOCIATES SURVEYING, INC.

222 WEST MAIN
DENISON, TEXAS 75020
(903) 463-6191



Billy F. Helvey
BILLY F. HELVEY R.P.L.S. NO. 4488
NOVEMBER 17, 1994

SITE DATA SUMMARY

Existing Zoning	C2
Land Use	C2 COMMERCIAL
Lot Area (total)	68,389sf
Building Area (new building)	7,800sf
Total Floor Area (all buildings)	20.6%
Proposed Number of Buildings	3
Building Height	20'-0"
Open Space	79.4%
Required Parking for New Warehouse	8
(1 space per 1000sf)	
Proposed Parking	25
(1 space per 400sf existing office)	

This development will be comprised of three pre-engineered steel buildings which will provide leasable warehouse space for small business owners within C-2 approved requirements. The development will have concrete paving with fire lanes and screened dumpsters per City requirements.



RELEASE
FOR
P&Z REVIEW

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

ALEMAN OFFICE WAREHOUSE
310 W HIGHWAY 82
SHERMAN, TEXAS

C-1.0

AUG 21, 2020

STAFF REVIEW LETTER

September 14, 2020

Wayne McCarley
766 Gun Club Rd.
Denison, TX 75020

Tony Aleman
6 Timber Creek
Sherman, TX 75092

Kent Hughlett,
529 S. Crockett
Sherman, TX 75090

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

Dear Applicants,

The request for a Specific Use Permit to allow a Contractor's Office/Warehouse in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District and site plan approval for an office/warehouse addition concerning the property at 310 West U.S. Highway 82, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the screening ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The setback requirement is forty (40) feet from the front property line or twenty-five (25) feet plus the height of the building, whichever is greater.
3. Parking is permitted on paved surfaces only, a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Highway 82 access road right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Screening is required and to be maintained abutting residentially zoned property.
7. Outdoor storage shall be screened from public view and residential uses and shall not exceed the height of the screening device.
8. No storage of materials or parking of trailers or vehicles over ¾ ton shall be permitted in the front 25 feet of the lot.
9. 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.
10. Any structures built over any utility or drainage easements will require an encroachment easement approved by the City Council.
11. The trash dumpster will need to be located in the main building area.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Platting of the property is required.
16. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
17. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. The location of trash receptors must be approved by the Public Works Department.
19. Verify fire lane requirements with Fire Marshall.
20. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required.
21. City water may not serve both structures on property. Verification of location of water main and services suggested to ensure water availability.
22. Separate water and sewer services required if platted into multiple lots.
23. Parking does not comply with TAS requirements. Coordinate with City of Sherman Engineering Department.
24. Verify parking space requirements with Building & Zoning Department. Typical parking space size is 9'x20.'

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

12.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) and MDJ Engineering, LLC (Civil Engineer) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 37.11 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Washington Meadows

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Wyldewood Homes (Owners)

Tim Pike (Representative)

Preston Trail Land Surveying. (Surveyor)

MDJ Engineering, LLC (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Preliminary Plat - Washington Meadows

Staff Review Letter



900 Blk. N. FM 1417 (Heritage Parkway)



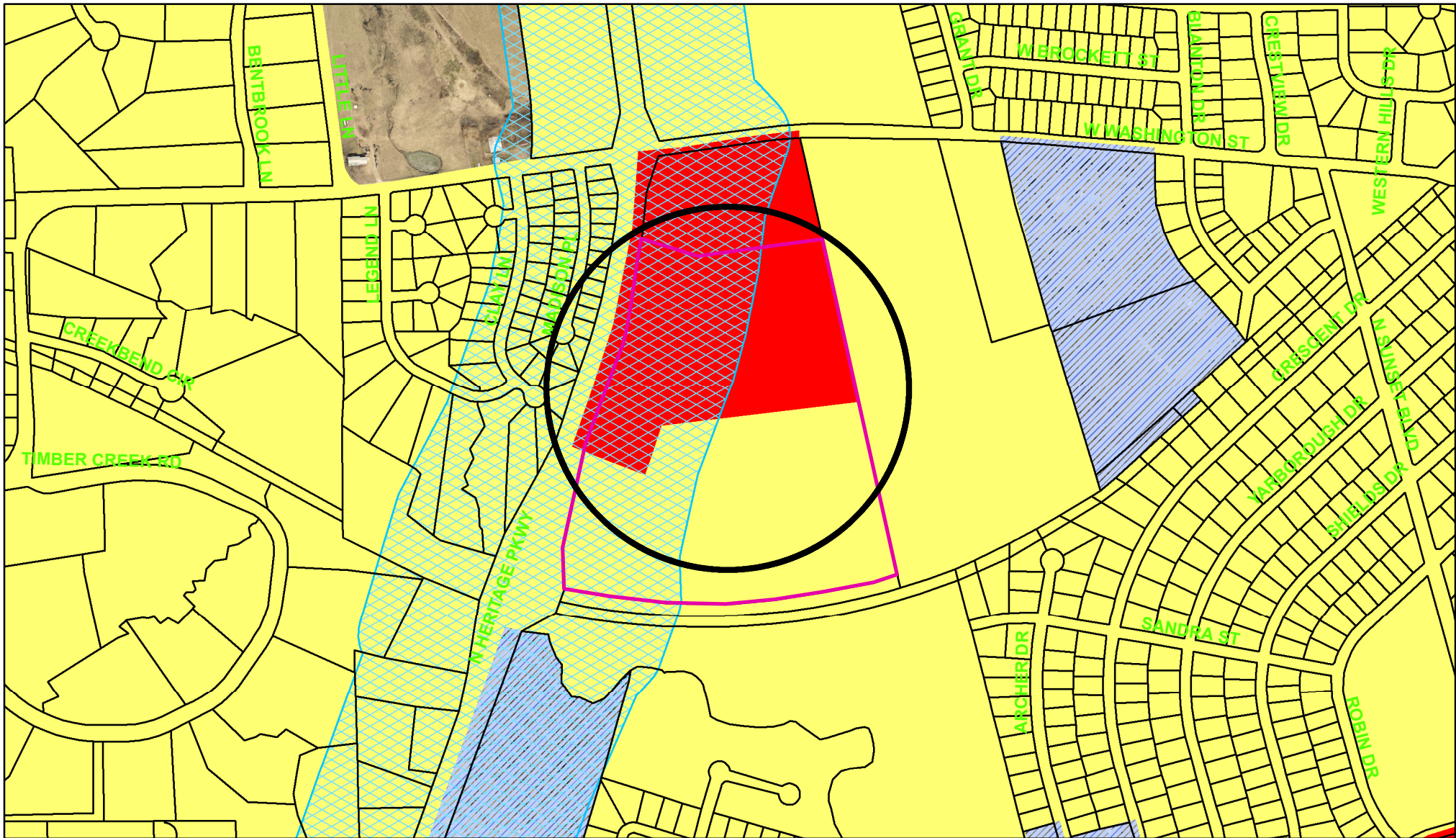
City of Sherman, Texas
Developmental Services Department

900 Blk. North FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 500 ft



Zoning - 900 Block North FM 1417 (Heritage Parkway)

Legend

Parcels_Buffer3	Representation: SpermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Bialock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: SpermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Bialock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	



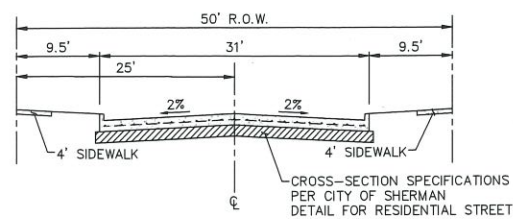
City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

