

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 20, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR AUGUST 16, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

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

5. **100 E TAYLOR STREET**

The request of ABS TX Investor, LP (Owners), Albertson's Grocery Store (Tenant) and Barnett Signs (Sign Contractor) concerning the property at 100 East Taylor Street, being Lot 1, Block 1, Skaggs Alpha Beta One Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) to allow a 248 square foot, 34'8" tall freestanding sign with 24' setback along U.S. Highway 75 in lieu of the required 60' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

6. **102 E TAYLOR STREET**

The request of ABS TX Investor, LP (Owners), Albertson's Fueling Station (Tenant) and Barnett Signs (Sign Contractor) concerning the property at 102 East Taylor Street, being Lot 2, Block 1, Skaggs Alpha Beta One Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) and Section 7, Subsection (5) (a&d) to allow a 216 square foot, 12' tall monument sign with a 4' setback from the Taylor Street property line and a 15' setback from the Travis Street property line in lieu of the required 25' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

7. **2501 REMUDA DRIVE**
The request of Baron and Caitlin Boothe (Owners) concerning the property at 2501 Remuda Drive, being Lot 8, Block 2, O'Hanlon Ranch Addition, Phase 4, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow an 8' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street and to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District.
8. *** 2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**
The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;
Planning and Zoning Commission
Preliminary Plat approval of The Gardens at O'Hanlon Ranch.
9. *** 2800-3600 BLOCKS S. U.S. HIGHWAY 75 AND 100-200 BLOCKS W. TRAVIS STREET**
The request of Sherman Crossroads, LTD and Heritage Development Partners (Owners) and Brockette/Davis/Drake, Inc. (Surveyor/Civil Engineer) concerning the property in the 2800-3600 Blocks South U.S. Highway 75 and the proposed 100-200 Blocks of West Travis Street, being 5.6757 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
Final Plat approval of Sherman Crossroads, Phase 1, Right-of-way for West Travis Street.
10. *** 600-800 BLOCKS BAKER PARK DRIVE**
The request of Kritt Concrete, LLC (Owner) Bridgestone Development (Developers), Cross Engineering Consultants (Civil Engineers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 19.568 acres in the Elizabeth Jones Survey, Abstract No. 623, as follows;
Planning and Zoning Commission
Preliminary Plat approval of Parkhaven Estates, Phase 1
11. **1724 WEST U.S. HIGHWAY 82**
The request of SDB Partners, LLC (Owners), Chris Schmitt, Teague, Nall & Perkins, Inc. (Engineer/Surveyor) and BWA Architects (Architect) concerning the property at 1724 West U.S. Highway 82, being Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
Planning and Zoning Commission
Site plan approval for Carrus Medical Office Building

12. * **4103 & 4109 N. TRAVIS STREET**
The request of NEM Creed Canyon Apartments, LP (Owners), Cross Architects (Architect) and Belle Firma (Landscape Architect) concerning the property at 4103 and 4109 North Travis Street, being Lot 1, Block 1, Creed Canyon Addition, as follows;
Planning and Zoning Commission
Site plan approval for Sherman Emergency Care and Retail Center
13. * **4600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS E. NORTHCREEK DR.**
The request of Young Enterprises, LP (Owners), Todd Young (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, being 7.359 acres in the James H. Clark Survey, Abstract No. 275 & J. Jennings Survey, Abstract No. 647 and being a Replat of Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 2-9, North Creek Section 1, and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows;
Planning and Zoning Commission
Replat approval of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section One, and all of Block No. 1 of the Replat of North Creek Addition, Section 1.
14. * **4600-5300 BLOCKS N. TRAVIS STREET**
The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located in the 4600-5300 Blocks N. Travis Street, being 25.235 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Planning and Zoning Commission
Final Plat approval of Austin Landing, Phase 3
15. * **514 ARBOR LANE AND 4601 & 4605 SEPHORA DRIVE**
The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located at 514 Arbor Lane and 4601 and 4605 Sephora Drive, being Lot 17, Block M & Lots 11 & 12, Block N, Austin Landing, Phase 2A-1, as follows:
Planning and Zoning Commission
Amended Plat approval of Austin Landing, Phase 2A-1, Lot 17, Block M & Lots 11-12, Block N
16. **ADJOURNMENT**
17. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

An unscheduled closed executive session may be held if the discussion of any of the above agenda items 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 15, 2016 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of September, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 09/20/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR AUGUST 16, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

August 16, 2016 Draft Minutes

STATE OF TEXAS §

August 16, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 16, 2016.

MEMBERS PRESENT:

CHAIRMAN GILBERT AND VICE-CHAIRMAN PATTERSON.

COMMISSION MEMBERS: DAVIS, VANDERVEER, VELLOTTI, MAHONE AND ELLIOTT.

MEMBERS ABSENT:

THORPE AND ADAMS

CALL TO ORDER

Chairman Gilbert 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 19, 2016 regular meeting. Motion by Commission Member Elliott to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND VELLOTTI.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 12 & 13)

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

CONSENT AGENDA

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF CAJC CORPORATION (OWNERS), KENT FLANAGAN (PROSPECTIVE BUYER), FLANAGAN OUTDOOR POWER EQUIPMENT (TENANT) AND H&H DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY AT 5209 TEXOMA PARKWAY, BEING LOTS 1 & 2, BLOCK 1, CAJC ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR FLANAGAN'S OUTDOOR POWER EQUIPMENT

SITE PLAN –
FLANAGAN'S
OUTDOOR
POWER
EQUIPMENT
5209 TEXOMA
PARKWAY
(CAJC
CORPORATION)

The property is located at 5209 Texoma Parkway between Fallon Drive and Woodlake Road. The property is zoned a C-2 (General Commercial) District.

Flanagan's Outdoor Power Equipment is an outdoor power equipment dealership that sells Toro, Stihl, Grasshopper and Hustler products and provides service to other brands as well. They would like to move their headquarters from their current location at 6320 Texoma Parkway to the land on the east side of Texoma Parkway across from C&L Stone. They would like to build a 10,044 square foot brick veneer building with room to showcase their mowers; sixteen parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GRAYSON GRAND CENTRAL STATION (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 613 AND 623 EAST LAMAR STREET AND 110 SOUTH THROCKMORTON STREET, BEING ALL OF LOTS 16 THRU 24, BLOCK 1, CHAFFIN'S FIRST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GRAYSON GRAND CENTRAL STATION ADDITION, BEING A REPLAT OF LOTS 16-24, BLOCK 1, CHAFFIN'S FIRST ADDITION.

FINAL PLAT –
GRAYSON
GRAND CENTRAL
STATION ADDN.
613 & 623 E.
LAMAR & 110 S.
THROCKMORTON
(GRAYSON
GRAND CENTRAL
STATION)

The property is located at 613 and 623 East Lamar Street and 110 South Throckmorton Street, the southwest corner of Lamar and Throckmorton Streets; Grand Central Station is the tenant. The property is zoned an M-2 (Heavy Manufacturing) District. The owner would like to plat the property into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF CHRIS AND KATHERINE MARTIN (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4312 AND 4316 TEXOMA PARKWAY, BEING 13.457 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, BEING ALL OF LOTS 1, 2 AND 3 OF SIDNEY HEIGHTS ADDITION, ALSO BEING ALL OF A 0.284 ACRE TRACT OF LAND THAT WAS FORMER HIGHWAY RIGHT-OF-WAY AND ALL OF LOT 1 OF THE REPLAT OF PART OF BLOCK 4 OF THE REPLAT OF MIDWAY MALL, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK 4 OF THE REPLAT OF

REPLAT –
SIDNEY HEIGHTS
ADDITION & LOT
1 OF THE
REPLAT OF PART
OF BLK. 4 OF
THE REPLAT OF
MIDWAY MALL
4312 & 4316
TEXOMA
PARKWAY
(CHRIS &
KATHERINE
MARTIN)

MIDWAY MALL.

The property is located at 4312 and 4316 Texoma Parkway between Gallagher Road and Frisco Road. The property is zoned an M-1 (Light Manufacturing) District. The owner would like to replat the property into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF KRITT CONCRETE LLC (OWNER) BRIDGESTONE DEVELOPMENT (DEVELOPERS), JONATHAN HAKE, CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 600-800 BLOCKS BAKER PARK DRIVE, BEING 9.727 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 623, 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.

SUP & SITE PLAN
– PATIO HOMES
600-800 BLKS.
BAKER PARK
DR.
(KRITT
CONCRETE, LLC)

Jim Hidalgo, 2826 Rex Cruse Drive, Sherman, TX and Casey McBroom, Cross Engineering Consultants, 131 S. Tennessee, McKinney, TX

Mr. Hidalgo and Mr. McBroom appeared to represent the request and answer any questions. The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Hidalgo explained he would like to construct fifty (50) patio homes (garden homes) on the property; "I built some on Rex Cruse Drive. My wife is a realtor and the demand is there for this type of home; retired couples are moving back to Sherman and they want smaller homes and yards to maintain. The good thing about zero lot lines is you can move it over to one side as opposed to having five foot setbacks on each side; you can use your side and back yard."

Mr. McBroom explained "the lots will be approximately 50' wide by 130' deep; the current zoning allows for 60' wide lots; with that lot spacing we can build forty-four homes, but with the patio homes, that can be increased to fifty. The proposed houses will range in size from 1,700 - 2,200 square feet. The demand for the product is driving the request for the Specific Use Permit; not the five to six lots you would gain." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "the difference the patio home

ordinance allows smaller lots and you have the option of putting the house on one property line or the other.”

Mr. Hidalgo responded “that is correct; if you have a sixty foot lot, like it is right now, the house would be in the middle and you have ten percent on each side with a minimum of six foot, the house would be twelve foot apart, but the people can’t really use the side of the lot, but if you move it to the property line, then that makes them ten foot apart, but they can use the backyard and the side yard as part of their home. The six foot on the side only allows you to put a condensing unit or a gas meter; it basically is worthless.”

Chris Walling, 2017 Monte Cristo Drive, Sherman, TX

Mr. Walling explained he attends Western Heights Church of Christ along Baker Park Drive. He wanted to know if there would be an impact on the parking along Baker Park Drive once these houses go in, “will there be any parking restrictions.”

Clint Philpott, City Engineer explained “you are allowed to park on the side of the street; I wouldn’t expect that there would be any additional parking when the neighborhood develops. Currently, there are not any “no parking signs” on Baker Park Drive.”

Chairman Gilbert asked if Center Street is identified as a minor artery through the City and parking is not allowed along the street; is that correct.

Mr. Philpott responded, “correct. Baker Park Drive is considered a collector street; parking is allowed on the street along Baker Park Drive.”

Jerry White, 2612 W. Biscayne, Sherman, TX

Mr. White explained he lives closest to the proposed development. “I’m here as a resident of the Parkhaven residential neighborhood; I along with the majority of our neighbors oppose the proposal to build patio homes in lieu of the existing estate type, single family custom homes that comprise the Parkhaven neighborhood. Our neighborhood is not a cookie cutter tract home development.”

“The existing neighborhood is comprised of large residential lots with abundant trees, spacious lawns and landscaping. The proposed development is nothing more than garages and driveways with small attached residential structures; void of any character.”

“The Parkhaven neighborhood is an established 30 year old community; virtually void of crime, trash or the other high maintenance City services. The number of children per household is below average as there are many retired couples living in the existing neighborhood.”

“We urge the Planning and Zoning Commission to demand a

neighborhood enhancing development adjacent to our existing Parkhaven Estate area instead of the proposed degrading of our well established neighborhood. The existing builder/developer along Calgary Street has rejected to align with the existing Homeowners Association of Parkhaven causing an adversarial relationship with our neighborhood. We can only surmise that their reasoning is to not comply with the long standing covenant that covers this section.”

“From an ecology argument; merely ask the owner how many trees were saved as they prepared this area for development.”

“My last point... the existing Parkhaven neighborhood has contributed approximately six million dollars in property taxes to the City and County coffers since its development in the mid 1980’s. Our support of schools, churches, parks and infrastructure should be considered in making your decision. Please reject the applicant’s request to build patio homes; instead continue to build single family homes consistent with the existing neighborhood.”

Ben Dever, 2413 W. Cascade, Sherman, TX

Mr. Dever explained “it has come to the attention of the Parkhaven neighborhood that a new development is being proposed directly adjacent to the 600-800 blocks of Baker Park Drive. All of us welcome new growth and development in Sherman, however, the proposed patio home cluster is significantly congruent with the long established Parkhaven neighborhood with the standard for lot size, spacing and appearance criteria.”

“The Parkhaven residential area has a proud history dating back over three decades. A quick search on the internet will show you that even after these many years it is still recognized today as one of Sherman’s most prestigious, iconic and well maintained residential neighborhoods in Sherman. By the same token, another simple search on zoning request will demonstrate that patio home developments are second only to apartments and the vehement opposition they encounter; the reason for that opposition is easily explained. Apartments and patio homes create significant traffic issues and inevitably lower property values of the surrounding areas.”

“We are painfully aware that the proposed development while directly adjacent to homes in Parkhaven is legally outside the Parkhaven HOA governments; this makes it immune to our HOA restrictions that were established to maintain acceptable standards for housing density, lot size and appearance criteria. It leaves only the minimum standards set forth by the City of Sherman to regulate this matter. It is unclear why there is no specific patio home zoning code for the City of Sherman that other cities with similar size utilize. Just as there is an R-2 (Multi-family Residential) District zoning code, it would seem appropriate to add a similar

classification for patio homes; this would aid in identifying high density patio home developments with zero lot lines from being considered in the same conversation with R-1 (One Family Residential) District zoned areas. This lack of distinction allows patio homes to be treated similar with the majority of R-1 (One Family Residential) District residential areas when in fact, they differ in many significant ways.”

“In light of these issues, I ask the committee today to help identify answers for the following concerns. The proposed lot size is stated at 50’ wide, this is below the minimum lot size standard for the Sherman zoning code, Section 2, R-1 (One Family Residential) District with a width restriction of a minimum of 60’. We would like to understand why this proposal is being allowed as an exemption that violates these existing R-1 (One Family Residential) District restrictions.”

“Additionally, given the sparse allocation of housing in Parkhaven due to its HOA, we would like to know what analyst has been performed to ensure the roads, lighting and signage are adequate to handle double the housing that is existent in this area for over three decades. We want to see that due diligence is performed in accessing the local fire and emergency response stations to determine if they are adequately staffed for double the number of homes in this area should there be a multi-home fire or emergency response.”

“We want to understand what privacy fence or barriers be established by the builder to delineate the Parkhaven residential area from the proposed high density development. We want to know what covenants and restrictions will be utilized to prevent large vehicles, temporary storage, raising of livestock and other similar concerns from occurring.”

“This proposed dense patio housing development threatens to devalue the single largest investment that many of us will ever make. It will create a densely packed high trafficked living environment with transient, high turnover ownership that only serves to erode the standards that have been long held the neighborhoods in Sherman. Stand with us in preventing this proposal from passing and help the residents of Parkhaven protect the investments that we have made in our homes, this neighborhood and in the City of Sherman for the past three decades.”

Shannon Cain, 2605 W. Cascade, Sherman, TX

“I am a thirty year resident of our town, a Parkhaven homeowner for more than ten years and I want to express my concern about the recent discussion and the pending decision regarding the Specific Use Permit. I request that you deny the specific use permit altering the existing R-1 standards that is currently before the board. I also request you not approve any further requests relating to undeveloped land in Parkhaven until the current owners of said undeveloped land submit for your approval an update to the

Master Plan for said subdivision or related development.”