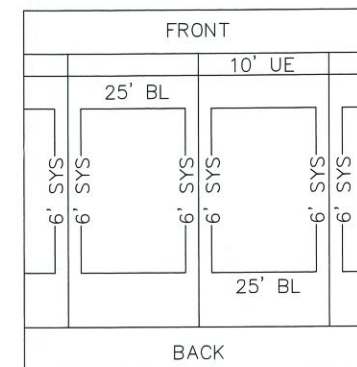
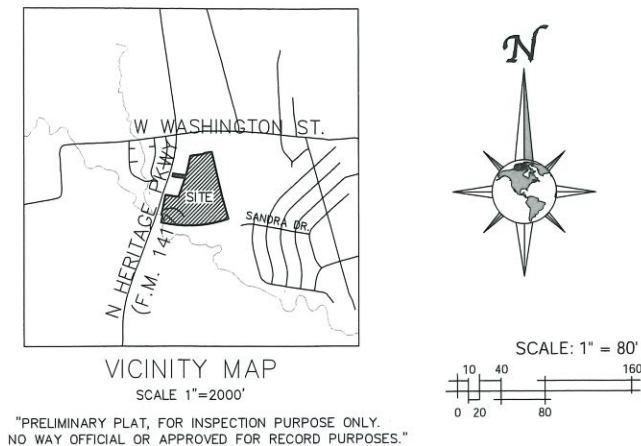
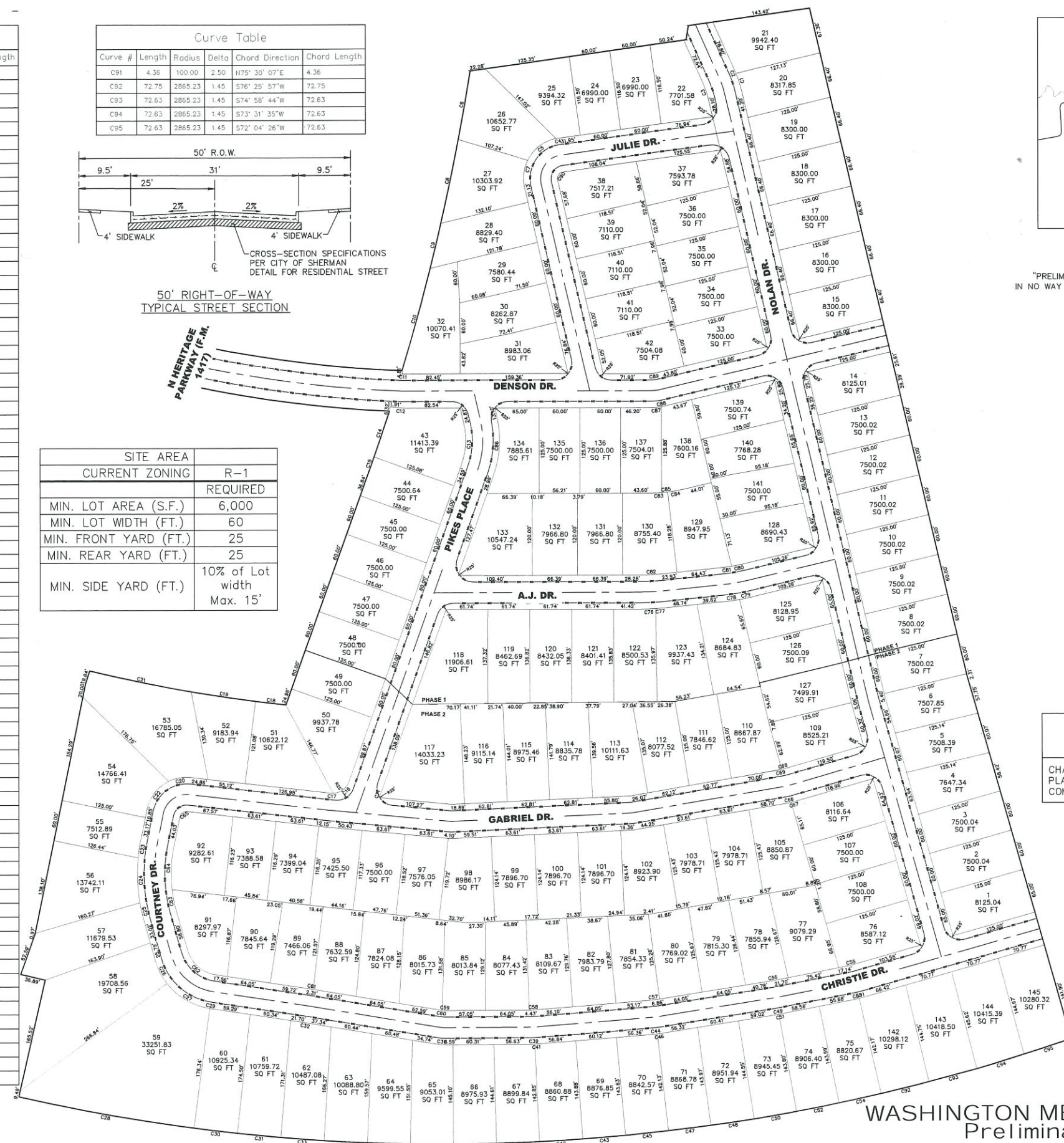
1 in = 600 ft

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C91	4.36	100.00	2.50	N75° 30' 07"E	4.36
C92	72.75	2865.23	1.45	S76° 25' 57"W	72.75
C93	72.63	2865.23	1.45	S74° 58' 44"W	72.63
C94	72.63	2865.23	1.45	S73° 31' 35"W	72.63
C95	72.63	2865.23	1.45	S72° 04' 26"W	72.63



50' RIGHT-OF-WAY
TYPICAL STREET SECTION

SITE AREA	
CURRENT ZONING	R-1
	REQUIRED
MIN. LOT AREA (S.F.)	6,000
MIN. LOT WIDTH (FT.)	60
MIN. FRONT YARD (FT.)	25
MIN. REAR YARD (FT.)	25
MIN. SIDE YARD (FT.)	10% of Lot width Max. 15'



LEGEND

BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
SYS	=	SIDEYARD SETBACK
BOC	=	BACK OF CURB

CHAIRMAN, CITY OF SHERMAN PLANNING AND ZONING COMMISSION	DATE

Owner/ Developer:
Wyldewood Homes, LLC
1301 Saratoga Drive,
Sherman, Texas 75092
817-825-1988
mightyvoice@mac.com

Surveyor:
Preston Trail Land Surveying
83453 N. State Hwy 289-ST5
Pottsboro, Texas 75076
903-213-0033

Engineer:
MDJ Engineering, LLC
3774 Childress Street
Houston, TX 77005
Firm Registration # 20254
Contact: Michael Jensvold

Lots 1-145
145 Single Family Residential Lots
Being a 37.11 Acres Tract part of a
called 50.99 acres Washington 1417, Ip
vol 4207, pg 907 O.R.G.C.T



STAFF REVIEW LETTER

September 11, 2020

Wyldeewood Homes, LLC
1301 Sartoga Drive
Sherman, TX 75092

MDJ Engineering, LLC
3774 Childress Street
Houston, TX 77005
Attn: Michael Jensvold

Preston Trail Land Surveying
83453 N. State Highway 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of Washington Meadows has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Privately owned and maintained detention in accordance with City criteria is required during Phase I. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat.
6. Verify fire requirements with Fire Marshall.
7. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
8. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
9. Development Agreement required for public infrastructures.
10. A minimum of two (2) dedicated rights-of-way connecting to currently constructed dedicated rights-of-way required for proper ingress/egress.
11. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
12. All requirements of the Floodplain Ordinance shall be followed.
13. Dedicate a 10' Utility Easement along all street frontage.

14. Standard lot width at property line is 60'. Variance required for any lots that do not meet standard.
15. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
16. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



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

13.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 16 & 60 TEE TAW CIRCLE (ETJ)**

The request of Michael & Brenda Fuller and Rudy & Cynthia Weems (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the properties at 16 and 60 Tee Taw Circle, being 2.464 acres in the William Atchison Survey, Abstract No. 23, also being Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition, as follows:

Planning and Zoning Commission

Replat approval of Fuller-Weems Addition, a Replat of Lots 1 and part of Lot 2, Block 1, Fuller's 2nd Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

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

Adjacent Zoning:

Outside City.

Origination:

Michael & Brenda Fuller and Rudy & Cynthia Weems (Owners)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Was not included in Master Plan.

Number of notices mailed:

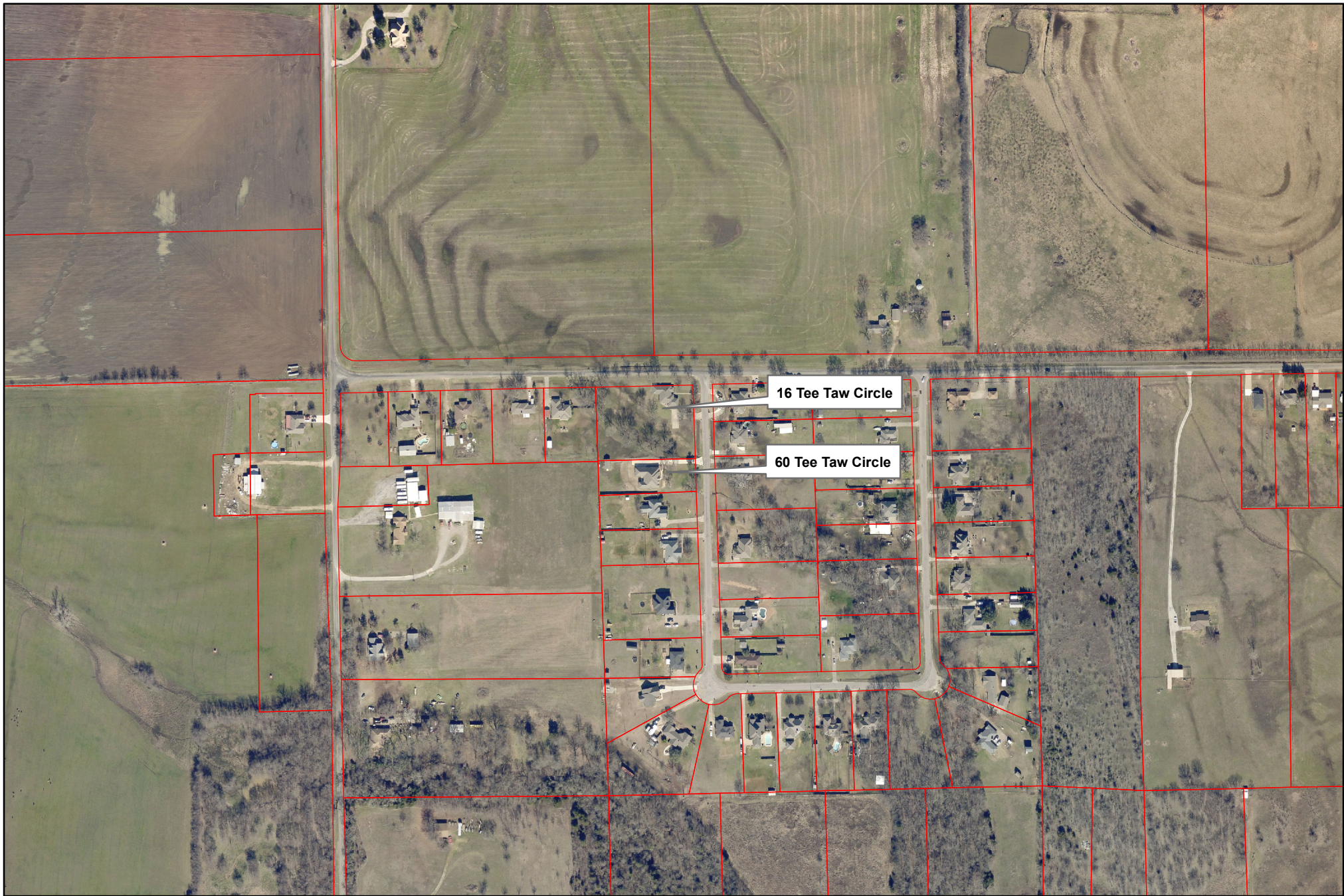
31

Objections Received:

0

Attachments

Aerial Location Map
Fuller - Weems Replat
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

16 & 60 Tee Taw Circle

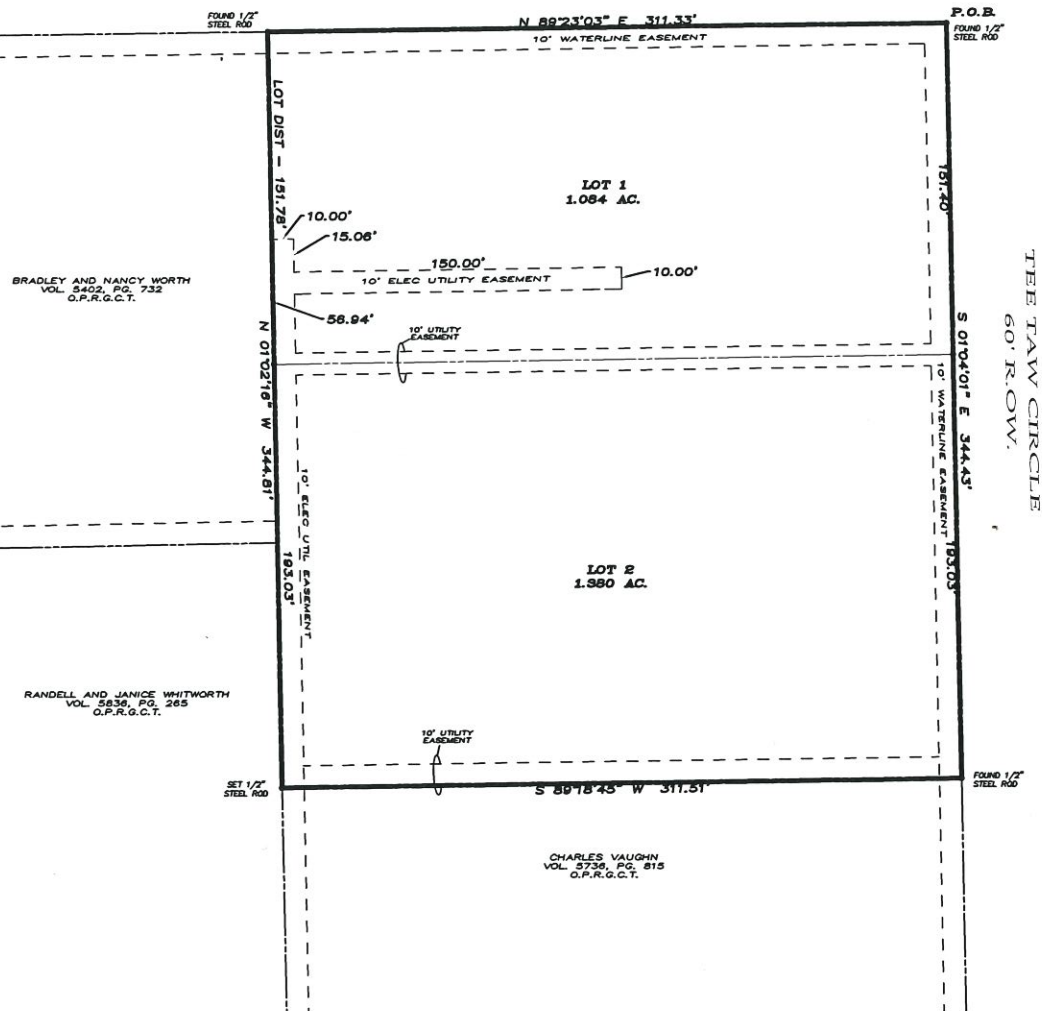


NOT TO SCALE

1 in = 400 ft

CHARLES MAC HILL
VOL. 1787, PG. 715
O.P.R.G.C.T.

W.D. HILL ROAD
60' RIGHT-OF-WAY



BRADLEY AND NANCY WORTH
VOL. 5402, PG. 732
O.P.R.G.C.T.

RANDELL AND JANICE WHITWORTH
VOL. 5839, PG. 265
O.P.R.G.C.T.

CHARLES VAUGHN
VOL. 5736, PG. 815
O.P.R.G.C.T.

JESUS TOBAR
VOL. 5695, PG. 920
O.P.R.G.C.T.

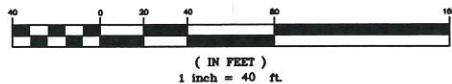
BRIAN AND TERA NORRIS
VOL. 5102, PG. 520
O.P.R.G.C.T.

BOB AND KELLY TAYLOR
VOL. 3897, PG. 20
O.P.R.G.C.T.

MICHAEL AND ANITA MARSH
VOL. 2573, PG. 646
O.P.R.G.C.T.

~ BASIS OF BEARINGS ~
GRID NORTH: NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE



8-26-2020

UNDERWOOD
DRAFTING & SURVEYING

RE-PLAT FULLER-WEEMS ADDITION

Being a replat of Lot 1 and part of Lot 2, Block One, of
Fullers 2nd Addition, to the City of Sherman, of record in
Volume 8, Page 75, of the Plat Records, Grayson County,
Texas.

BEING 2.464 ACRES

SURVEYOR

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

OWNERS/DEVELOPER

MICHAEL AND BRENDA FULLER RUDY AND CYNTHIA WEEMS
16 TEE TAW CIRCLE 60 TEE TAW CIRCLE
SHERMAN, TEXAS 75092 SHERMAN, TEXAS 75092

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being part of the
William Acheson Survey, Abstract No. 23 and being Lot 1 and part of Lot 2,
Block 1 of the Fullers 2nd Addition, Volume 8, Page 75 Plat Records, Grayson
County, Texas, and being more particularly described by metes and bounds as
follows:

Beginning at a found 1/2" steel rod at the northeast corner of said Lot 1
and being in the South Right-of-way of Hill Road and being in the west
Right-of-Way of Tee Taw Circle;

Thence South 01°04'01" East, with said west Right-of-Way a distance of
344.43 feet to a found 1/2" steel rod;

Thence South 89°18'45" West, with the North line of a tract of land
conveyed to Charles Vaughn, Recorded in Volume 5736, Page 815, Official
Public Records, Grayson County, Texas a distance of 311.51 feet to a set 1/2"
steel rod;

Thence North 01°02'16" West, with the west line of said Lot 1 and 2 a
distance of 344.82 feet to a found 1/2" steel rod in said Hill Road
Right-of-Way;

Thence North 89°23'03" East, with said Hill Road Right-of-Way a distance
of 311.33 feet to the Point of Beginning and containing 2.464 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, by the
City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the
foregoing, FULLER-WEEMS ADDITION, an addition to the City of Sherman, Texas,
was submitted to the City Council on the _____ day of _____, 2020, and the City
Council by formal action then and there accepted the dedication of streets,
alleys, easements and public places, as shown and set forth in and upon said map
or plat, and said City Council further authorized the Mayor to note the
acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Dorchester.
2. Sewer service at a minimum to be provided by individual on-site
sewage treatment systems (OSSF), permitted and approved by
Grayson County. OSSF evaluations, reports and permits must be
obtained and submitted to the City for each lot to regarding the
suitability of the system based on user and type of development.
The City of Sherman reserves the right to require connection to
the City's system by sewer connection or main extension based
on user and availability.
3. Electrical service is provided by Onco Electrical Delivery.
4. Blocking the flow of water or construction of improvements in
drainage easements, and filling or obstruction of the roadway is
prohibited.
5. Any existing creeks or drainage channels traversing along or
across the addition will remain as open channels and will be
maintained by the individual owners of the lot or lots that are
traversed by or adjacent to the drainage courses along or across
said lots.
6. The City of Sherman will not be responsible for the maintenance
and operation of said drainage ways or drainage easements for
the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be
responsible for any damage, personal injury, or loss of life or
property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state
and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument
Network.
10. The City of Sherman reserves the right to require submission of
Development Plat based on proposed use of each lot.

RE-PLAT

FULLER-WEEMS ADDITION

Being a replat of Lot 1 and part of Lot 2, Block One, of
Fullers 2nd Addition, to the City of Sherman, of record in
Volume 8, Page 75, of the Plat Records, Grayson County,
Texas.

BEING 2.464 ACRES

SURVEYOR

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

OWNERS/DEVELOPER

MICHAEL AND BRENDA FULLER RUDY AND CYNTHIA WEEMS
16 TEE TAW CIRCLE 60 TEE TAW CIRCLE
SHERMAN, TEXAS 75092 SHERMAN, TEXAS 75092

8-26-2020

UNDERWOOD
DRAFTING & SURVEYING

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, RUDY AND CYNTHIA WEEMS AND MICHAEL AND BRENDA FULLER, do
hereby adopt this plat designating the hereinabove property as the
FULLER-WEEMS 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
dealing to use or using same. Any public or private utility shall have the right
to remove and keep removed all or part or any buildings, fences, trees, shrubs
or other improvements or growths which in anyway endanger or interfere with
the construction, maintenance, or efficiency of its respective systems on any
of these easements strips and any public or private utility shall, at all times,
have a right of ingress and egress to and from and upon the said easement
strips for the purpose of constructing, reconstructing, inspecting, patrolling,
maintaining and adding to or removing all or part of its respective system
without the permission of anyone. This plat approved subject to all ordinances,
rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020

RUDY L. WEEMS

CYNTHIA L. WEEMS

MICHAEL P. FULLER

BRENDA G. FULLER

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 RUDY L. WEEMS known to me to be
the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purpose and
consideration therein expressed.