“Parkhaven has been known as one of the most stable neighborhoods in Grayson County for over thirty years. Described in past and present real estate ads as prestigious, desirable, beautiful and tranquil. Parkhaven home buyers have invested in this neighborhood with the expectation of stability and further development that would be comparable to established construction. This expectation has been bolstered by at least two signs that have been displayed by realtors over the years at the corner of Calgary & Baker Park illustrating a neighborhood plan. A map of a similar plan also exists and any alteration to that impression has never been officially provided. It was only mentioned as a possibility when home construction began on Calgary Drive.”

“Recent home buyers have reportedly not been told of pending construction that would alter that perspective. So, it is understandable that home buying investors expected construction and planning resembling what already existed. An alteration to those plans presents significant worry related to the intentions and planning of future development.”

“Tonight, if you search for a new home located on Calgary you will see that the price of that home was dropped just yesterday from \$321,374 to \$295,000, potentially as a direct result of the greater community awareness of what this proposed development to be built immediately behind that residence. This speaks directly to homeowner concerns regarding their investments, a need for improved neighborhood planning and communication as we move forward.”

“Here is another illustration of the need for improved planning and communication before moving forward with development and the larger development. Currently, builders and other developers are not required to contact the Sherman Independent School District to inform them of pending construction or the expected increase in enrollment directly related to a developer’s project. I have been told that as a result our SISD must make due with quarterly forecasts of demographic trends forcing our educators’ planning into a reactionary mode. We know that our SISD will strive to meet the needs of our children, but in doing so it may be by means that are less than favorable. While home builders are not required to contact the SISD, it is clear contacting local schools and informing of expected construction is part of being a conscientious neighbor. Rest assured, families will move to this area to looking to attend Sory Elementary.”

“I am told Sory Elementary was not aware of this proposed and potentially first high-density development immediately to its west. Sory is already experiencing growth beyond that forecasted with certain grades likely already at capacity. Certainly, the education of our children and the quality of that experience outweighs the unforeseen consequences of

unplanned opportunistic high-density development.”

“It has been made clear that research related to the impact of this high-density development and other proposed development dependent upon Baker Park Road and Center Street does not exist. This means that traffic studies are not available to proactively plan and assure that traffic or noise passing through Parkhaven will not be negatively impactful to this established neighborhood or detrimental to positive future development.”

“Finally, I would humbly request this board to consider the impactful precedence of this proposed variance upon the neighborhood’s infrastructure, nature and value... now and in the future. What do we want Parkhaven to be? Do we want future construction to reflect a deliberately planned, stable and safe neighborhood that has buoyed schools and real estate for the past thirty years, or will the variance be granted enabling a potentially destabilizing construction on some of the most sought after residential-housing real estate in the county? Thank you for the opportunity to speak.”

Landon Cain, 2605 W. Cascade, Sherman, TX

Mr. Cain explained he is twelve years old and has been a part of the neighborhood for eleven years. “I enjoy the safety of riding my bike, playing with my friends on a large street with minimal traffic. I highly disagree with the proposed change as this will increase traffic in my neighborhood, therefore increasing danger to my friends. I do not feel building fifty homes on less than ten acres are appropriate for this neighborhood.”

Tom McGovern, 2500 Calgary, Sherman, TX

Mr. McGovern explained he has been in Sherman for fifteen years and moved into this neighborhood for the very reasons that everyone talked about; “it’s quiet, the traffic is low, there is no noise, there has been no crime. We are very concerned with putting fifty homes on nine acres of land is going to change that in significant way. I understand Kipling last year voted Sherman one of the best places to retire and I think the qualities in our subdivision are one of the reasons why that happens; this variance has changed that dramatically.”

“My concerns are about the information that is lacking; I have been on the front lines of this construction since it happened, my home has been ruined by the construction, not just the homes that were put up, but the way they were put up. I have had interactions with the builders, interaction with the financiers that are requesting this variance and they have all been disappointing and if not frankly dishonest. I was explained one day that these would all be single family homes, the neighborhood would be maintained, my property value would actually go up, and now this variance is something completely different. The builder seems to have a complete disrespect of the community that he is building in and he disrespects the residents of the community as well.”

"We have asked for information multiple times, we have been told there would be meetings and flyers; none have ever materialized, maybe it is not required, but it would certainly help in building in our neighborhood. My conversation with the builder on my side yard after a backhoe and tons of brick were placed on my yard ended up with him being rude, sarcastic and actually foul mouthed and I don't expect that especially on my own property."

"The house that was built first was built right next to me and there was a retaining wall that needed to go up between my house and the new property. That retaining wall is supposed to help prevent shift and take water out to the road with a French drain; what happened was, it has turned into a waterfall, it's nothing more than a water treatment and now when it rains, I have six inches of standing water in my side yard and it has never been there before."

"We have had problems with mud in our cul-de-sac as deep as six inches after rains and after buildings and it has taken multiple calls to the Code Enforcement Office to actually get anything done about that. Each time I call, they make a phone call and then a day or two later something happens."

"In addition, while the building has been going up, we have noticed we have been in the shower and the water becomes cold, we go outside and the subcontractors have hooked up to our water and taken it over to the construction site and then we look and we find an electric cord plugged into my house and brought over to the construction site. Sherman Police were notified, they've been out, they investigated thief of service, and I asked them not to press charges because they promised it would not happen again, the water issues happened three times, most recently last week."

"I am very concerned about the conduct of the construction that is going on, especially the massive construction that is being planned. We have had the Police out there for criminal trespass. I have photographs I have provided you of my property (attached to these minutes). There are tons and tons of bricks laid on my side yard, there are backhoes and bobcats up and down my side yard; the sprinkler system was destroyed on that side of my home. With much to do, I finally got something done about settlement, but still the yard is not the same, the sprinkler system is still nonfunctional, I have had to have it repaired myself and the answer I got was "if you don't like it move" and that very disturbing to me."

"I was also was questioned once about the Homeowner's Association and what the rules were, what you could build, what could face this way and that way and I'm not facile on any of that, but when I'm told, I bought the majority of the land here, so I can change the rules as I see fit and do what I want, it doesn't lend itself for a good conversation; it doesn't lend itself to a good relationship."

“My wife is afraid to leave the house, we have had propane tanks stolen off the back porch, we have had people hook up to our house and we have had people working on our yard, the pictures I showed are just representative, I have videos, it’s dramatic what goes on; it’s like a construction site on my lawn. My lawn is destroyed, it has been fixed once, it needs to be fixed a second time because the drainage is ruined, the sprinkler system is ruined.”

“I am very concerned with these patio homes that are going to go up right behind my property; I’m going to have fifty homes on nine acres of land starting within ten feet of my back property line and my home is almost destroyed now. My pool if you look at some of the photos, cement bags at the bottom of my pool, plastic bags on my roof; the entire yard is scattered with garbage, Code Enforcement tells me that is not supposed to happen, somebody is supposed to clean that up, this has been ongoing since construction started. I don’t know if anybody else has the same problem, it is probably because of my location of the construction site.”

“I am not adverse to construction, but you can’t destroy my home to construct another home. I think the conduct of the builder; I think the audacity of his integrity is significantly questioned in my mind and I have no eager thoughts about what is going to happen when fifty patio homes go up. I went and looked at his other patio homes that he built at the other places he has mentioned; I’m sure they are finely constructed, but they certainly don’t look like anything in our neighborhood and they are also built in very different neighborhoods from the Parkhaven community and I think they may fit in better in those communities, but I think what we are being asked to do is to approve a man and a group of people to build fifty homes on nine acres in a community that doesn’t look like that and really doesn’t want that. I’m just concerned that I will even have a house left when it’s done.”

“I would wish tonight that you just vote no on this variance or the very least table it until more information can come across as to what this is going to be or not be, what I think the request is asking you to dispel a disbelief; it is a horrendous mess in our neighborhood right now, and I suspect it will only get worse.”

Kay Estes, 500 Baker Park Drive, Sherman, TX

Mrs. Estes explained she lives directly across from the proposed building site. “I don’t have any formal data or information about how my property may be affected; I do know that is my single biggest concern and it’s also my single biggest investment. I think the quality of our lives out there will greatly affected by the traffic that will at least triple. How does this committee feel about property values going down and the traffic that this will create; there is one way in and one way out.”

Shannon Cain, 2605 W. Cascade, Sherman, TX

Mrs. Cain explained she is a forty-one year resident of Sherman, Texas, "I love this community, I loved to go to college and come back with the full intent to serve the people that raised me. My husband and I have been in the Parkhaven Addition for eleven years now. It took us five years in searching for homes in Sherman to find, what we felt was the perfect neighborhood for at that time our one year old and hopefully for our family to grow."

"Certainly, there are a lot of foundation issues in places in Sherman, we found Parkhaven to be a very stably built community. I hope you are all aware of the aesthetics of Parkhaven, when you drive down those streets, they are wide, the lawns are beautiful and connect with one another, there are large trees, and the homes are very well maintained. Growing up in this town, I know that those homes have been maintained from the very beginning; we are now three decades down the road, those homes are still very well maintained. We have worked hard to get in this neighborhood; we continue to work hard to stay in our neighborhood as do a lot of our other neighbors."

My concern is if we have patio homes built just adjacent to the beautiful neighborhood that we have bought into with the intention of raising our children in because of safety and security, in thirty years from now are those patio homes going to have the same aesthetically pleasing value as our current do; obviously that answer is no, because they will not have aesthetically pleasing value to them when they are built from day one. This is not only a situation to look at presently, but I would like for you to please consider what is going to happen to that section of our part of town, five, ten, twenty years from now. I do not see how that can hold the stability that Parkhaven has shown to hold with us for three decades."

"In addition to traffic issues which have not been studied, there is safety issue with children. The idea of adding fifty high density homes, all the traffic that would incur is not good for me as a Mom with three small boys. The neighborhood has newer families moving into it, we are getting more and more children all the time and certainly this is a concern of ours."

"I would ask in going forward, I am in hopes that you oppose this proposal, at the very least table it, I do not feel there is adequate information to pass this. We have had conversations with the home builder regarding the HOA and he knew we wanted to abide by the HOA, mainly building homes without front facing garages, that was no, no, no, we would never do that, so what was the first property to go up, a front facing garage, he knows that is not the aesthetics of our neighborhood, but he chooses to do as he pleases. My concern, although he has built to this point, two very nice aesthetically pleasing homes on Calgary, we have no idea what's going to take place in this patio home addition and from communication from the beginning with myself and with

several other neighbors, I don't really think we have any faith in the fact that what we are going to be told, is actually what is going to be done, and we are already not necessarily happy with the fact of a high density home establishment being placed next to our established community."

"Please take this into consideration, would you want this in your backyard, because I feel that you would say no; I would not want this in my backyard. I understand that development has to continue and I am all for development, but I would like to see development be in the direction that helps to maintain what is presently there for today, tomorrow and thirty years from now."

Kim Morris, 2504 W. Cascade, Sherman, TX

Mrs. Morris concurred with everything everyone else said. "I do want to underscore the very serious traffic concern, there is only one way in and one way out and our church neighbor has already gotten up and spoken today about parking and that nature. We have a lot of walkers and children out there and on Wednesdays and Sundays if you happened to be walking out there, Baker Park Drive is like a speedway already and it gets a little bit dangerous, especially if you are walking on Wednesday nights. We are talking about adding fifty homes in that small area; we are talking one hundred plus cars and I don't think any studies have been done to see what that is going to do to our community and our neighborhood."

"Last year, we moved our son Florida and I thought we would go and buy a little investment property, he could live in it and some point when he was established we could resell that home for a profit; I looked at hundreds of neighborhoods that all had starter homes in them, that seemed like a nice little neighborhood; all of those neighborhoods had two things in common: weeds that were knee high and cars sitting everywhere, I don't think any of us want that for Parkhaven."

Cathy Wilcott, 207 Baker Park Drive, Sherman, TX

"We moved into the neighborhood, we knew very quickly it was the place we wanted because it is a grand, beautiful neighborhood. The garden homes will change the neighborhood and the footprint of the neighborhood." Mrs. Wilcott asked the board to table the request.

Tony Garraputo, 206 Baker Park Drive, Sherman, TX

"I have been a resident of Sherman other than when I went to college for sixty-one years; we have lived in the Parkhaven Addition for sixteen years. When we looked for a place to spend the rest of our lives, we wanted to stay in Sherman and Parkhaven is where we wanted to stay."

"One of the things that you look at when you buy a house, the single biggest investments that you will make, is what the area around you is zoned, what is going to be there, we look at the Planning and Zoning Board to protect those zoning

ordinances, to protect the value of our homes and to control the infrastructure of the area. To me, this is more than just a small variance, this is a significant change to the way the area is currently zoned and I ask that the committee not pass this deviation."

Kim Thomas, 2609 W. Cascade, Sherman, TX

"My family and I are retired from the United States Army, we chose Sherman, we asked our kids where they wanted to live, and they chose to stay in Sherman. First time in their lives that they have made friends, great friends. We searched long and hard to find us a decent house, we found our dream house, we maintain, we worked on it, we changed the landscape, most people like to come by and walk by our house, bike riders from other neighborhoods come by our house, because they love the neighborhood."

"I want to tell you about another street, it's called Creekside in the Pebblebrook Addition, when we came out of the army, we had to stay there for a year, they had nice large lots, original plat, a developer came in, cut those things up in fourths, you cannot drive down Creekside in the evening, two cars meet, you have to wait, one negotiates through the parked cars. You start having this patio housing, you are not going to have one or two cars on the side of the road, you are going to have eight to ten, you are going to have a traffic problem."

"I was a Space Manager for the Second Infantry Division for fourteen installations over a hundred square miles, I also learned something, it's called infrastructure, do we have the infrastructure in place right now for the additions of those homes, the electrical grid, the water, the sewer, we are going to have additional solid waste pickup, it is going to be a disaster, just like Pebblebrook, it is going to be so crammed in you can't get the garbage truck through the day because of cars parked on the side of the road."

"Western Heights Church of Christ, Sunday mornings they all park on the side of that road, I don't complain, not a problem, but you add another fifty houses times three or four cars, and it will happen, you know it will happen, if you don't tell them to stay off the street and it is going to be impossible for people to get around."

Jim Hidalgo responded "they were saying this would devalue their property, for one thing that is not true at all. Mr. Cain said 2504 Calgary was sold and the other one was reduced to \$295,000; the reason that is because it is a new house. 2504 Calgary sold at \$125 per foot, 2502 Calgary was also sold at \$125 per foot; that's the low end of our deal; the next ones we will be doing at \$135 or \$130 per foot. As far as devaluing their properties, 502 Glacier is valued at \$72.53 dollars per foot, 2605 W. Cascade is valued at \$77.17 per foot, 2417 W. Cascade is valued at \$78.00 per foot; I just picked three, so I don't know how I could be devaluing their property on these

houses.”

“The patio homes that we are going to be doing will be 1,700 – 2,000 square foot and it is all depending on the market; if the market yields 2,500, that’s what we will build. It is not going to be anything comparable to Pebblebrook at all. Most of the people that buy these houses are retired people, they have had the big house, they are over the big yard; they want a small yard so that they can go on vacation and not worry about a lot of things. Our starting price point is going to be \$200,000 plus.”