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

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

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 CYNTHIA L. WEEMS known to me to be
the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purpose and
consideration therein expressed.

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

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

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 MICHAEL P. FULLER known to me to be
the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purpose and
consideration therein expressed.

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

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

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 BRENDA G. FULLER known to me to be
the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purpose and
consideration therein expressed.

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

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



STAFF REVIEW LETTER

September 11, 2020

Michael and Brenda Fuller
16 Tee Taw Circle
Sherman, TX 75092

Rudy and Cynthia Weems
60 Tee Taw Circle
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Fuller-Weems Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. City of Sherman water and sewer are not available to the site.
6. Development Agreement required for public infrastructures.
7. Dedicate 15' Private Drainage Easement centered along drainage swale that runs diagonally through proposed Lots 1 & 2.
8. Title block must read "Fuller-Weems Addition being a Replat of"
9. General Notes No. 2 shall have the City of Sherman removed from all mentions.
10. General Notes No. 10 shall be deleted.
11. Metes and bounds must match drawing.
12. 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.

13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



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

14.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

3551 EAST U.S. HIGHWAY 82

The request of Sherman Church of God AKA Pathway Church of God (Owners), Wendy Ferguson (Prospective Buyer), Ferguson RV Park (Proposed Tenant), Ron D. Beard & Associates (Architect) and North Texas Surveying, LLC (Surveyor) concerning the property at 3551 East U.S. Highway 82, being 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Travel Trailer Park in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- Site plan approval for Ferguson RV Park

Background:

The property is located at 3551 East U.S. Highway 82, the northwest corner of Skaggs Road and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District and located in the O-1 (75 & 82) Overlay District. The owners are requesting a zone change to a C-1 (Retail Buiness) District and a Specific Use Permit to allow a travel trailer park (Ferguson RV Park). The proposed park will have (93) ninety-three total sites (15 pull-thru and 78 back in RV sites). Amenities include a playground, pool, bark park, firepit, game areas and a lodge with a clubhouse, office, laundry and bath area. The exterior of the clubhouse/office will be hardi-plank siding with a composition roof.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sherman Church of God AKA Pathway Church of God (Owners)
Wendy Ferguson (Prospective Buyer)
Ferguson RV Park (Proposed Tenant)
Ron D. Beard & Associates (Architect)
North Texas Surveying, LLC (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:

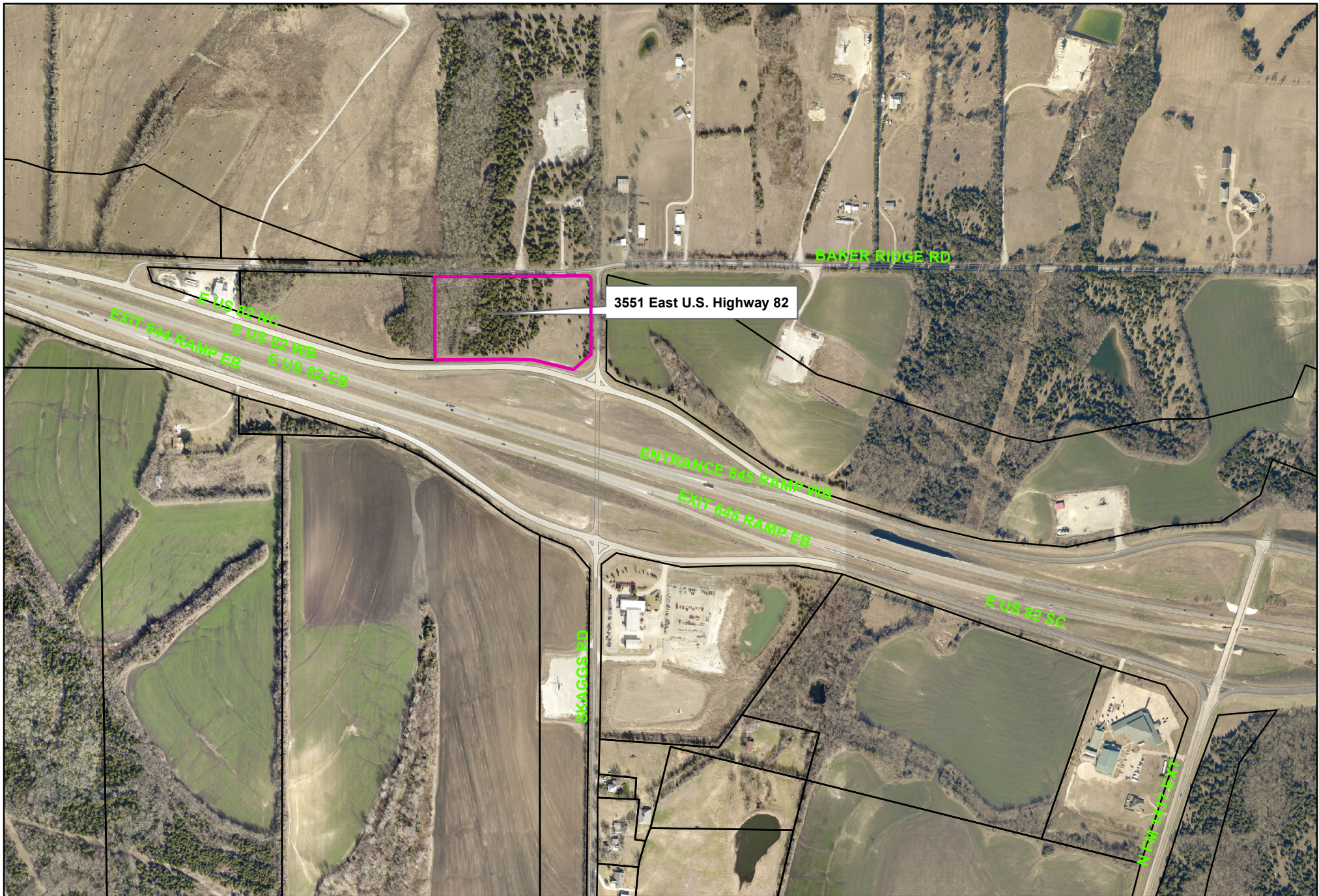
2

Objections Received:

0

Attachments

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



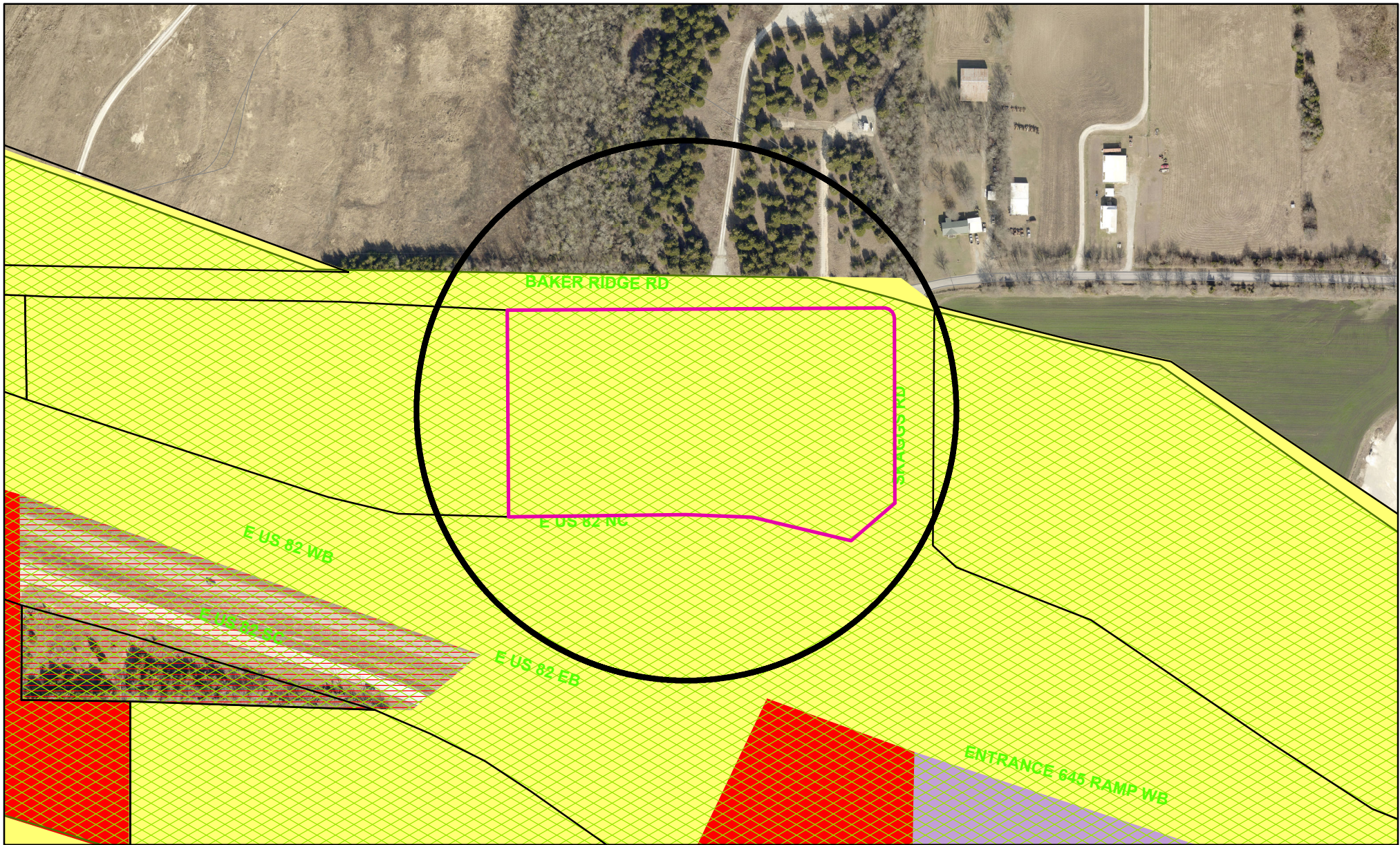
City of Sherman, Texas
Developmental Services Department

3551 East U.S. Highway 82



NOT TO SCALE

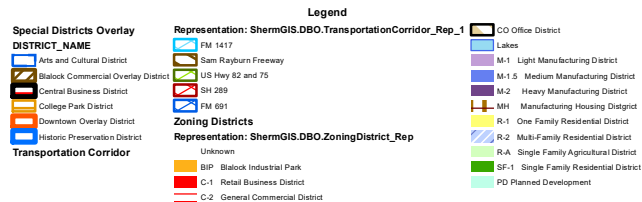
1 in = 700 ft



Zoning - 3551 East U.S.Highway 82



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

3551 East U.S. Highway 82



Metes and Bounds Description: (10.586 Acres)

Being a tract of land, situated in the Samuel M. McGlothlin Survey, Abstract No. 811, in Grayson County, Texas, and being all of that called 10.850 acre tract of land, described by deed to Pathway Church of God, as recorded in Volume 2859, Page 300, of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "RPLS 5312" found for the southwesterly corner of said 10.580 acre tract, same being the southeasterly corner of a tract of land, described by deed to Simka Limited Partnership, as recorded in Volume 2312, Page 788, D.R.G.C.T., said corner also being in the northerly monumented line of U.S. Highway No. 82;

THENCE North 01°08'37" West, along the common line between said Simka tract and 10.850 acre tract, a distance of 463.39' to a 1/2" iron rod found in Baker Ridge Road, said corner being the northeasterly corner of said Simka tract and the northwesterly corner of said 10.850 acre tract;

THENCE along said Baker Ridge Road, the following three (3) courses and distances:

South 88°55'21" East, a distance of 651.08' to a mag nail set for an angle point;

North 88°47'59" East, a distance of 142.67' to a mag nail set for an angle point;

North 82°32'46" East, a distance of 170.29' to a railroad spike found for the northeasterly corner of said 10.850 acre tract, same being near the intersection of Baker Ridge Road and Skaggs Road;

THENCE South 01°03'52" West, along the easterly line of said 10.850 acre tract, same being along Skaggs Road, a distance of 492.67' to a mag nail set for corner in the northwesterly monumented line of U.S. Highway No. 82;

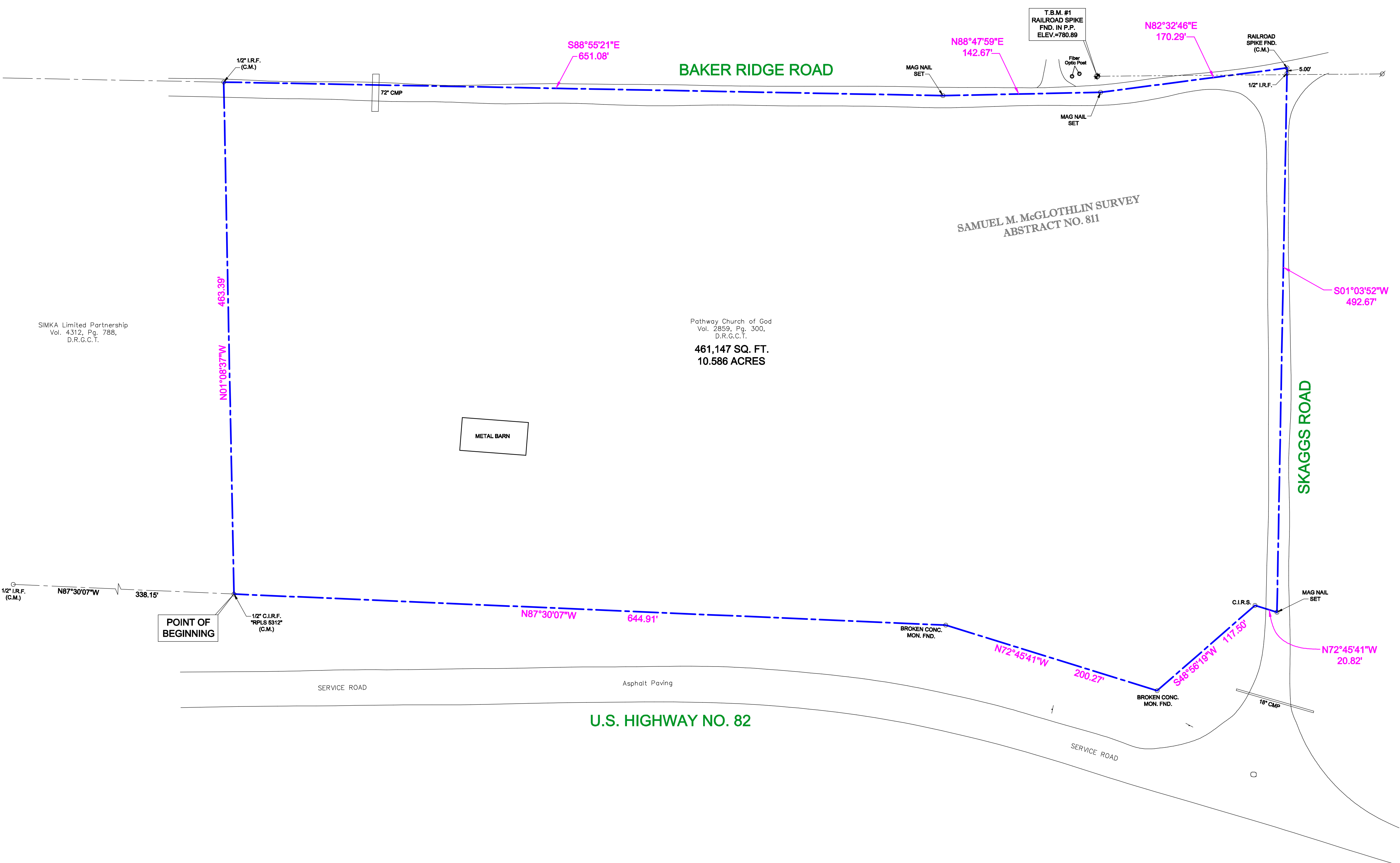
THENCE along said northwesterly monumented line of U.S. Highway No. 82, the following four (4) courses and distances:

North 72°45'41" West, a distance of 20.82' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner;

South 48°66'19" West, a distance of 117.50' to a point for corner near a broken concrete monument found;

North 72°45'41" West, a distance of 200.27' to a point for corner near a broken concrete monument found;

North 87°30'07" West, a distance of 644.91' to the POINT OF BEGINNING and containing 461,147 square feet or 10.586 acres of land, more or less.



General Notes:

1. According to the Flood Insurance Rate Map of Grayson County, Texas, Map No. 48181C0290F, Map Revised September 29, 2010, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The surveyor has relied on the Title Commitment provided by the Title Company listed herein with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings, coordinates (surface) and elevations are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83, as rectified to the City of Sherman GPS Monument No(s). 1-102 and 1-104. Surface to grid conversion factor is 0.99892553, at base point 0,0.

Surveyor's Certification:

TO: Fidelity National Title Insurance Company (G.F. No. 2007-10SH); Wendy Ferguson and Pathway Church of God;

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.G.C.T. = Map Records, Grayson County, Texas
D.R.G.C.T. = Deed Records, Grayson County, Texas

SYMBOLS LEGEND

✕-✕	Wire Fence	⦿ WV	Water Valve
⌵	Wood Fence	⦿ WM	Water Meter
⌵	Chain Link Fence	⦿	Fire Hydrant
⌵	Concrete	⦿ ICV	Irrigation Control Valve
⌵	Asphalt	⦿	Sanitary Sewer Cleanout
⌵	Light Standard	⦿ SSMM	Sanitary Sewer Manhole
⌵	Guy Wire/Anchor	⦿ SDMM	Storm Drain Manhole
⌵	Utility Pole	⦿ GM	Gas Meter
⌵	Overhead Wires	⦿ GV	Gas Valve