Chairman Gilbert explained “the decision the board has to make is more the size of the lot; the fifty foot wide lot versus the sixty foot wide lot. The sixty foot wide lot, 6,000 square foot minimum is required by City Ordinance, what you are asking is for fifty foot wide, what reasons would you have for better service for the neighborhood and be of good faith. We are not too interested in what the houses look like; that is not our responsibility, price, deed restrictions, so forth; just regards to design, the lot size and what way is a Specific Use Permit a good idea for this neighborhood.”

Mr. Hidalgo explained “the obvious is the more lots we can get for the property, which if we go sixty foot wide lots, it would only save six lots. The good thing is the tax base for the City with more houses. As far as the traffic, they will probably all go to Center Street and head that way; I don’t think it is going to become a thoroughfare in there, I don’t think you will have to add a traffic light or nothing. If we did do the sixty foot wide lots, we would still want the zero lot line, because driving down the road you can’t tell the difference ten foot apart or twelve, but shifting it over to the side line just makes it so much better and usable yard for the homeowner; it just makes a better looking house, they are not going to be no cracker jack looking things.”

Chairman Gilbert explained “it’s obvious there are a lot of neighbors here that don’t want and don’t think it is a good idea. My perspective is a Specific Use Permit is not granted, it’s not a right of use, it has to be something that is implemented and planned and agreed on by everyone involved, it would come to a public hearing. Is there any room for compromise, if you would just have a traditional plan and plat the way the ordinance is written susceptible to the City we wouldn’t have grounds to deny the request, but with you asking for a Specific Use Permit, it’s not a right of use, so when you ask for a Specific Use Permit you have to take into consideration the neighborhood, their thoughts and concerns about it, that’s just my feelings on hearing all the conversations and the attitude of the residents that live there.”

Mr. Hidalgo responded “I hear that and with that said it is only adding six more lots to the acreage we are taking up. The roads are going to be thirty foot wide, sidewalks and the

normal stuff they have right now for the restrictions for Sherman.”

Commission Member Velotti explained a lot of people mentioned Calgary when the house was being built; “are you the same builder that built on Calgary.”

Mr. Hidalgo responded “yes, and the house they are referenced to is on a cul-de-sac, there is no way in the world I could fit a house on that lot with a side yard garage.”

Mrs. Cain explained “that is why you were offered cash for the lot and you turned it down in spite of the Homeowners Association stating, no front facing garages.”

Commission Member Velotti asked if there was any plan put together to build similar houses to what these folks have; “is there a reason we have to go to patio homes, is there a reason the houses couldn’t be built to spec like everyone else’s houses were done.”

Mr. Hidalgo explained “I have a lot of people wanting that garden home; I was going to do it east of the North Haven Addition but this is going to be first.”

Casey McBroom

Mr. McBroom explained he lives in McKinney, “McKinney has two examples, Stonebridge and Craig Ranch that have these similar developments where you have larger lot homes for people that desire that and immediately adjacent, you have pockets of smaller garden homes, these are not built to be starter homes, they are built to be higher end, higher density places to live. The sixty foot lot model is the more traditional of what you think of a starter home, they have wider houses, but do not appear to be wider lots, they look almost the same, but the design of the house now forces all of the features to be forward facing. The zero lot line allows the properties to be porched or courtyard or things along the side yards, but the properties in Stonebridge and Craig Ranch, those if done properly and if done to a higher price point, you are still maintaining a property that is as soon as it is for sale is quickly snapped up, because there are people that are looking for that type. If you build to a sixty foot lot you are introducing a type that is less in demand, so widening the lots may do more harm than good, given this type of product. There are examples where this does work very well, Stonebridge and Craig Ranch being two.

Mr. Hidalgo explained “one example in Sherman is at Washington Place, they have one road that has patio homes and the larger homes behind and it has worked out well over there.”

Someone from the audience stated “there is probably only about ten of those patio homes; not fifty and it was part of the original plan.”

Commission Member Davis explained “sixty foot lots are the minimum; it is not the norm for a lot in Sherman.”

Scott Shadden, Director of Developmental Services explained “it is the minimum requirement.”

Commission Member Davis explained “if we are talking fifty and sixty, sixty is probably not the norm for this neighborhood.”

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

A call was received from:

Harry and Ann Smith, 2508 W. Cascade, Sherman, TX

Mr. and Mrs. Smith were in opposition of the request because of concerns with traffic and overcrowding of the neighborhood.

An email was received from:

William & Diana Tyner, Jr., 310 Baker Park Drive, Sherman, TX

They wrote “My husband and I have just recently purchased a home at 310 Baker Park Drive. We love this beautiful neighborhood. The established neighborhood of 30 years lends a stable and comfortable feel for us. We have just recently learned of the plans for building in the 600-800 blocks and have some reservations concerning what we have heard.”

“To begin with, the new building is NOT going to conform to the established plan of the neighborhood! The builder wants to put 5 (FIVE) patio homes on ONE acre! The rest of the neighborhood has at least 1/3 of an acre for their homes. This is not the expectation of the type of home one would hope to find in this lovely neighborhood.”

“Other concerns to us are the fact that no studies or inquiries or letters of intention have been made to schools in the area, emergency services, or the neighbors. I find this rather strange for a builder to come in and assume that the neighbors would want what he wants to build. Imagine if you will, 50 new families moving into your neighborhood. How would that impact your streets, your local schools, your local emergency services, or your lives for that matter? What if the 50 new homes were not built in similar fashion to the rest of the homes in your neighborhood? Would that be of concern to you?”

“Baker Park Drive has a speed limit of 30 miles per hour. Most of the residents here follow that limit. Is the city ready to patrol this street more to keep the influx of new families obeying the speed limit? They are certainly not here when some, seeking a shortcut, fly down the street.”

“We welcome new homes and the new neighbors we would

have. We just would like for the new homes to be built in similar fashion to the ones already here in this 30 year old neighborhood. As residents of this neighborhood, we want to protect our investment and property values. I would suggest if the builder wants to build patio homes, he find a place with patio homes nearby. I am certain he would be welcomed to build there. We vote NO to the patio homes.”

Letters received:

Major Robert H. Wood, U.S. Army, Retired, PO Box 3348, Sherman, TX

“Recently our well established single family (R-1) neighborhood along Baker Park drive has experience some new construction. Actually everyone was wondering when new homes would be built. So when we learned that there would be new construction the neighborhood tried to inquire as to the types of homes that were being constructed since they would directly affect our quality of live, safety, property values, and stability. After a rough start and obfuscation we were somewhat relieved when the new houses appeared to be of a somewhat valuable R-1 design. But now we have just learned of a pending change to our R-1 neighborhood that will allow “patio homes” or “cluster development”. I was shocked to learn that the formal notice of these changes only went to 7 houses of the greater than 50 houses that will be directly affected by this change. Therefore I am writing to express my views since I live in the affected housing development, legally referred to as the ParkHaven subdivision.”

“My concerns are multifaceted. Naturally it is very difficult to properly evaluate this request, given no official notification to most of the 50 homes affected. I have been told that the Commission is not required to notify anyone living greater than 200 feet from the development, which I find somewhat strange, given my 20 years as the Director of the Sherman – Denison Metropolitan Planning Organization (MPO). Therefore, I will start my observations along these lines.”

“What consideration has been given to the effects of this development upon traffic flow? Has a traffic study been performed? Who will pay for that? Has the other major land holder across the street, Western Heights Church of Christ been allowed any input or the Sherman ISD, both of which will feel the effects of this development. As it stands now with the new light added at the intersection of SH56 and FM1417 traffic along SH56 can cause long delays and dangerous turns for vehicles leaving or entering onto Baker Park Drive. This new development as it stands now will at least double traffic. These changes could require a traffic light at this intersection and potentially another at Center Street and FM 1417 (Heritage Parkway); both of which are 2 lane roads. Center Street will also be of concern given its school bus access, Herman Baker Park, short lane sight, lane curvature and lack of shoulders.”

“Naturally as a retired Military Police Officer, I am concerned with the future safety for both the residents and the traveling public. I am also concerned about the safety of the residents within this clustered development. My daughter lives just at the edge of such a development in Saginaw just north of Fort Worth. When we drive to see our kids / grandkids you can’t help but wonder why they built such a dangerous neighborhood. With houses barely 10 feet apart and so close to the street they must be dangerous for the children. In fact it takes me 10 – 15 minutes to transverse this one (1) mile length of street because the roadway is so narrow with cars/truck parked on both sides of the street; it like playing dodge ball with your car, your life and the lives of the children. Heaven help anyone needing emergency help when the first responders cannot make it down the street in a timely manner. If the city thinks this cluster or patio homes are great idea, at least widen the street to the current ParkHaven widths of about 30 feet to allow for emergency vehicles. These narrow setbacks don’t offer much space for visitors to park except on the street.”

“There is good reason for the current R-1 zone classification when it was originally set up. It provided for the establishment of a mature scenic subdivision. In fact it was even called the “Premier” housing development. These proposed changes will eliminate a great deal of the esthetics that makes the ParkHaven Subdivision a great location in Sherman to live. Sherman only has a few of these locations and to eliminate this opportunity will only serve to make Sherman just like all the other bedroom communities. Several of the residents I have spoken to, and it is the hot topic of the neighborhood, felt a little betrayed that the City might approve these changes. I know for my wife and I, one of the deciding factors to purchase in ParkHaven was the fact that this is an established safe neighborhood. We intentionally checked the vacant land to make sure it was R-1. The posted plot map across from the church was just one signs of the future growth. To change it now feels like false advertising. Therefore, I respectfully request that this change be rejected.”

ACTION TAKEN.

Motion by Commission Member Patterson to deny the request. Second by Commission Member Davis.

VOTING AYE: PATTERSON, GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, MAHONE AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF WAYNE & CAROL MUSSER (OWNERS) CONCERNING THE PROPERTY AT 2608 WEST CASCADE DRIVE, BEING LOT 2, BLOCK 3, PARKHAVEN ADDITION, SECTION ONE, AS FOLLOWS;

VARIANCE –
SETBACK FROM
MAIN
STRUCTURE
2608 W.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 2" SETBACK FROM THE MAIN STRUCTURE FOR A DETACHED COVERED PATIO IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**CASCADE
(WAYNE &
CAROL MUSSER)**

Wayne Musser, 2608 W. Cascade, Sherman, TX

Mr. Musser appeared to represent the request and answer any questions. The property is located at 2608 West Cascade Drive between Baker Park Drive and South Glacier Drive. Mr. Musser explained he would like to construct an 18 x 18 detached covered patio cover, 2" from the main structure; it will be western red cedar. "I need it to be close to the house because I don't have a big back yard to put it anywhere else."

Chairman Gilbert explained if I understand this correctly, if it is detached from the house it has to be six feet from the house."

Mr. Shadden responded "yes, six foot separation."

Chairman Gilbert asked Mr. Musser why he didn't attach it to the house.

Mr. Musser explained "if you attach it, then you have to have a twenty-five foot setback from the rear property line and I would have fifteen foot, my backyard is only thirty feet deep, there is no way I can get a twenty five setback by attaching it."

"The cover will be four post; 8 x 8 cedar at each corner with composition shingles on the roof to match the house. I have spoken to the neighbors and no one had any complaints and also the Homeowner's Association and they said go for it."

Sean Klement, 2609 W. Biscayne, Sherman, TX

Mr. Klement explained he lives right behind this property and "I say let him do it. I'm moving Friday, but even if I wasn't, I would still say let him do it, it is not going to obstruct any views or lower the property; it sounds like he is going to do a great job using cedar which is a beautiful wood, he is going to use the right type of shingles."

David Duke, 2604 W. Biscayne, Sherman, TX

Mr. Duke explained he owns the house directly behind him and "I have no problem what he wants to do."

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

A letter was received from:

Jerry & Sandra White, 2612 W. Biscayne, Sherman, TX

They wrote "We are not in favor of a variance to the ordinance."

ACTION TAKEN.

Motion by Commission Member Elliott to approve the request for a variance to allow a 2" setback from the main structure for a detached covered patio at 2608 West Cascade Drive subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND VELLOTTI.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & CONCEPTUAL SITE PLAN

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), TODD YOUNG (REPRESENTATIVE) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY IN THE 4600 BLOCK OF NORTH TRAVIS STREET AND THE 100-200 BLOCKS EAST NORTHCREEK DRIVE, BEING LOT 1, BLOCK 6 AND LOT 1, BLOCK 7, OF THE REPLAT OF BLOCKS 1-9, NORTH CREEK SECTION 1, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE SELF-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP &
CONCEPTUAL
SITE PLAN- MINI-
WAREHOUSE
FACILITY
4600 BLKS. N.
TRAVIS & 100-200
BLKS. E.
NORTHCREEK
(YOUNG
ENTERPRISES,
LP)

David Baca, 100 N. Travis, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions on behalf of Young Enterprises. The property is located in the 4600 blocks of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of Travis Street and Northcreek Drive. The property is zoned a C-1 (Retail Business) District.

Mr. Baca explained "we believe the use of this property is best served by a mini-warehouse storage facility for quite a few reasons. This is a C-1 (Retail Business) District and the owner by right could come in with a retail strip center or any other retail type uses allowed by right. Putting in a strip center would be a high traffic generator. At this point, with self-storage you generally see traffic generation of about fifteen to twenty trips a day; that's on average. We believe by putting something that has such a low traffic count at this corner better serves the community because we are really not adding to a traffic problem. There's not a big problem yet, but I know as this area develops it will become a concern, I know the City has plans in the future to address that concern; that is one of the positives of having a self-storage facility at this location, it generates such a low traffic count."

"Secondly, it is in proximity of the developing neighborhoods that are around it, we also have several apartment complexes to the north, so this would be an amenity to the community; they would not have to drive far away to store their

belongings.”

“Thirdly, we want to talk about the architecture of the facility. One of the things that Young Enterprises wants is it to be a beautiful facility, we want to serve the community well; we want it to complement the community. We do storage facilities in many other neighborhoods and typically you see storage facilities in industrial neighborhoods. Moving them out of there to where people most use them makes better sense. There is more of a security feeling when you go to places within a neighborhood, rather than an industrial setting. We believe it will be a safer facility, it will be controlled with gates with access control; there will be cameras for security onsite.”

“Storage facilities are very quiet because of low traffic count but also because everything is internally focused, so when people are driving by this facility all they are seeing is the stone and the brick, the architecture of the facility itself. We will have a heavily landscaped area along Travis Street and Northcreek Drive to soften the development because we are aware there are residential areas adjacent to it; it will also have landscaping within the internal drives of the facility. All the lighting is on the buildings; it lights the internal circulation so there is not light glare or light trespassing beyond that.”

“There is a small creek in the back of the facility towards the east, so we are using that area for the detention area to build that up because we do know that there will be additional runoff from all the concrete and rooftops of this facility, so we have designed that to be taken care of. There is an existing natural tree line that runs across the entire south and the east side is heavily wooded as well.” They had seen the Staff Review Letter and would abide by the Recommendations.

Roy Whisenant, 201 Forest Creek Drive, Sherman, TX

Mr. Whisenant wanted clarification on the zoning of the property, he was under the intention it was zoned for residential. “We knew something eventually would be built there and we have always said pick our battles, so this seems to be one we can live with, I don’t speak for the neighborhood; just for myself because no one really wanted to talk about it. My question is, if the builder comes in and changes his mind to build a retail strip center or an apartment complex or a convenience store, can they come and do that later. He was also concerned with traffic along Travis Street.”