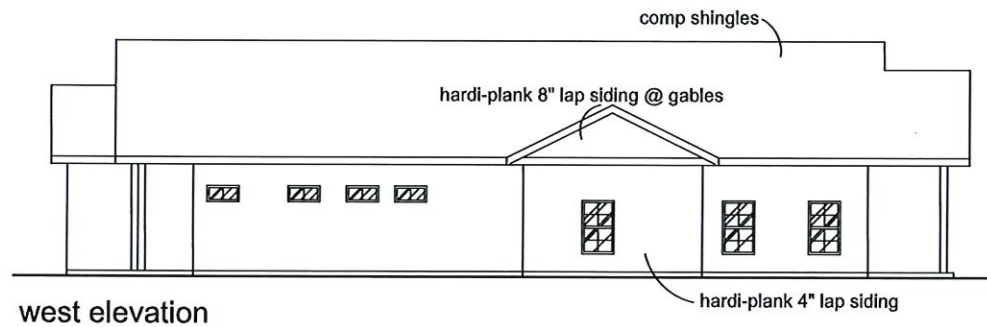
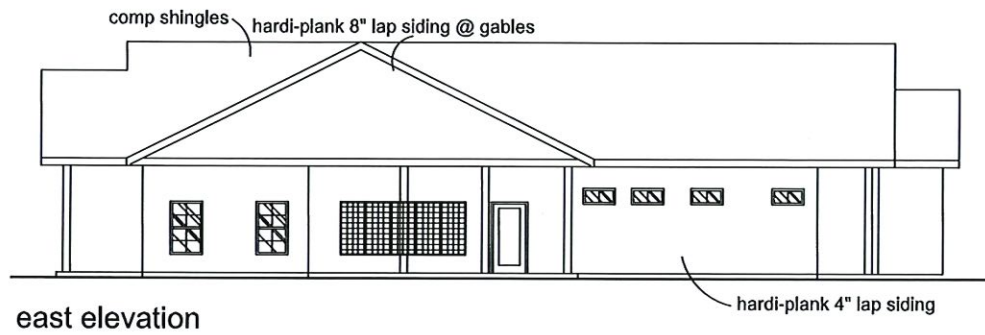
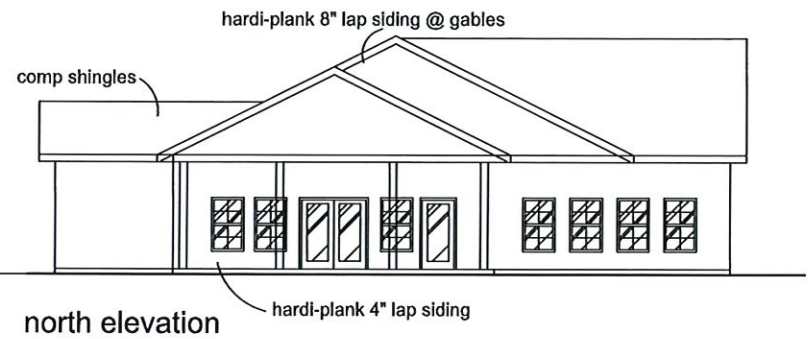
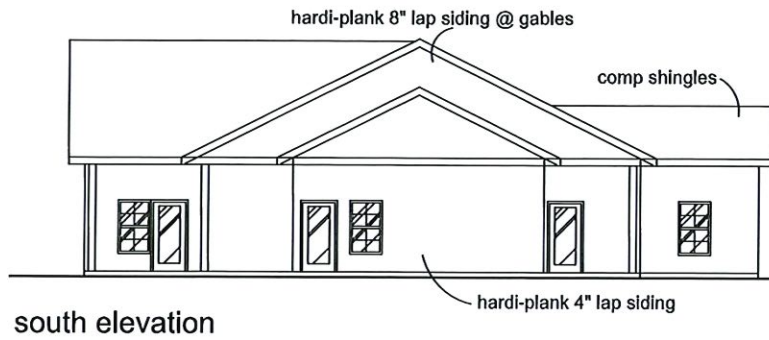
BOUNDARY SURVEY
10.586 ACRES
SAMUEL M. MCGLOTHLIN
SURVEY, ABSTRACT NO. 811
GRAYSON COUNTY, TEXAS

**North Texas
Surveying, L.L.C.**

Registered Professional Land Surveyors

1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

DATE: 08/05/2020 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2020-0078



ferguson rv park
 u.s. hwy 82 sherman TX grayson county

0' 4' 8' 16' 32'
 measure 1" for scale this sheet

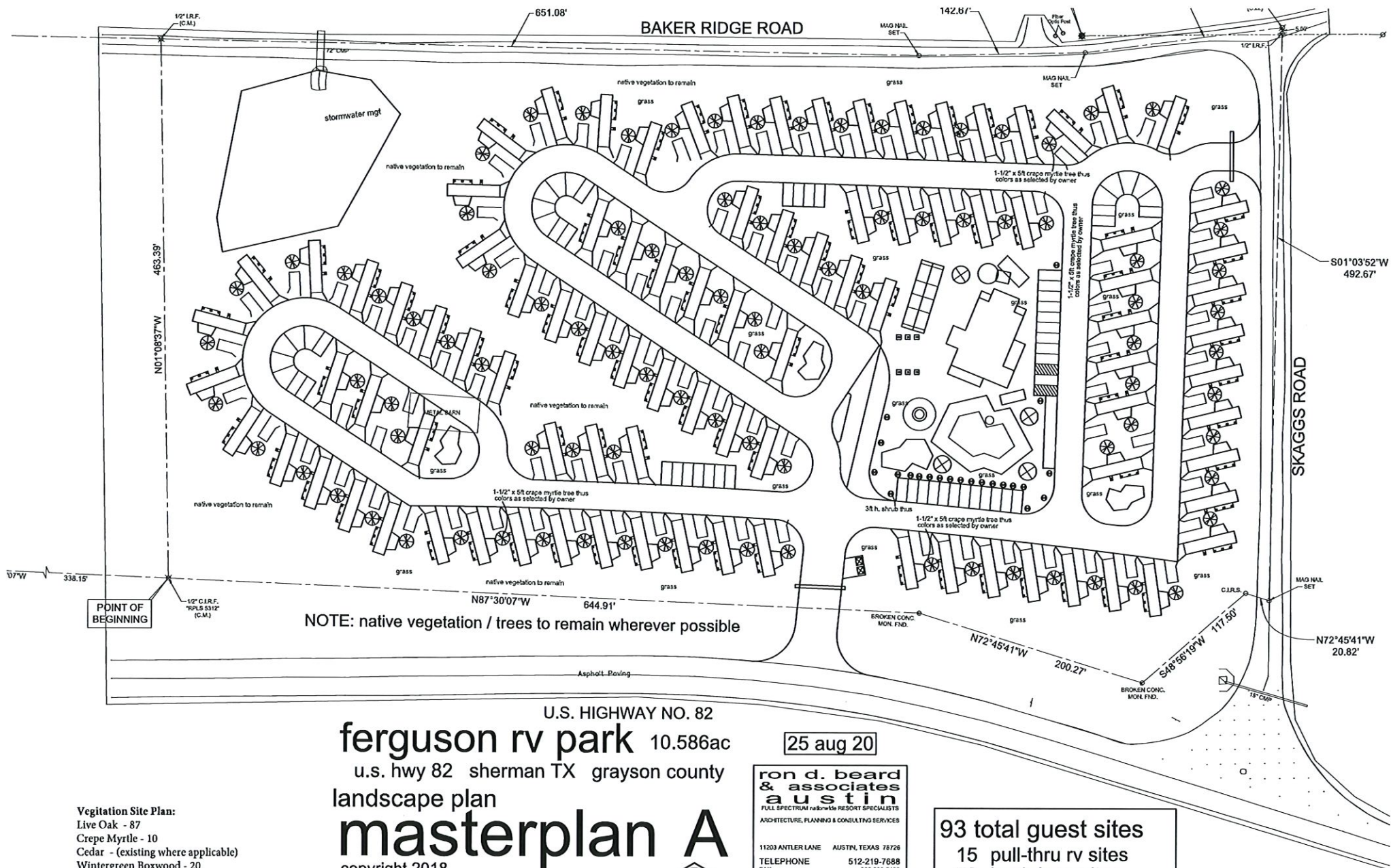
great lodge

25 aug 20



ron d. beard & associates
austin
 FULL SPECTRUM ARCHITECTURAL & DESIGN SERVICES
 ARCHITECTURE, PLANNING & CONSULTING SERVICES

11203 ANTILLER LANE AUSTIN, TEXAS 78724
 TELEPHONE 512-219-7688
 FAX 800-608-5499
 MOBILE 512-750-3432
 E-MAIL: RDB@CONSULTING2.COM
 WEB SITE: WWW.RDBCONSULTING.COM



0' 25' 50' 100' 200'
 measure 1" for scale this sheet

reference north

STAFF REVIEW LETTER

September 14, 2020

Sherman Church of God
2001 East Lamar St.
Sherman, TX 75090

Ron D. Beard & Associates
11203 Antler Lane
Austin, TX 78726

Wendy Ferguson
146 CR 915
Anna, TX 75409

North Texas Surveying, LLC
1010 West University
McKinney, TX 75069

Dear Applicants,

The request for a zone change and Specific Use Permit to allow a Travel Trailer Park (Ferguson RV Park) in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District concerning the property at 3551 East U.S. Highway 82, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, Article 3.09 Travel Trailers, the screening ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The setback requirement is forty (40) feet from the front property line or twenty-five (25) feet plus the height of the building, whichever is greater.
3. Parking is permitted on paved surfaces only, a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Highway 82 access road right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Screening is required and to be maintained abutting residentially zoned property.
7. Glare and illumination standards should ensure that the mechanisms providing light do not negatively impact the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected. All lighting shall be shielded as not to produce intensive or excessive light or glare on adjacent 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. The trash dumpster will need to be located in the main building area.
10. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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 subject property is required.

14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standard and a permit is required from City of Sherman Engineering Department.
15. Proposed approaches off U.S. Hwy. 82 and Skaggs Road do not meet City or TxDOT standard.
16. Entrances/Exits off U.S. Hwy. 82 service road will be right-in, right-out only.
17. Parking will be permitted on improved surfaces only.
18. Parking will be permitted on private property only.
19. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval. Ownership and maintenance information to be shown on plat.
20. Verify fire lane requirements with Fire Marshall.
21. City water does not serve subject property. On-site water or extension of water main by developer is required.
22. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required.
23. Internal water and sewer lines will be privately owned and maintained.
24. Development Agreement required for public infrastructures.
25. The location of trash receptors must be approved by the Public Works 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.

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

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

Respectfully,



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

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

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



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

15.

Meeting Date: 09/22/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

711 SOUTH FIRST STREET (163916)

The request of Anthony & Chery Scott (Owners) and Marshall Sartin (Surveyor) concerning the property at 711 South First Street, being Lots 5 & 6, Block 9, W. Elliott's Addition, as follows;

Board of Adjustments

Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 711 South First Street between Wells and Odneal Streets. The property is zoned an R-1 (One Family Residential) District. The applicant is requesting a variance for a 20' rear setback for the existing two-story building that was built as a hobby shop in 2018. They plan to convert the building to a residential dwelling. The metal building is approximately 2,400 square foot. Parking will be provided for two spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Anthony & Chery Scott (Owners)
Marshall Sartin (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:

8

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Site Plan

Building Permit

Building Elevations

Staff Review Letter

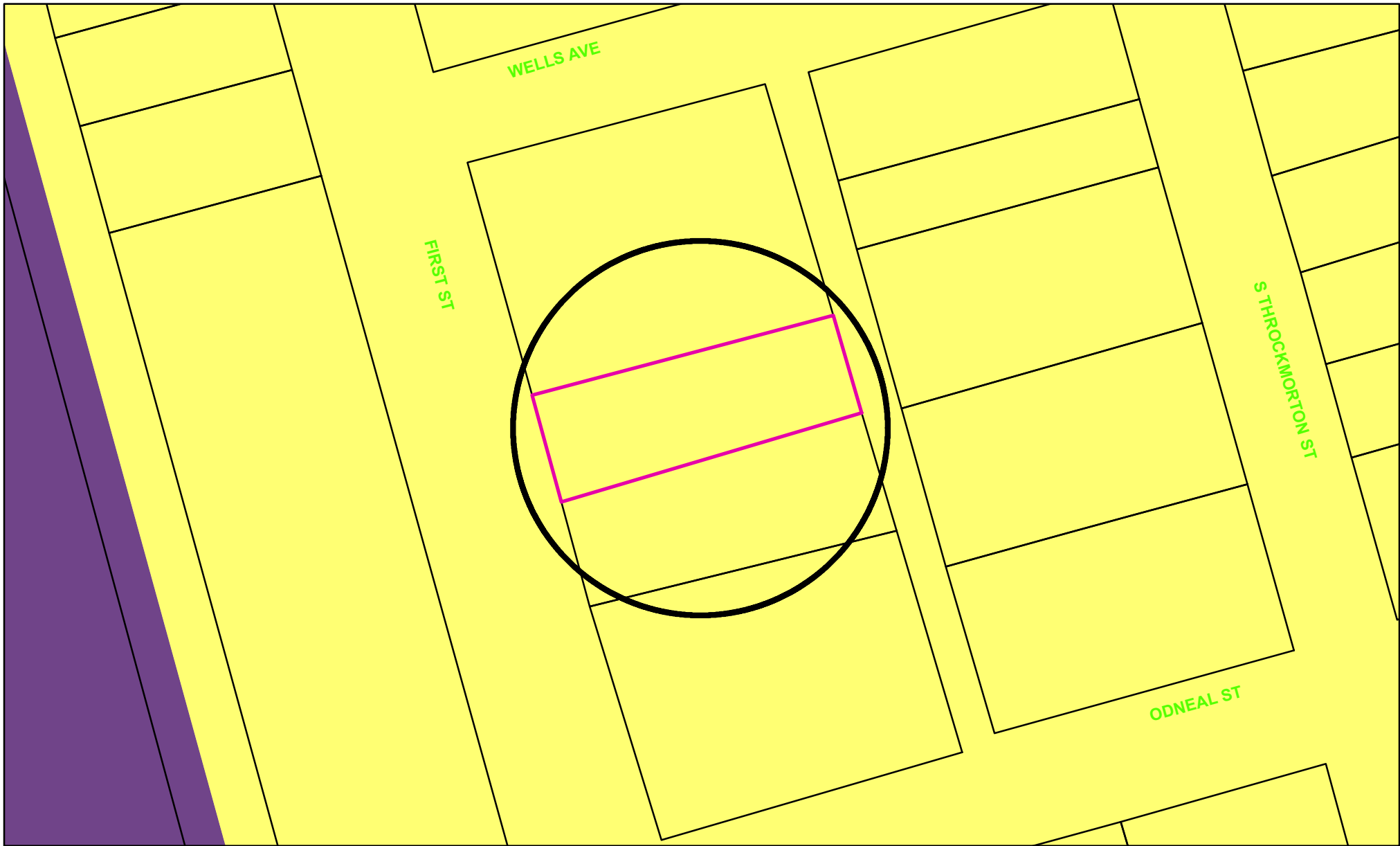


711 S. First Street

City of Sherman, Texas
Developmental Services Department



1 in = 200 ft



Zoning - 711 South First Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

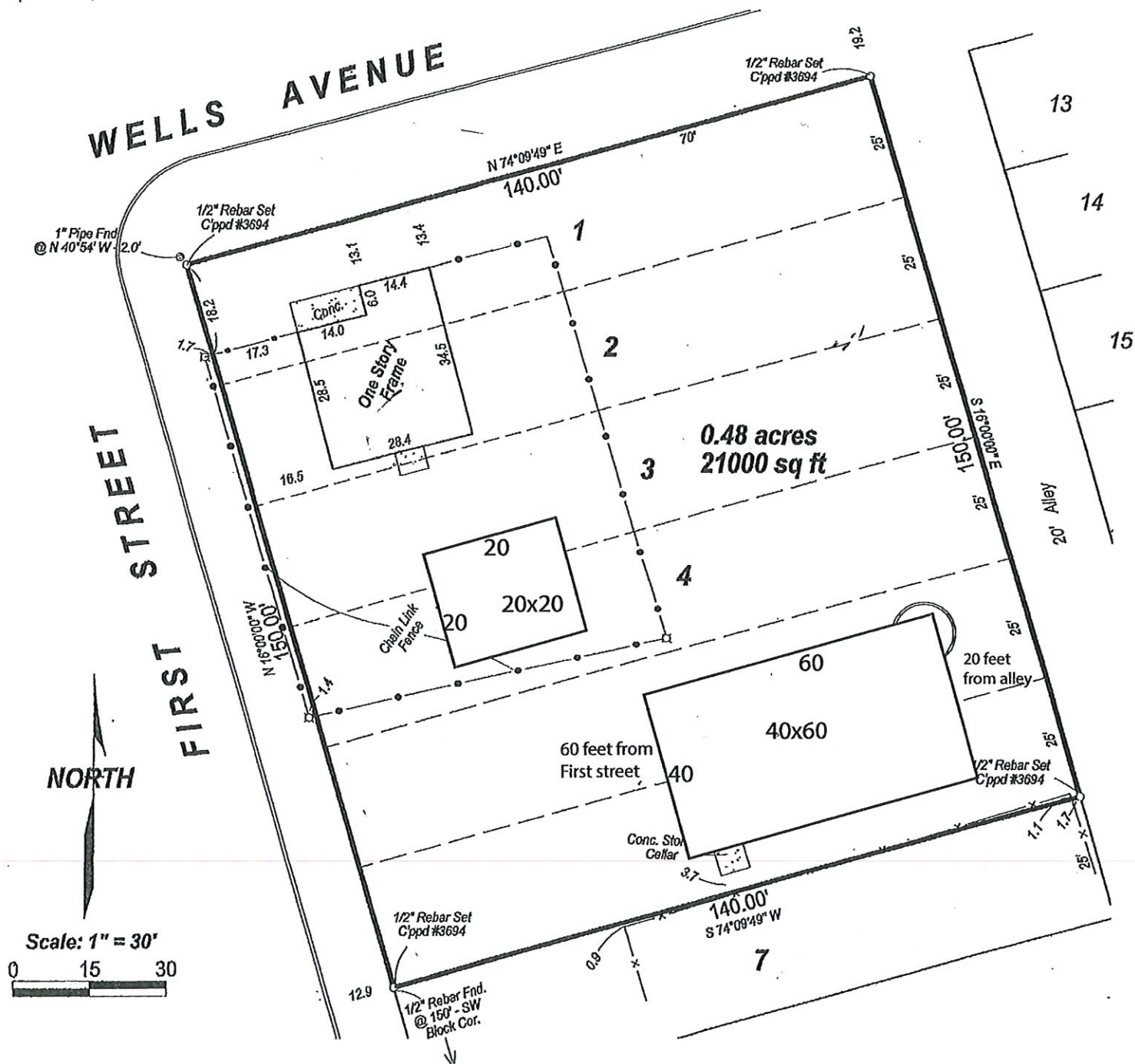


NOT TO SCALE

1 in = 60 ft

711 South First Street





SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors

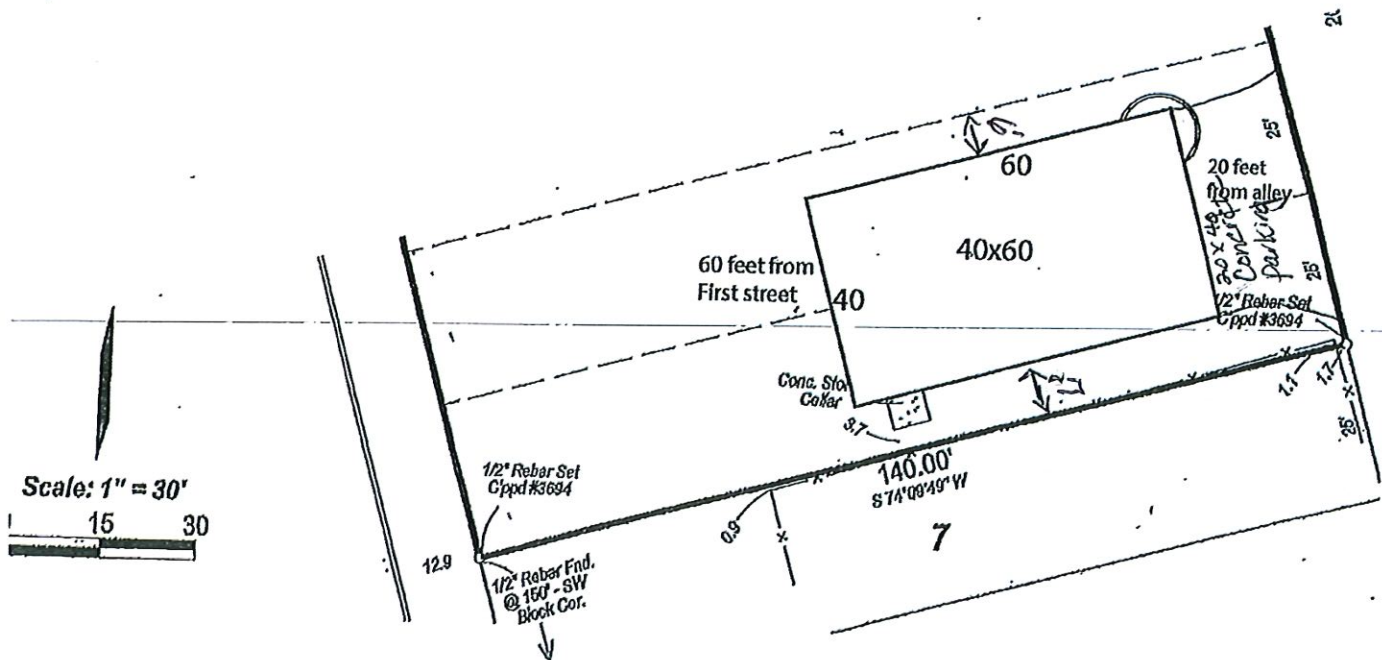
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
 Ph.: (903) 892-8003 Fax: (903) 868-2970 Email: msartin@gccisp.com

SURVEY FOR: CHERY SCOTT

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 25th day of July, 2013 of the following described property:

Lots ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) and SIX (6) in Block NINE (9) of W. ELLIOTT'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 4, Deed Records, Grayson County, Texas.

That the improvements on said property are known as **600 E. WELLS AVENUE, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.



SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
 Ph.: (903) 892-8003 Fax: (903) 868-2970 Email - msartin@gccclsp.com

SURVEY FOR: CHERY SCOTT

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 25th day of July, 2013 of the following described property:

lots ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) and SIX (6) in Block NINE (9) of W. ELLIOTT'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 4, Deed Records, Grayson County, Texas.

That the improvements on said property are known as 600 E. WELLS AVENUE, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Surveying.

CITY OF SHERMAN

REPAIR/REMODEL PERMIT

PERMIT #: 182230 SUBCONTRACTOR: CHERY SCOTT DATE ISSUED: 10/19/2018

PROJECT ADDRESS: 600 E WELLS AVE
PARCEL ID: 163914