Mr. Shadden explained “the property is zoned a C-1 (Retail Business) District and has been for quite some time, the permitted use is retail, they can do that today with site plan approval. The Specific Use Permit allows the storage facility, if they decide not to do that they can still do retail uses; that runs with the land, they would always have that option. The traffic is controlled by TXDOT.” Mr. Shadden showed Mr.

Whisenant a location map of the property.

Clint Philpott, City Engineer explained “TXDOT is known not to do anything until the development gets there and then react to that development. We are very close to doing an engineering contract to look at that whole corridor from Taylor to FM 691, so there is funding available for that and I would assume that intersection will be heavily looked at in the near future.”

Mr. Whisenant explained “the development across from this, Austin Landing is going up as fast as they can get them built, they are concerned about that intersection also, but I understand TXDOT is over that road.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and conceptual site plan for a mini-warehouse facility in a C-1 (Retail Business) District in the 4600 blocks North Travis Street and the 100-200 blocks East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: PATTERSON, GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, MAHONE AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE 2600-2800 BLOCKS WEST LAMBERTH ROAD, BEING 0.5 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND 7.03 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120, 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 A C-O (OFFICE) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2684, SECTION (11) (A) TO ALLOW THE EXISTING ASPHALT STREETS (SHADY OAKS LANE AND NORWOOD STREET) IN LIEU OF THE REQUIRED CONCRETE STREETS FOR MINIMUM REQUIRED IMPROVEMENTS FOR NEW SUBDIVISION STREETS.

SUP & SITE PLAN
– PATIO HOMES
EXCEPTION -
STREETS
2400 BLKS.
SHADY OAKS
LN., 2300 BLKS.
NORWOOD ST. &
2600-2800 BLKS.
W. LAMBERTH
(LAMBERTH
CROSSING JT.
VENTURE)

6:22 p.m. Chairman Gilbert abstained from this request

because of a conflict of interest; Vice-Chairman Patterson took over as Chairman.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District.

Mr. Gilbert explained he is a member of Dean Gilbert Realtors Development Group and we developed the area in O'Hanlon Ranch. "I have been in the real estate development business for the past fourteen years. We developed the O'Hanlon Ranch Addition and we are out of lots, so we identified a leftover portion as the seven acres that we have before you tonight and we would like to present the opportunity to develop nineteen (19) garden home lots."

"A garden home lot is a higher density, instead of it being sixty foot wide, under the patio home ordinance you can develop forty foot wide lots, but what we have requested is fifty foot wide lots. We have done those before in Washington Place on the first street called Madison Place and we developed twenty garden homes. These homes will be very comparable to those homes on Madison Place. That tract of land was originally zoned R-2 (Multi-family Residential) District for apartments; we down zoned it from R-2 (Multi-family Residential) District to an R-1 (One Family Residential) District, we had a plan put together with a developer that was going to develop it into patio homes at the same time that we were going to do O'Hanlon Ranch. Then, in 2010, things got slow and we weren't selling many of our lots, so we sold 7.5 acres off to a local builder/developer who built the existing office building and is on a portion of this seven acres, which has frontage and is directly across the street from Sherman Bible Church. We had an opportunity to get back involved with the project and we thought the highest and best use for the property was to develop these patio homes along the existing road (Shady Oaks and Norwood) and create a buffer between the residential areas and the property that is zoned commercial to the south."

"With regards to the concrete streets, we had visited with the Engineering Department a few times and come together with a plan and City Staff as far as I am aware of is in support that we can use the existing street, but we will put in storm drainage, the curb and gutter for this property in talking to Clay and some of the gentlemen in the Engineering Department, their primary concern was the drainage, so we are addressing that item and putting in the storm drainage, curb and gutter."

"We developed the O'Hanlon Ranch area and this product is going to be very similar in aesthetic standards for this

development as we did for O'Hanlon; it will just be on a smaller scale, it will still be brick and stone, it will have the same architectural standards, roof pitch, there is a real need in Sherman for small but nice homes."

"With this design, it also leaves us with an opportunity for a C-O (Office) District use for the frontage along Lamberth Road for another commercial office building." He had seen the Staff Review Letter and would abide by the Recommendations.

Bryan Rockwell, 2510 Shady Oaks Lane, Sherman, TX

Mr. Rockwell explained he lives four houses down where this development will be and "some of my concerns have been answered." He wanted to know the average square footage of the homes.

Mr. Gilbert explained "the homes will be between 1,500 – 2,100 square feet."

Mr. Rockwell explained he is familiar with the homes on Madison Place and he did not have a problem with the request.

Commission Member Davis asked "since they just annexed that area; is concrete going to be a problem in the future."

Mr. Shadden explained "this is kind of unique because the streets are already there, it wouldn't make sense to tear out a good street to put in a new street; any new streets would be concrete."

Mr. Philpott explained "they are in agreement with this; our concern is the drainage."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow patio homes in a C-O (Office) District and to allow the existing asphalt streets (Shady Oaks Lane and Norwood Street) in the 2400 blocks Shady Oaks Lane, the 2800 blocks Norwood Street and the 2600-2800 blocks West Lamberth Road subject to the Staff Review Letter. Second by Commission Member Velliotti.

VOTING AYE: PATTERSON, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS AND MAHONE.

VOTING NAY: NONE

ABSTAIN: GILBERT

MOTION CARRIED

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

OTHER BUSINESS

CONSIDER AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES, ENTITLED “GENERAL ZONING ORDINANCE” AND EXHIBIT A, SECTION 6, TO ADD SUBSECTION 6.8.5 TO CREATE AN “O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT”, BEING THOSE AREAS INSIDE THE CITY LIMITS AND 500 FEET ON EITHER SIDE OF SAID RIGHT-OF-WAY.

DRAFT ORD
CREATING F.M.
HIGHWAY 691
OVERLAY
DISTRICT

6:34 p.m. Chairman Gilbert returned as Chairman.

Chairman Gilbert explained “under the direction of the City Manager, we put together a subcommittee at the July 11, 2016, Special Called Planning and Zoning Commission Meeting to create and adopt design standards for an overlay district to protect the property within the city limits on F.M. 691.” Joe Gilbert, Kyle Patterson and Sam Thorpe were appointed to serve on the subcommittee.

Mr. Shadden explained “they raised the building standards, building finishes and that type of thing; it doesn’t affect anything that is existing today or residential property. It includes the properties that inside the City within five hundred foot of FM 691. The subcommittee created a draft ordinance modeled on the existing FM 1417 Overlay District. The subcommittee recommends the Zoning Board approve and forward the ordinance to the City Council.”

Mike Jones, 4801 FM 691, Sherman, TX

Mr. Jones explained his grandparents bought the property along FM 691 in 1930 for \$32 an acre; “I have all the highway frontage from Loy Lake Road down to and behind the church. When I came into the City limits, I obtained an Occupancy Permit that said I could still construct a few things and I have no plans for big things, but I might need to put in a couple of chicken houses; is that going to be a problem.”

Mr. Shadden explained “if it is within the five hundred foot it would have to comply. The board can’t say we are going to grant you an exception tonight.”

ACTION TAKEN.

Motion by Commission Member Elliott to approve the draft ordinance to create the F.M. Highway 691 Overlay District and forward to the City Council. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

CONSIDER AMENDING CHAPTER 14, EXHIBIT A OF THE

DRAFT ORD
CREATING

CODE OF ORDINANCES, ENTITLED “GENERAL ZONING ORDINANCE”, AND EXHIBIT A, SECTION 6, TO ADD SUBSECTION 6.8.6 TO CREATE AN “O-1.4 (STATE HIGHWAY 289) OVERLAY DISTRICT”, BEING THOSE AREAS INSIDE THE CITY LIMITS AND 500 FEET ON EITHER SIDE OF SAID RIGHT-OF-WAY.

STATE HIGHWAY
289 OVERLAY
DISTRICT

Chairman Gilbert explained “this is the same thing and a part of the same subcommittee was appointed at the July 11, 2016, Special Called Planning and Zoning Commission Meeting to create design standards for an overlay district for S.H. 289.” Joe Gilbert, Kyle Patterson and Sam Thorpe were appointed to serve on the subcommittee. The subcommittee created a draft ordinance modeled on the existing FM 1417 Overlay District. The subcommittee recommends the Zoning Board approve and forward the ordinance to the City Council.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the draft ordinance to create the State Highway 289 Overlay District and forward to the City Council. Second by Commission Member Vanderveer.

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

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 6:40 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

Agenda Item No. 4.

Meeting Date: 09/20/2016

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

Issue:

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

List of Agenda Items:

**8. * 2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE
2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Preliminary Plat approval of The Gardens at O'Hanlon Ranch.

9. * 2800-3600 BLOCKS S. U.S. HIGHWAY 75 AND 100-200 BLOCKS W. TRAVIS STREET

The request of Sherman Crossroads LTD and Heritage Development Partners (Owners) and Brockett/Davis/Drake, Inc. (Surveyor/Civil Engineer) concerning the property in the 2800-3600 Blocks South U.S. Highway 75 and the proposed 100-200 Blocks of West Travis Street, being 5.6757 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads, Phase 1, Right-of-way for West Travis Street.

10. * 600-800 BLOCKS BAKER PARK DRIVE

The request of Kritt Concrete LLC (Owner) Bridgestone Development (Developers), Cross Engineering Consultants (Civil Engineers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 15.440 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Parkhaven Estates, Phase 1

12. * 4103 & 4109 N. TRAVIS STREET

The request of NEM Creed Canyon Apartments LP (Owners), Cross Architects (Architect) and Belle Firma (Landscape Architect) concerning the property at 4103 and 4109 North Travis Street, being Lot 1, Block 1, Creed Canyon Addition, as follows;

Planning and Zoning Commission

Site plan approval for Sherman Emergency Care and Retail Center

13. * 4600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS E. NORTHCREEK DR.

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, being 7.359 acres in the James H. Clark Survey, Abstract No. 275 & J. Jennings Survey, Abstract No. 647 and being a Replat of Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 2-9, North Creek Section 1, and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows;

Planning and Zoning Commission

Replat approval of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section One, and all of Block No. 1 of the Replat of North Creek Addition, Section 1.

14. * 4600-5300 BLOCKS N. TRAVIS STREET

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located in the 4600-5300 Blocks N. Travis Street, being 25.235 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase 3

15. * 514 ARBOR LANE AND 4601 & 4605 SEPHORA DRIVE

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located at 514 Arbor Lane and 4601 and 4605 Sephora Drive, being Lot 17, Block M & Lots 11&12, Block N, Austin Landing, Phase 2A-1, as follows:

Planning and Zoning Commission

Amended Plat approval of Austin Landing, Phase 2A-1, Lot 17, Block M & Lots 11-12, Block N



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

Agenda Item No. 5.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

100 E TAYLOR STREET

The request of ABS TX Investor, LP (Owners), Albertson's Grocery Store (Tenant) and Barnett Signs (Sign Contractor) concerning the property at 100 East Taylor Street, being Lot 1, Block 1, Skaggs Alpha Beta One Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) to allow a 248 square foot, 34'8" tall freestanding sign with 24' setback along U.S. Highway 75 in lieu of the required 60' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 100 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Grocery Store is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

ABS TX Investor, LP (Owners)

Albertson's Grocery Store (Tenant)

Barnett Signs (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Site Plan with Sign Location

Site Plan Close Up

Elevations

Staff Review Letter

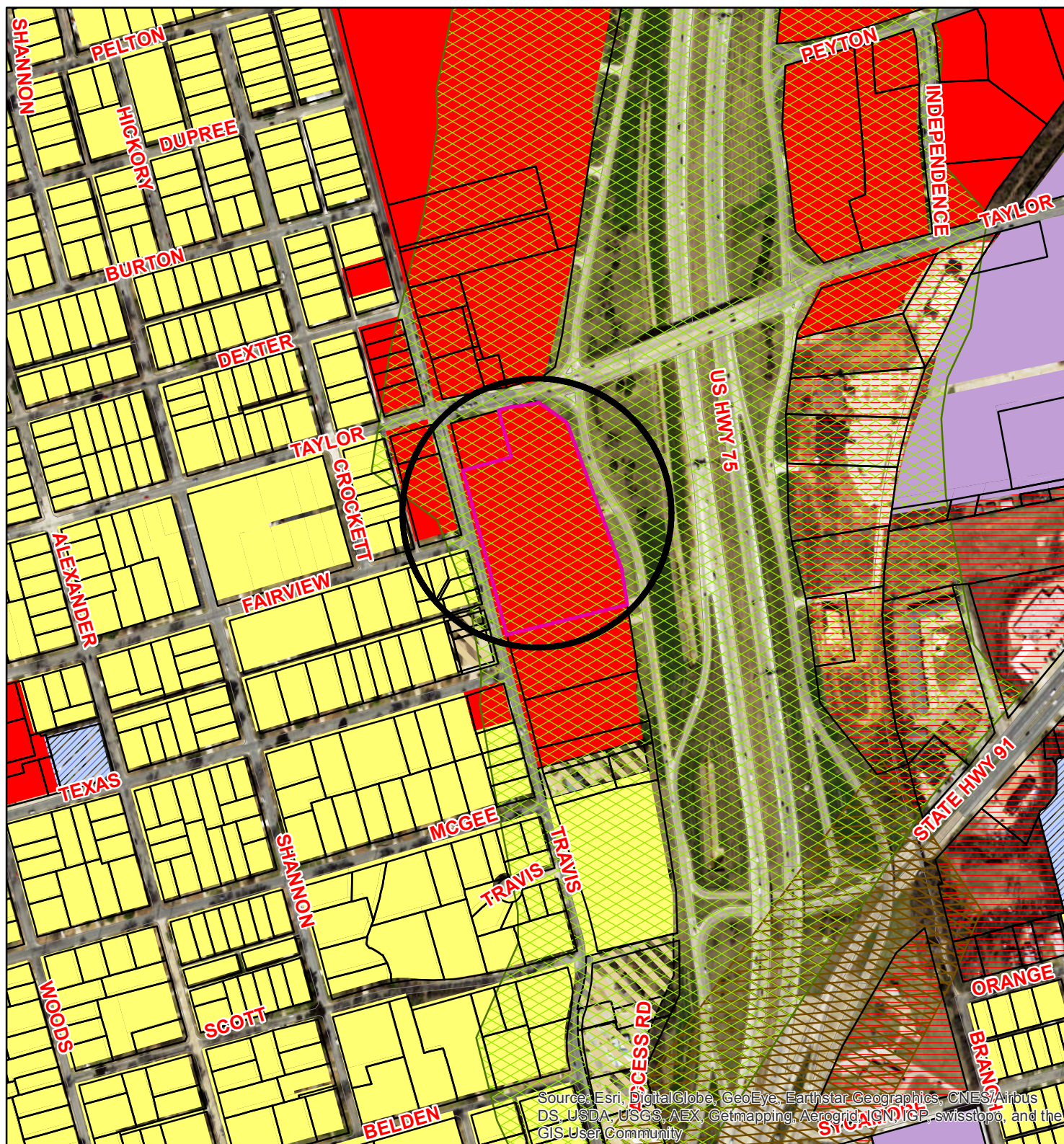


100 E. Taylor



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 100 E. Taylor



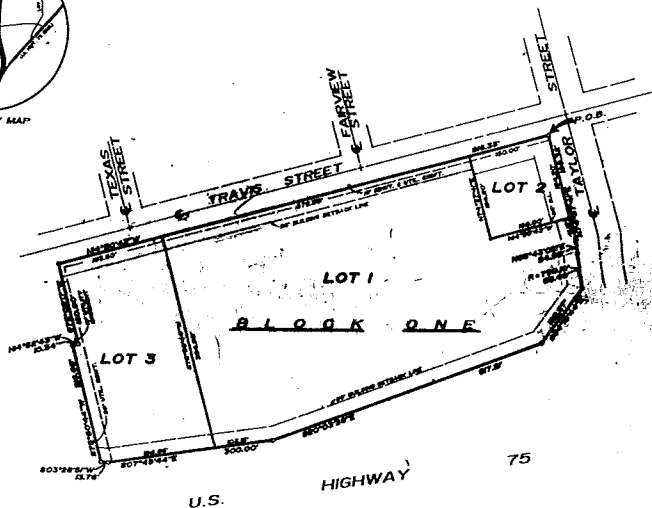
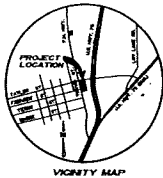
City of Sherman, Texas
Developmental Services Department



1 in = 446 ft

100 E. Taylor Street





**FINAL PLAT
OF
SKAGGS ALPHA BETA ONE
ADDITION
TO THE CITY OF
SHERMAN, TEXAS**

OWNER/DEVELOPER
AMERICAN STORES PROPERTIES, INC.

Certificate of Approval
City Council of Sherman, Texas

The undersigned, Mayor of the City of Sherman, Texas, do hereby certify that the plat of Block One Addition to the City of Sherman, Texas, was submitted to the City Council for its consideration and approval. The City Council, in its official action, has approved the plat, and the undersigned, Mayor, do hereby certify that the plat is correct and true to the original survey and that the plat is correct and true to the original survey and that the plat is correct and true to the original survey.

Witness my hand this 27 day of August, 1929.

Walter J. Brant
City Clerk, City of Sherman, Texas

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS

James H. Hall 8/22/29
Mayor, City of Sherman, Texas Date



FILED FOR RECORD
Oct. 10 1929
9:42 a.m.

plat
Dana Kennedy
14269

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, in the City of Sherman, being a part of the J. B. McRae Survey, Abstract No. 763, and being all of the 8.015 acre tract of land conveyed by John N. King et ux Marie Hazelle King to American Stores Properties, Inc. by deed recorded in Volume 1628, Page 356, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a steel rod at the intersection of the East line of North Travis Street with the South line of Taylor Street;

THENCE North 74 deg. 37 min. 41 sec. East with the South line of Taylor Street, a distance of 195.32 feet to a steel rod at an angle point;

THENCE North 83 deg. 43 min. 02 sec. East, continuing with the South line of Taylor Street, a distance of 24.98 feet to a steel rod at the beginning of a curve;

THENCE in an easterly direction with a curve to the left having a radius of 780.10 feet and a central angle of 04 deg. 38 min. 22 sec., an arc distance of 63.49 feet to a concrete right-of-way monument in the west line of U. S. Highway 75;

THENCE with the West right-of-way line of said highway the following calls and distances:

South 54 deg. 10 min. 44 sec. East, 122.27 feet to a concrete monument;

South 20 deg. 03 min. 39 sec. East, 517.21 feet to a concrete monument;

South 07 deg. 24 min. 44 sec. East, 300.00 feet to a concrete monument;

South 03 deg. 30 min. 51 sec. West, 15.78 feet to a steel rod at the southeast corner of said 8.015 acre tract;

THENCE South 74 deg. 37 min. 41 sec. West a distance of 210.05 feet to a steel rod at an angle point;

THENCE North 14 deg. 10 min. 44 sec. West a distance of 10.25 feet to a steel rod;

THENCE South 78 deg. 03 min. 17 sec. West a distance of 199.00 feet to a steel rod at the east line of Travis Street;

THENCE North 14 deg. 10 min. 44 sec. East with the east line of North Travis Street a distance of 210.35 feet to the point of beginning, containing 8.015 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

I, Bobby J. Crow, Registered Public Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.

Bobby J. Crow
Bobby J. Crow, RPS
October 5th, 1929



DEDICATION

I, Kent Anderson, Vice-President of American Stores Properties, Inc., do hereby dedicate this Plat of Skaggs Alpha Beta One Addition to the City of Sherman, Texas, as the act of American Stores Properties, Inc., and hereby dedicate to public use forever the Easements shown hereon.

Witness my hand this 17 day of March, 1929
Vice-President Kent Anderson

Attest: Myrta J. Anderson
Secretary

STATE OF LOUISIANA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kent Anderson, Vice-President of American Stores Properties, Inc., 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 and in the capacity therein stated.

Given under my hand and Seal of Office, this 17 day of March, 1929.

Amos L. Villet
Notary Public in and for the State of Louisiana
State

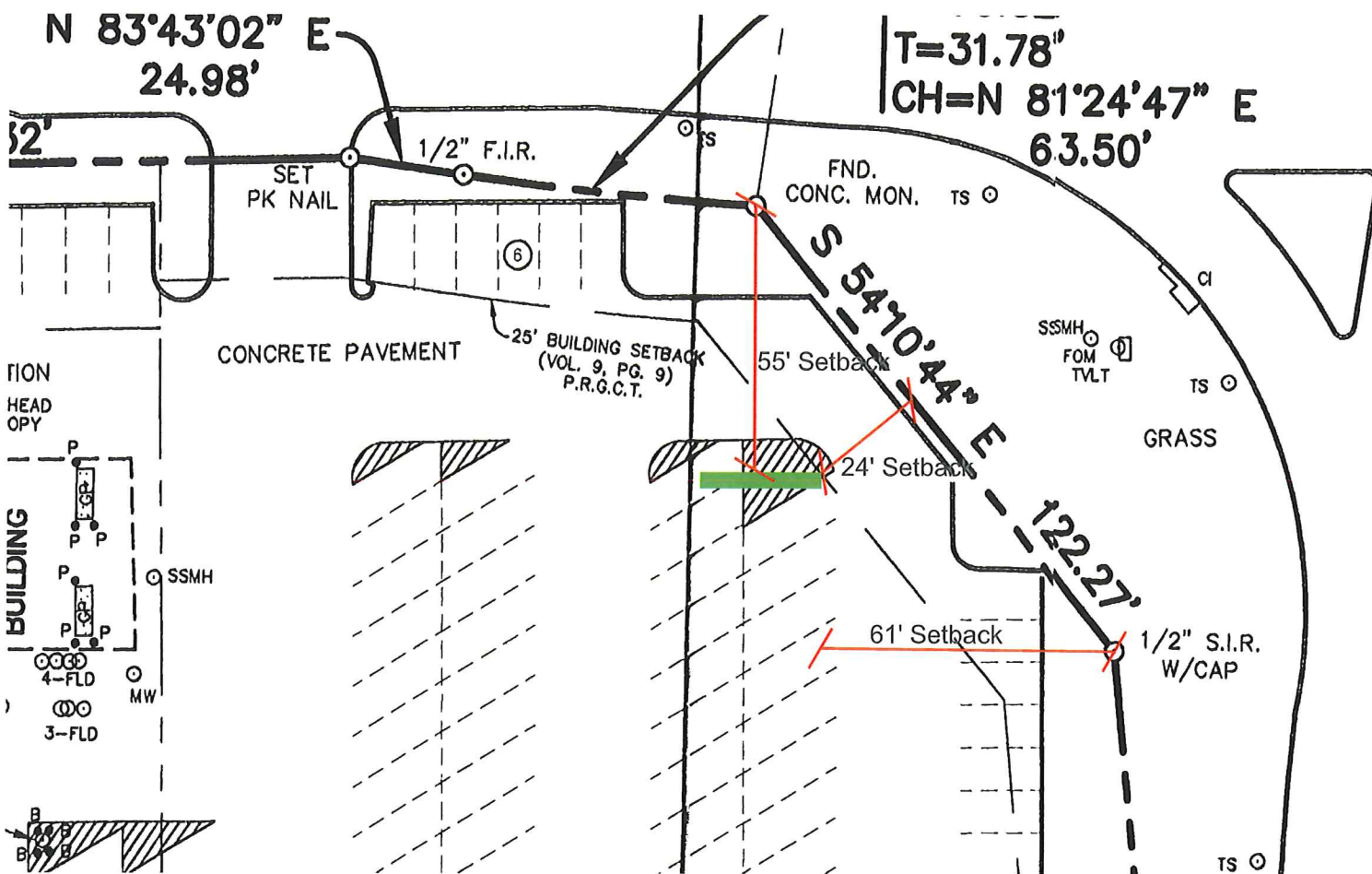
Certificate of Approval
City Planning and Zoning Commission

Approved this 10th day of March, 1929, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Ed. S. O'Leary
Dana Anderson



SHEET: 06-041 ALBERTSONS.DWG



LEGAL DESCRIP

BEING a 6.254 a Texas, said trac Addition, an ad 9, Plat Records particularly des

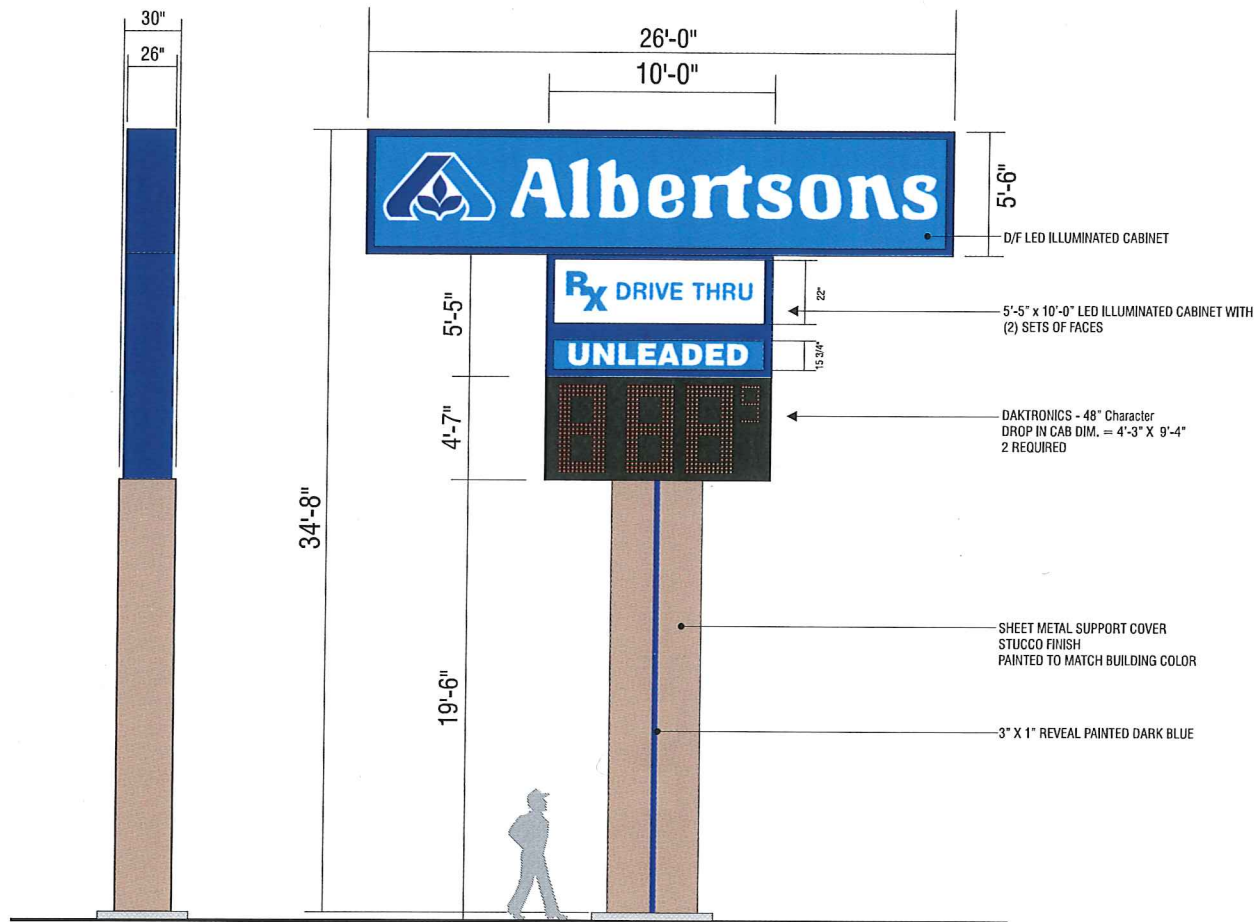
BEGINNNNG at a : northwest corne right-of-way line Travis Street (60

THENCE North 7: line, a distance (

THENCE North 8: line, a distance (circular curve to North 81 degrees

THENCE Northeas through a central 63.52 feet to a fc of U.S. Highway ;

THENCE South 54



'1' MFG. & INSTALL New D/F Pylon Sign w/ Daktronics Displays

scale: 3/16" = 1'-0"

- Daktronics Display with 48" Character LED (120 VOLT W/STEP-DOWN TRANS.)
- Albertsons - Flex Face with LED Illumination (277 VOLT)
- Drive Thru & Unleaded - Polycarbonate Face with LED Illumination (277 VOLT)
- Medium Stucco Texture Base
- 3" Concrete Pad as Required

Paint Specifications

	PAINTED NP#10587 TO MATCH DK. BLUE VINYL 3M BRAND 3530-137
	BEAUMONT MOORE AC33 MESA VERDE TAN STUCCO FINISH

Vinyl Specifications

	DK. BLUE VINYL ARLOW BRAND 919 OR 3M BRAND 3530-137
	MED. BLUE VINYL ARLOW BRAND 919 OR 3M BRAND 3530-167
	WEEDED WHITE

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

image national signs
...bringing your image to light!

PROJECT TITLE:



LOCATION:

Store 226
100 E Taylor
Sherman TX

REQUESTED BY:

Dave Cobb

DRAWN BY:

Amy

COMPUTER FILE

ALB-226 ShermanTX R1 061416

INVOICING DATE:

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



HAMPA PLANT -
UL #433195-001

UL & PP - All signs conform to UL-913 (labeled accordingly) & must comply with UL-913 installation procedures. Canada - all signs must be CUL compliant. This supply is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

2 of 5

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STAFF REVIEW LETTER

September 14, 2016

ABS TX Investor, LP
250 Parkcenter Blvd.
Boise, ID 83726

Barnett Signs
Zeke Bullock
4250 Action Dr.
Mesquite, TX 75150

Dear Applicants,

The request for a variance to allow a 248 square foot, 34'8" tall freestanding sign with 24' setback along U.S. Highway 75 in lieu of the required 60' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 100 East Taylor has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Any modifications or additions to the sign will require review and approval of the Planning and Zoning Commission.
3. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Verify location of sewer prior to construction.

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

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

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 6.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

102 E TAYLOR STREET

The request of ABS TX Investor, LP (Owners), Albertson's Fueling Station (Tenant) and Barnett Signs (Sign Contractor) concerning the property at 102 East Taylor Street, being Lot 2, Block 1, Skaggs Alpha Beta One Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) and Section 7, Subsection (5) (a&d) to allow a 216 square foot, 12' tall monument sign with a 4' setback from the Taylor Street property line and a 15' setback from the Travis Street property line in lieu of the required 25' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 102 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Fueling Station is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

The owner would like to erect a 216 square foot, 12' tall monument sign, 4' from the Taylor Street property line and 15' from the Travis Street property.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Stegar Properties, LLC (Owners)

Albertson's Fueling Station (Tenant)

Barnett Signs (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

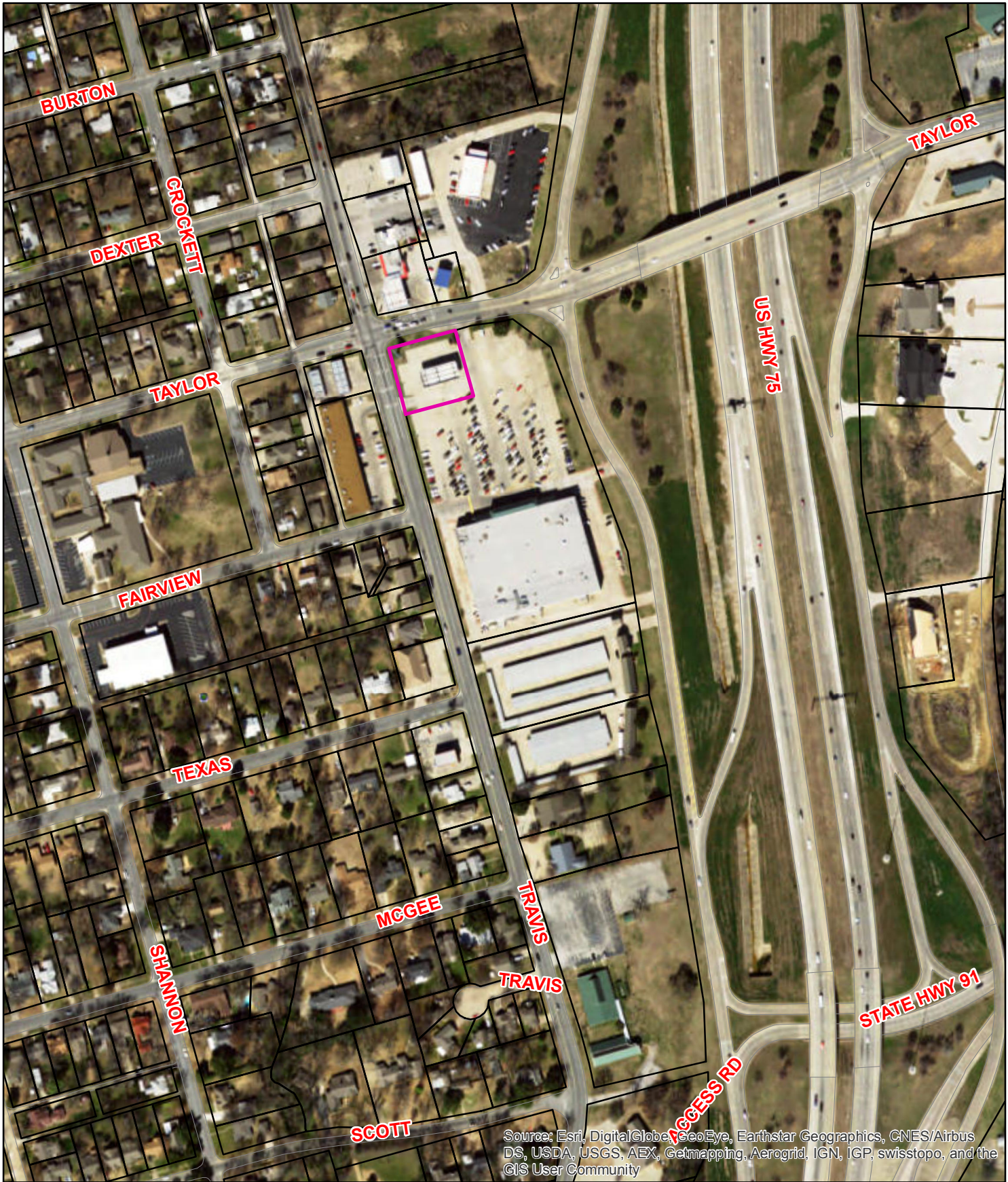
Plat

Site Plan

Site Plan Close Up

Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

102 E. Taylor



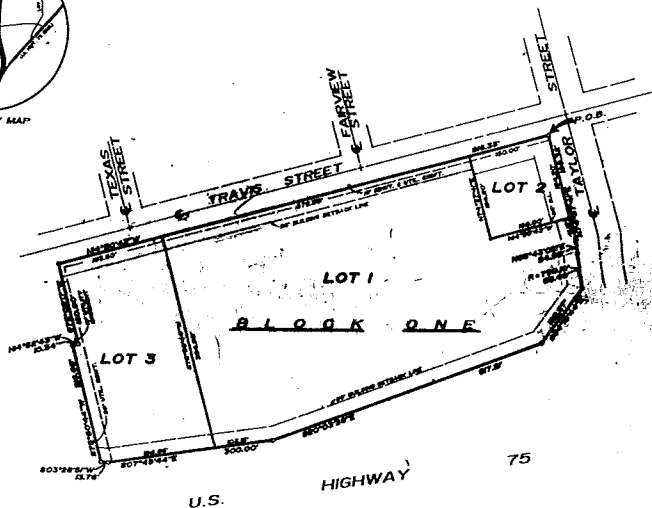
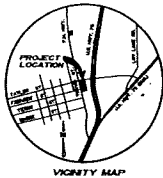
NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department

102 E. Taylor Street





**FINAL PLAT
OF
SKAGGS ALPHA BETA ONE
ADDITION
TO THE CITY OF
SHERMAN, TEXAS**

OWNER/DEVELOPER
AMERICAN STORES PROPERTIES, INC.

Certificate of Approval
City Council of Sherman, Texas

The undersigned, Mayor of the City of Sherman, Texas, do hereby certify that the plat of Block One, Skaggs Alpha Beta One Addition, to the City of Sherman, Texas, was submitted to the City Council for their consideration and approval. The City Council, in its official action, has approved the plat, and the undersigned, Mayor, do hereby certify that the plat is correct and true to the original survey and that the plat is correct and true to the original survey and that the plat is correct and true to the original survey.

Witness my hand this 27 day of August, 1929.

Walter J. Brant
City Clerk, City of Sherman, Texas

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS

James H. Paul 8/22/29
City of Sherman, Texas Date



FILED FOR RECORD
Oct. 10 9C
9:42
9-A

plat
Dana Kennedy
14269

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, in the City of Sherman, being a part of the J. B. McRae Survey, Abstract No. 763, and being all of the 0.015 acre tract of land conveyed by John N. King et ux Marie Hazelle King to American Stores Properties, Inc. by deed recorded in Volume 1628, Page 356, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a steel rod at the intersection of the East line of North Travis Street with the South line of Taylor Street;

THENCE North 74 deg. 37 min. 41 sec. East with the South line of Taylor Street, a distance of 195.32 feet to a steel rod at an angle point;

THENCE North 83 deg. 43 min. 02 sec. East, continuing with the South line of Taylor Street, a distance of 24.98 feet to a steel rod at the beginning of a curve;

THENCE in an easterly direction with a curve to the left having a radius of 780.10 feet and a central angle of 04 deg. 38 min. 22 sec., an arc distance of 63.49 feet to a concrete right-of-way monument in the west line of U. S. Highway 75;

THENCE with the West right-of-way line of said highway the following calls and distances:

South 54 deg. 10 min. 44 sec. East, 122.27 feet to a concrete monument;

South 20 deg. 03 min. 39 sec. East, 517.21 feet to a concrete monument;

South 07 deg. 24 min. 44 sec. East, 300.00 feet to a concrete monument;

South 03 deg. 30 min. 51 sec. West, 15.78 feet to a steel rod at the southeast corner of said 0.015 acre tract;

THENCE South 74 deg. 37 min. 41 sec. West a distance of 210.05 feet to a steel rod at an angle point;

THENCE North 14 deg. 14 min. 44 sec. West a distance of 10.33 feet to a steel rod;

THENCE South 78 deg. 03 min. 17 sec. West a distance of 199.00 feet to a steel rod at the east line of Travis Street;

THENCE North 14 deg. 14 min. 44 sec. East with the east line of North Travis Street a distance of 210.35 feet to the point of beginning, containing 0.015 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

I, Bobby J. Crow, Registered Public Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.

Bobby J. Crow
Bobby J. Crow, RPS
October 5th, 1929



DEDICATION

I, Kent Anderson, Vice-President of American Stores Properties, Inc., do hereby accept this Plat of Skaggs Alpha Beta One Addition to the City of Sherman, Texas, as the act of American Stores Properties, Inc., and hereby dedicate to public use forever the Easements shown hereon.

Witness my hand this 17 day of March, 1929
Vice-President Kent Anderson

Attest: Myrta J. Anderson
Secretary

STATE OF LOUISIANA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kent Anderson, Vice-President of American Stores Properties, Inc., 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 and in the capacity therein stated.

Given under my hand and Seal of Office, this 17 day of March, 1929.

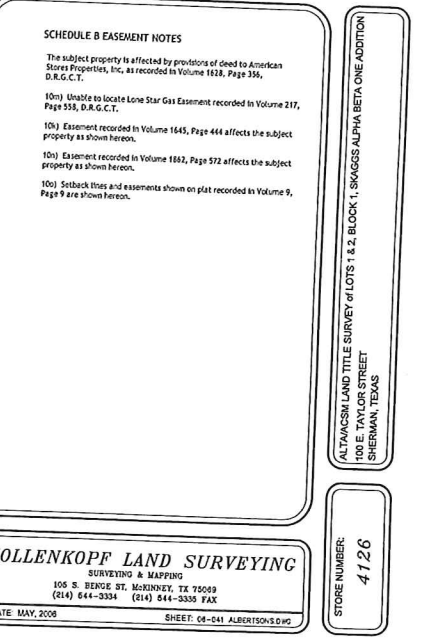
Amos L. Villet
Notary Public in and for the State of Louisiana
State

Commission Expires 1930

Certificate of Approval
City Planning and Building Commission

Approved this 10th day of March, 1929, by the City Planning and Building Commission of the City of Sherman, Texas.

Ed. S. O'Leary
Dana Anderson

[illegible]

MOLLENKOPF LAND SURVEYING
SURVEYING & MAPPING
105 S. BENGE ST. MCKINNEY, TX 75069
(214) 644-3334 (214) 644-3335 FAX
DATE MAY, 2008 SHEET: 04-041 ALBERTSON'S DWS

PROPERTY BEGINNING

1/2" S.I.R.
W/CAP

N 83°43'02" E
24.98'

N 74°37'41" E 195.32'

TS ○

TSP ○

TCB □

4' Setback

15' Setback

15' Visibility Triangle

SET
PK NAIL

1/2" F.I.R.

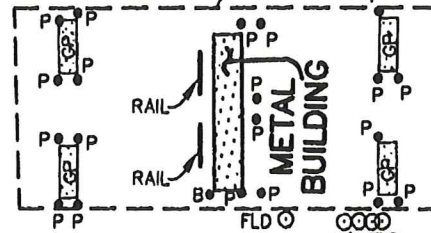
CONCRETE PAVEMENT

25' BUILDING SETBACK
(VOL. 9, PG. 9)
P.R.G.C.T.

LOT 2, BLOCK 1
SKAGGS ALPHA BETA ONE ADDITION
(VOL. 9, PG. 9)
P.R.G.C.T.

OVERHEAD
CANOPY

35' BUILDING SETBACK
(VOL. 9, PG. 9)
P.R.G.C.T.



SSMH ○

FLD ○ FLD ○

4-FLD

3-FLD

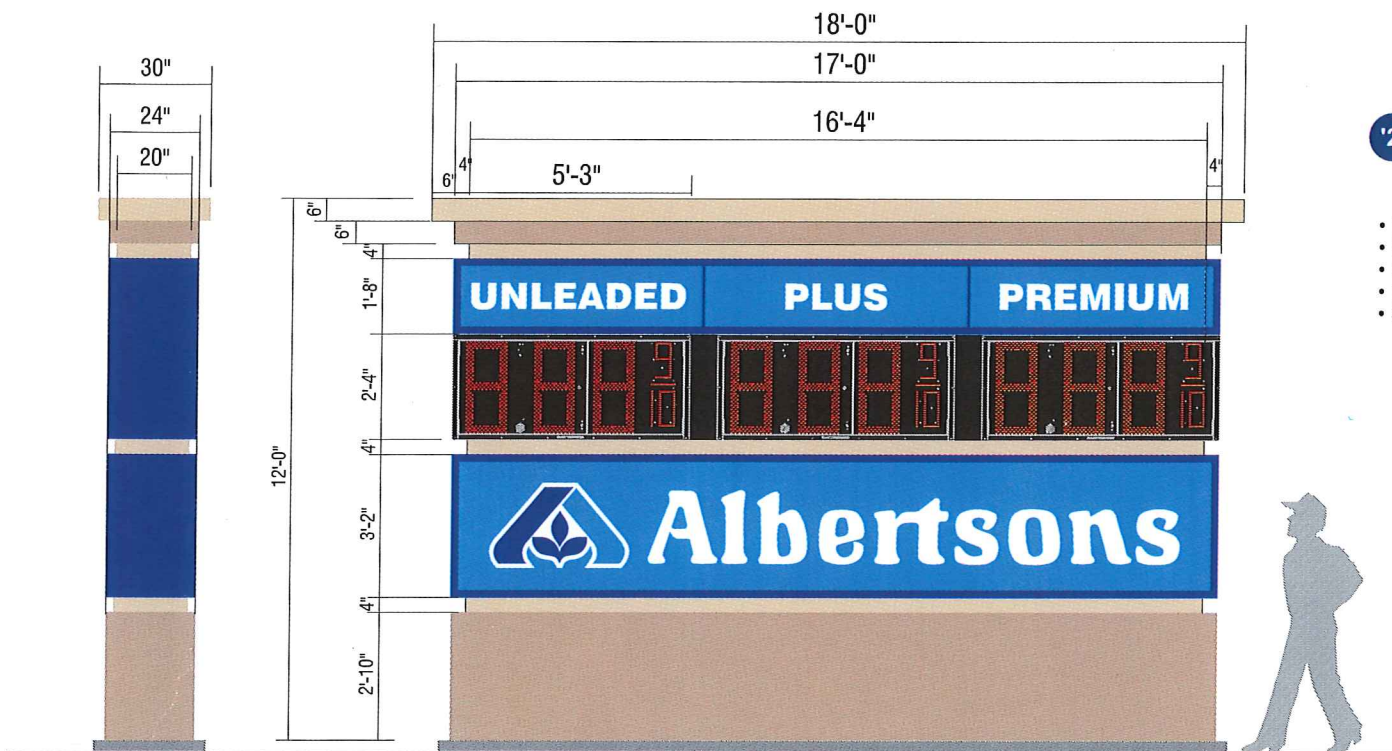
MW ○

CONCRETE PAVEMENT

AIR &
WATER PUMP



MENT



'2' MFG. & INSTALL New D/F Monument Sign w/ Daktronics Displays
scale: 3/8" = 1'-0"

- Daktronics Display with 24" Character LED (120 VOLT W/STEP-DOWN TRANS.)
- Albertsons - Polycarbonate Face with LED Illumination (277 VOLT)
- GAS OPTIONS - Polycarbonate Face with LED Illumination (277 VOLT)
- Medium Stucco Texture Base
- 3" Concrete Pad as Required

Paint Specifications

- PAINTED MP #10587 TO MATCH DK. BLUE VINYL 3M BRAND 3630-137
- BENJAMIN MOORE AC-33 MESA VERDE TAN STUCCO FINISH
- BENJAMIN MOORE AC-4 YOSEMITE SAND STUCCO FINISH

Vinyl Specifications

- DK. BLUE VINYL ARLON BRAND 919 OR 3M BRAND 3630-137
- MED. BLUE VINYL ARLON BRAND 918 OR 3M BRAND 3630-167
- WEEDED WHITE

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Munsell's paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs



PROJECT TITLE:



LOCATION:

Store 226
100 E Taylor
Sherman TX

REQUESTED BY:

Dave Cobb

DRAWN BY:

Amy

COMPUTER FILE

ALB-226 ShermanTX R1 061416

INCLUDING DATE:



NAMPA PLANT -
UL #433195-001

UL & ETL - All signs conform to UL-910 (UL listed accordingly) & must comply with UL-40 install procedures. Canada - all signs must be CAN compliant. This symbol is intended to be included in accordance with the requirements of Article 610 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #
4 of 5

STAFF REVIEW LETTER

September 14, 2016

ABS TX Investor, LP
250 Parkcenter Blvd.
Boise, ID 83726

Barnett Signs
Zeke Bullock
4250 Action Dr.
Mesquite, TX 75150

Dear Applicants,

The request for a variance to allow a 216 square foot, 12' tall monument sign with a 4' setback from the Taylor Street property line and a 15' setback from the Travis Street property line in lieu of the required 25' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 102 East Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Any modifications or additions to the sign will require review and approval of the Planning and Zoning Commission.
3. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Require Agreement from Owner to cover costs of moving sign if necessary due to widening of Travis Street.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 7.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2501 REMUDA DRIVE

The request of Baron and Caitlin Boothe (Owners) concerning the property at 2501 Remuda Drive, being Lot 8, Block 2, O'Hanlon Ranch Addition, Phase 4, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow an 8' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street and to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District.

Background:

The property is located at 2501 Remuda Drive, the northeast corner of Overland Trail and Remuda Drive in the O'Hanlon Ranch Addition. The owner would like to erect an eight (8) foot privacy fence on the property line in the side yard and also along Overland Trail.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Baron and Caitlin Boothe (Owners)

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:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

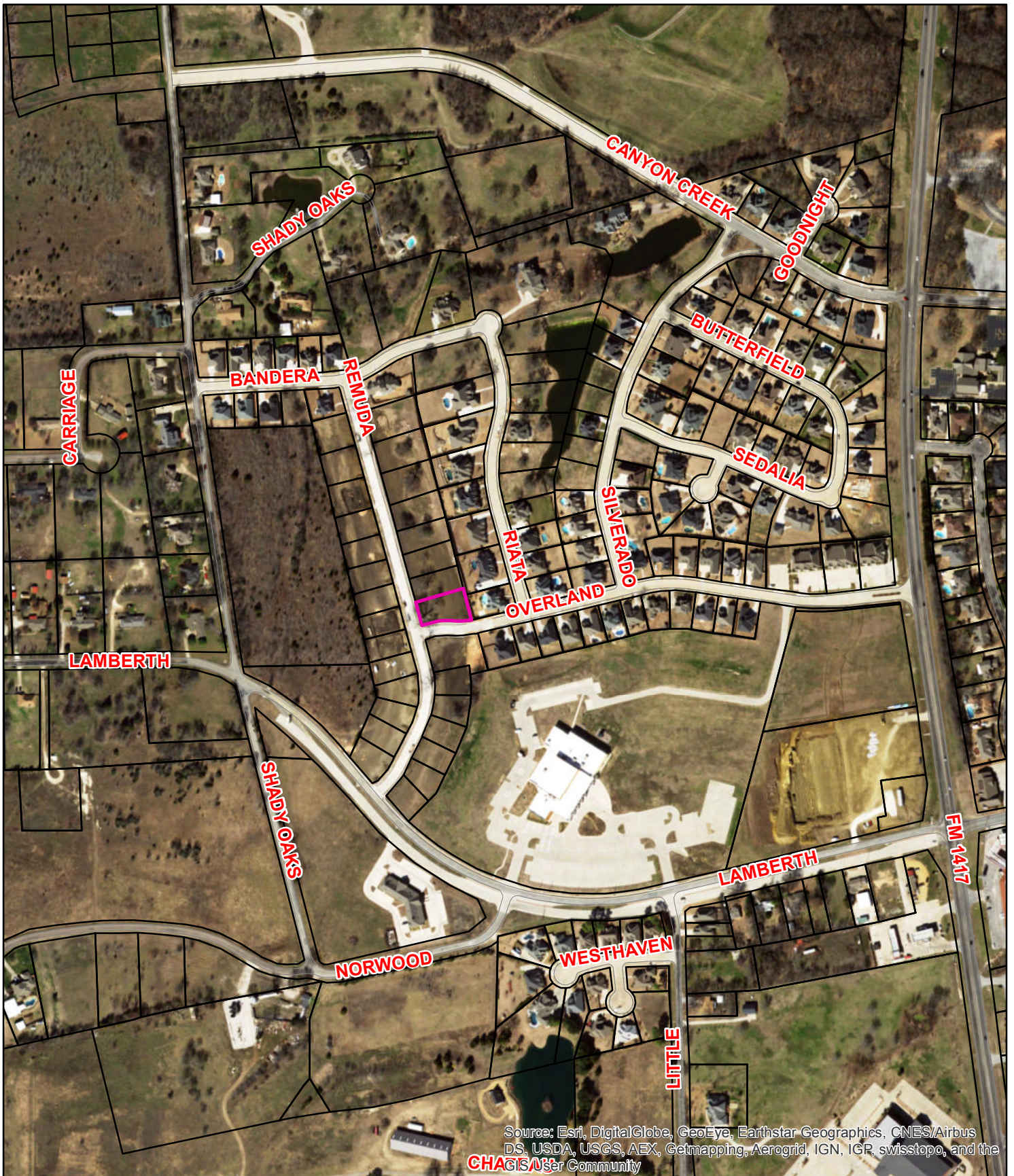
Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter



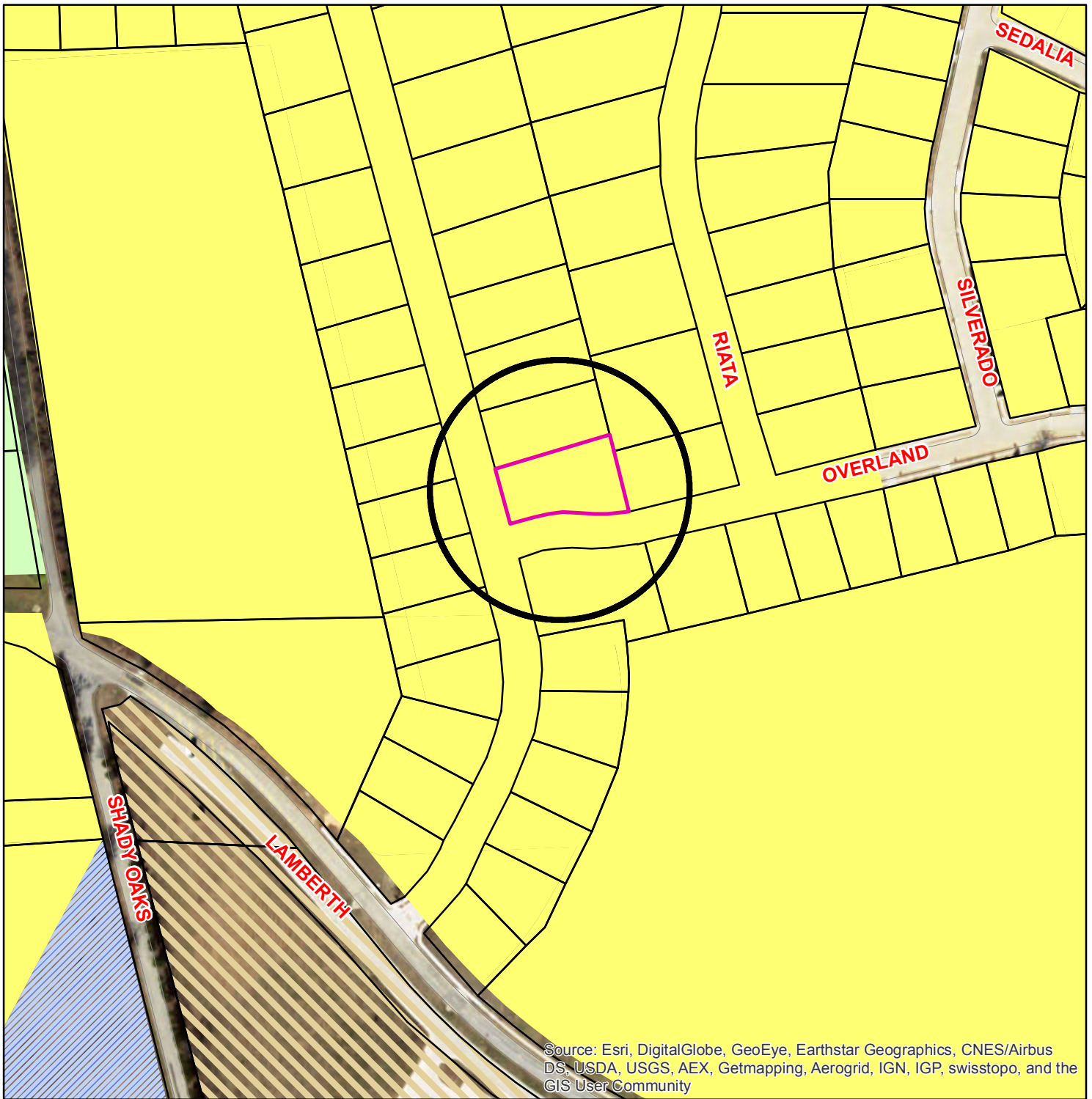
Sherman
CLASSIC TOWN. BROAD HORIZON.

2501 Remuda



1 in = 446 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2501 Remuda Drive

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

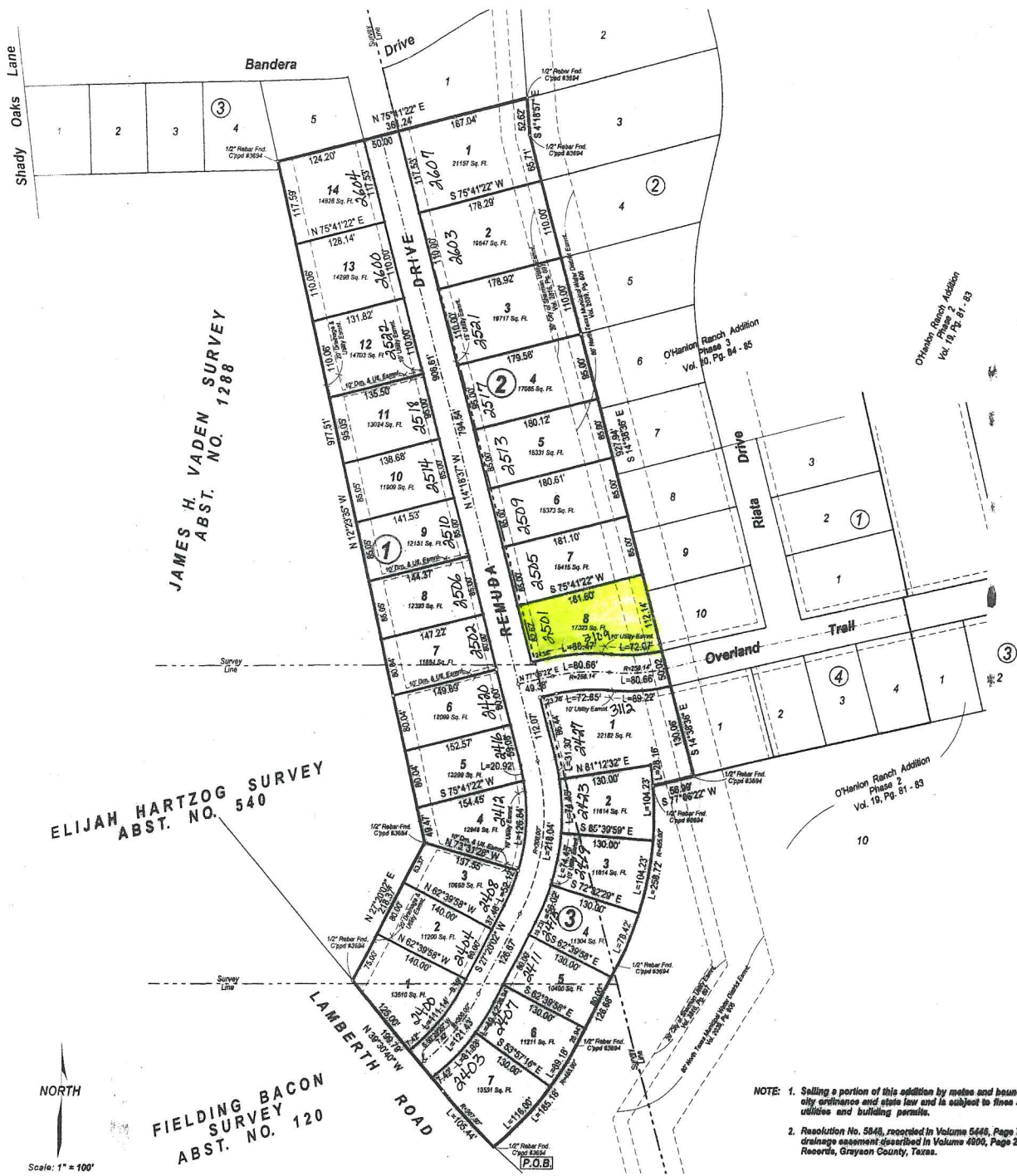
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2501 Remuda Drive





J. B. McANAIR SURVEY
ABST. NO. 763

JAMES H. VADEN SURVEY
ABST. NO. 1288

ELIJAH HARTZOG SURVEY
ABST. NO. 540

FIELDING BACON SURVEY
ABST. NO. 120

NOTE: 1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Resolution No. 5848, recorded in Volume 5446, Page 705, abandons a drainage easement described in Volume 4099, Page 280 Real Property Records, Grayson County, Texas.



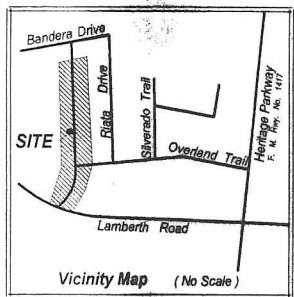
Bearing Base:
Monumentation found along
the West line of F. M.
Highway No. 1417 as per
right-of-way map.

Amended Plat of the Final Plat of **O'HANLON RANCH ADDITION PHASE 4**

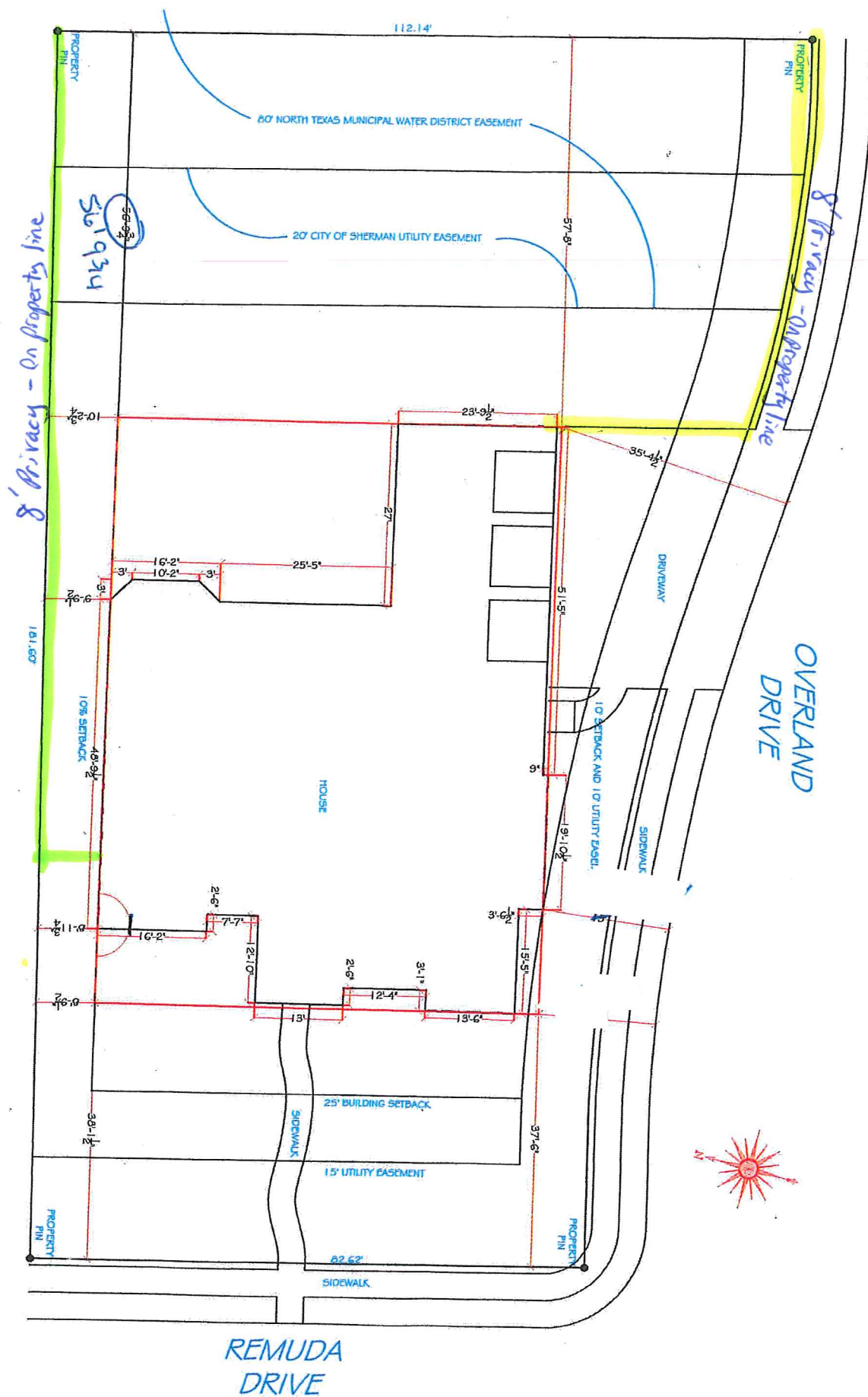
to the
CITY of SHERMAN, TEXAS
(Being 11.23 Acres)

Owners & Developers
DGR Development Group, Ltd.
Dean Gilbert, Inc.
801 E. Taylor
Sherman, Texas 75090
Dean Gilbert, President

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
100 S. Travis, P. O. Box 1842 Sherman, Texas 75091-1842
Ph: (803) 892-8003 Fax: (803) 898-2970 Email: msartin@gowest.com



00008531
FILED FOR RECORD
at May 12, 2014
Recorded in Vol. 5446 Page 116
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk Grayson Co., Texas
By [Signature] Deputy





STAFF REVIEW LETTER

September 14, 2016

Barry & Caitlin Boothe
2501 Remuda Dr.
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow an 8' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street and to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District for the property located at 2501 Remuda Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the R-1 (One Family Residential) District and the Residential Tree Preservation and Landscaping Ordinance shall be followed.
2. Fences erected on property lines or in easements are at owner's risk. A 10' drainage and utility easement is located along the side street property line along Overland Trail.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

5. Require approval from North Texas Municipal District to build within 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.

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

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

Respectfully,

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 8.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE
2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Preliminary Plat approval of The Gardens at O'Hanlon Ranch.

Background:

The property is located in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District.

A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property. The owner would like to plat the property into 19 lots for residential patio homes and 2 lots for commercial office development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

Lamberth Crossing Joint Venture (Owners)

Preston Trail Land 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:

Not required.

Objections Received:

0

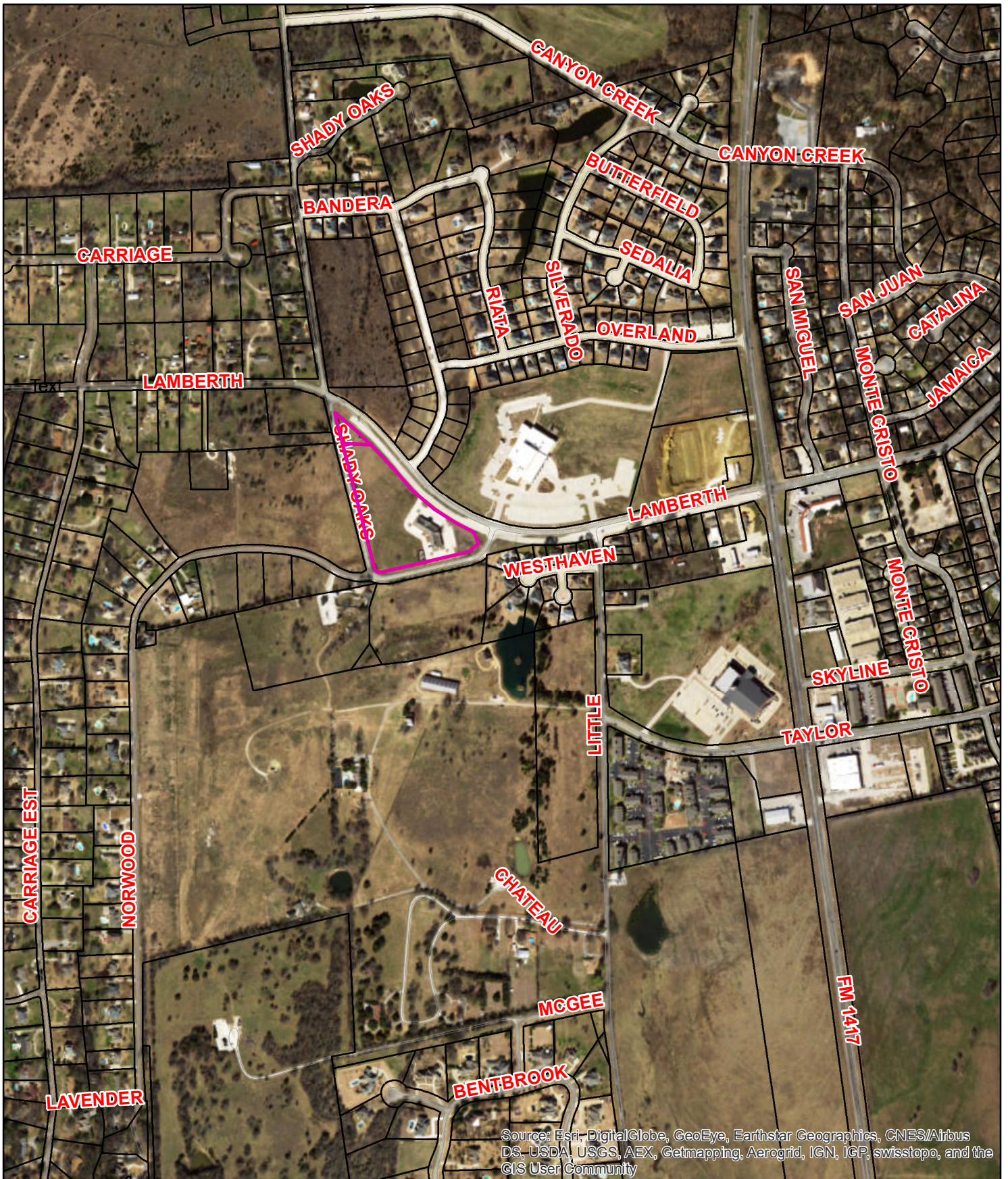
Attachments

Location Map

Zoning Map

Preliminary Plat

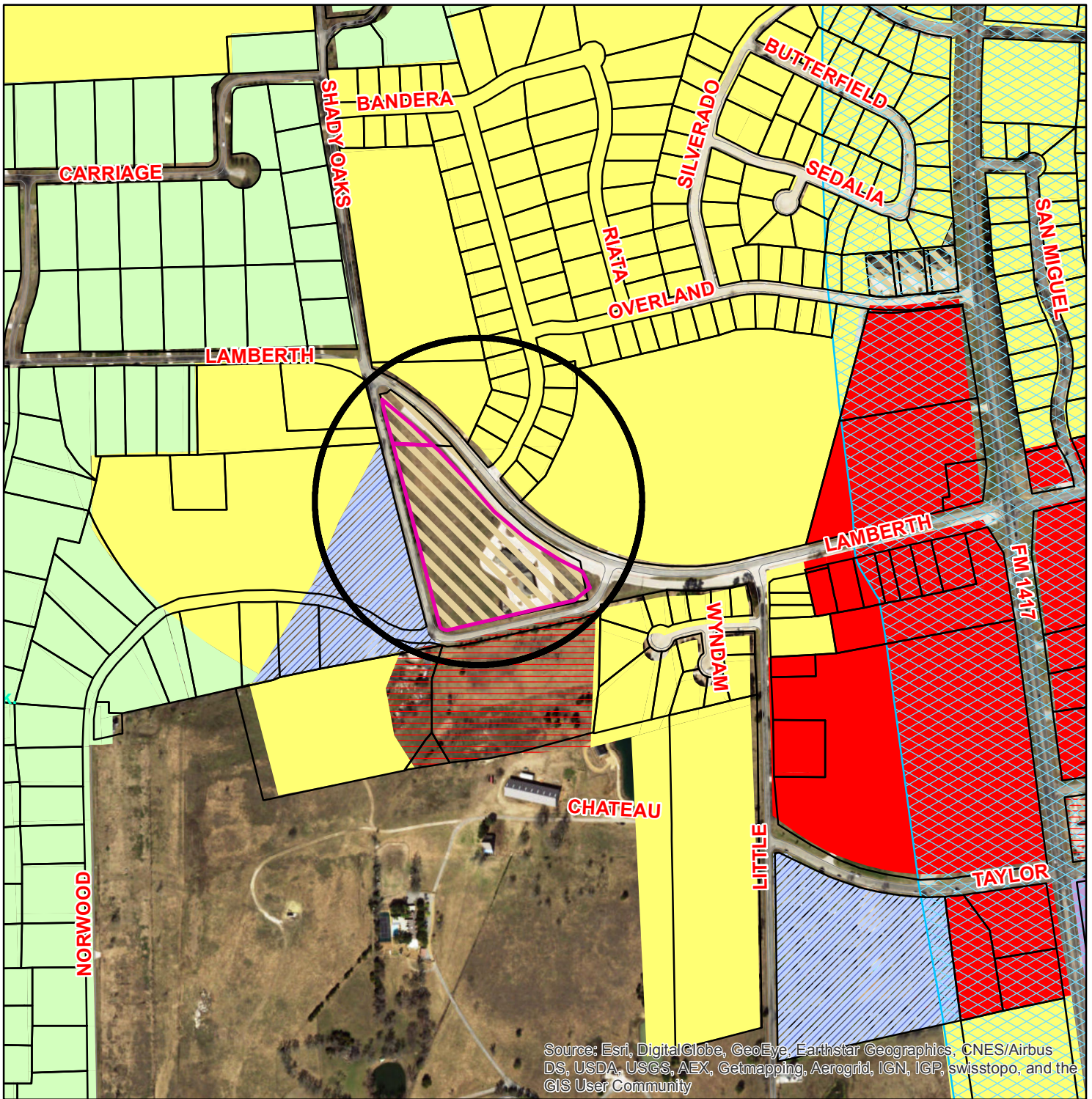
Staff Review Letter



2600-2800 Blks W. Lamberth



1 in = 713 ft



Zoning - 2600-2800 Blocks W. Lamberth The Gardens at O'Hanlon Ranch

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

CO Office District

Lakes

M-1 Light Manufacturing District

M-1.5 Medium Manufacturing District

M-2 Heavy Manufacturing District

MH Manufacturing Housing District

R-1 One Family Residential District

R-2 Multi-Family Residential District

R-A Single Family Agricultural District

SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



FLOOD STATEMENT:
I have examined the FEMA Flood Insurance Rate Map for the City of Newman, Gwynedd County, Texas, Community Number 48559, effective date 7/22/2014 and the map indicates that the property is within "Unshaded Zone X" defined as "Areas determined to be outside the 1% annual chance flood as shown on Figure (22) F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor."

Preston Trail
LAND SURVEYING
23421 N. State Hwy. 79E, Suite 200
Patterson, TX 75555
702-922-2222
www.prestontrail.com



NOTE: Preliminary Plan, for Inspection Purposes Only.
Is No Way Official or Approved for Record Purposes.

**PRELIMINARY PLAT
THE GARDENS AT OTHAKON RANCH**
to the City of Sherman
being 7.620 acres in the
Holding Dunes Survey, Abstract No. 120
of the Elijah Harting Survey, Abstract No. 540
Grayson County, Texas

Preston Trail
LAND SURVEYING
23421 N. State Hwy. 79E, Suite 200
Patterson, TX 75555
702-922-2222
www.prestontrail.com



01 * FOUNDED 1964
 02 * BORN 1930
 03 * BORN 1930
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THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

NOTE: Preliminary Plan, for Informational Purposes Only.
In No Way Official or Approved for Record Purposes.

**PRELIMINARY PLAT
THE GARDENS AT UTHANLON RANCH
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzag Survey, Abstract No. 540
Grayson County, Texas**



3043 N. State Hwy. 221 Suite 1 Phoenix AZ 85016 West Coast Sales & Marketing Co. 313.73.4670	
Scale: 1:25	Printed On: 8/2/2001

**STAFF REVIEW LETTER**

September 12, 2016

Lamberth Crossing Joint Venture
801 E. Taylor St.
Sherman, TX 75090

Chris Noah
Preston Trail Land Surveying
83493 N. State Highway 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of The Gardens at O'Hanlon Ranch has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Remove buildings from plat.
5. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Easements required per Engineering review of infrastructure or civil plans.
7. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
8. The location of the trash receptors must be approved by the Director of Public Works.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 9.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2800-3600 BLOCKS S. U.S. HIGHWAY 75 AND 100-200 BLOCKS W. TRAVIS STREET**

The request of Sherman Crossroads, LTD and Heritage Development Partners (Owners) and Brockette/Davis/Drake, Inc. (Surveyor/Civil Engineer) concerning the property in the 2800-3600 Blocks South U.S. Highway 75 and the proposed 100-200 Blocks of West Travis Street, being 5.6757 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads, Phase 1, Right-of-way for West Travis Street.

Background:

The property is located in the 2800-3600 blocks of South U.S. Highway 75 and the 100-200 blocks of the proposed West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. This plat is dedicating right-of-way for the extension of Travis Street to the west, consisting of 2.6757 acres and providing access to the Sherman Crossroads development.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Blalock Industrial Park

Origination:

Sherman Crossroads LTD and Heritage Development Partners (Owners)
Brockette/Davis/Drake, Inc. (Surveyor/Engineer)

Master Plan Designation:

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

Development Types

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

Characteristics

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

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