SUBDIVISION: ELLIOTS W ADDN

LOT #: 1-4
BLK #: 9
ZONE ORD:

ISSUED TO: CHERY SCOTT
ADDRESS: 600 E WELLS
CITY, ST ZIP: SHERMAN TX 75090
PHONE: 903-820-8008

CONTRACTOR: CHERY SCOTT
ADDRESS: 600 E WELLS
CITY, ST ZIP: SHERMAN TX 75090
PHONE:

PROP. USE: WORK:
CONSTRUCT PERSONAL HOBBY SHOP - 2 story
VALUATION: \$ 70,000.00
OCCP TYPE:
CNST TYPE:

SQ FT: 2,400.00
BEDROOMS:
BATHROOMS:
STORIES:

FEE CODE	DESCRIPTION	AMOUNT
BLD01	RESIDENTIAL ACCESSORY BUILDING	\$ 720.00
TOTAL		\$ 720.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

10/19/18
DATE


(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

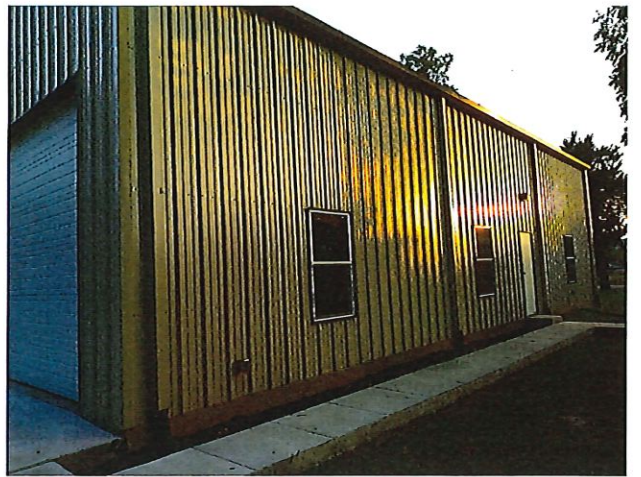
10/19/18
DATE


(APPROVED BY) BUILDING & ZONING

10/24/18
DATE



10/25/18





STAFF REVIEW LETTER

September 14, 2020

Anthony & Chery Scott
600 E. Wells
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District concerning the property at 711 South First Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 22, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One-Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The building must comply with all current City of Sherman Building and Fire codes prior to occupancy to assure a safe environment.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking shall be provided for one (1) space per bedroom, minimum two per unit.
5. Parking is permitted on paved surfaces only, a parking space is considered to be 9'x20'.
6. All parking shall be on private property and shall not encroach into First Street right-of-way.
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulation of the City of Sherman.
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. Drive approaches and sidewalks shall conform to City standard and a permit is required from Engineering Department. Proposed drive approach does not meet City standard. Coordinate with Engineering Department.
11. The City of Sherman does not maintain alleys.
12. Parking within the alley is prohibited.
13. Privately owned and maintained 12' wide asphalt or concrete improvements to rear access must be constructed prior to building permits being issued.
14. Encroachment Easement required prior to improving rear access/alley.

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

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

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

Respectfully,



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

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

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



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

17.

Meeting Date: 09/22/2020

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

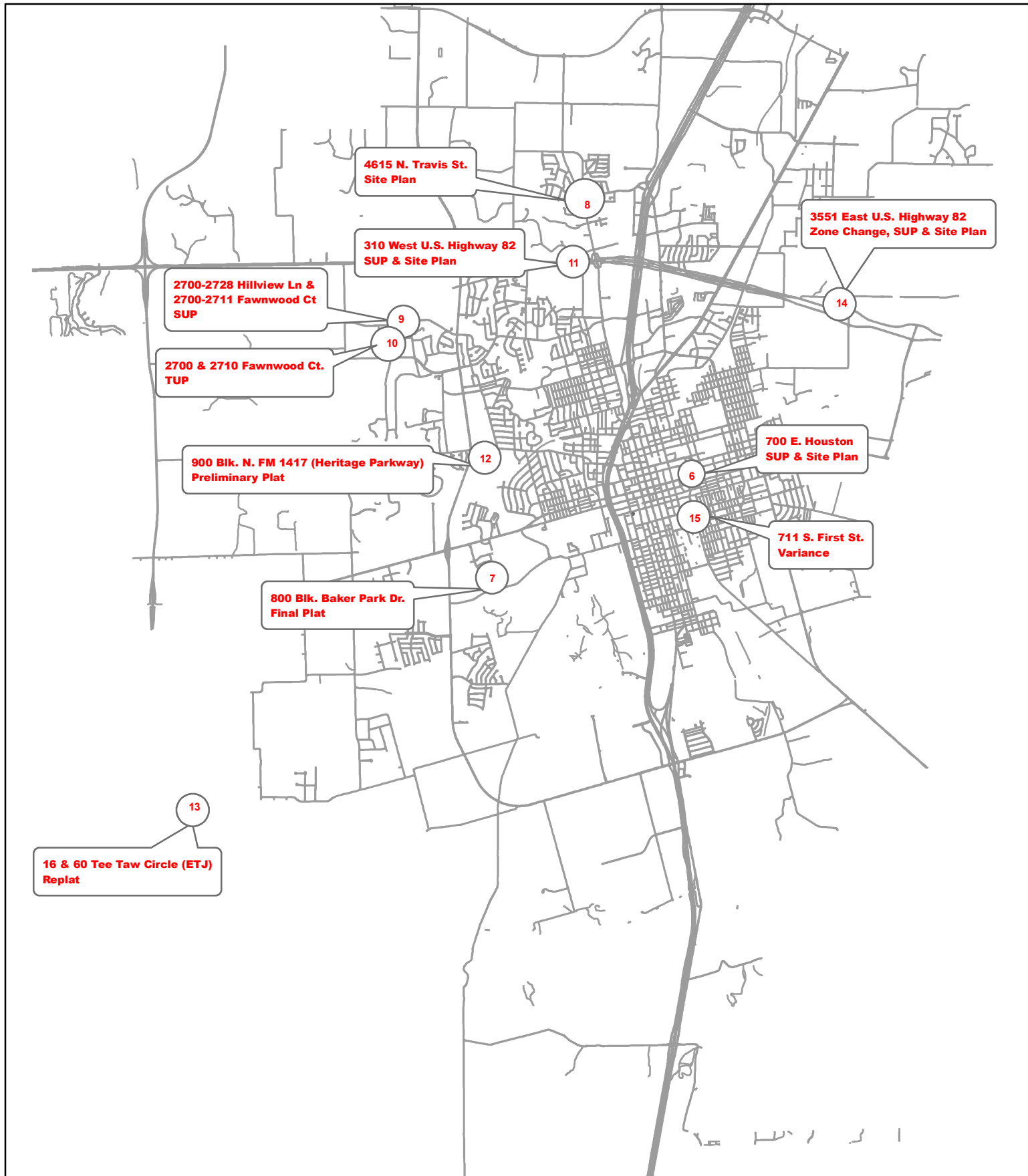
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting September 22, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet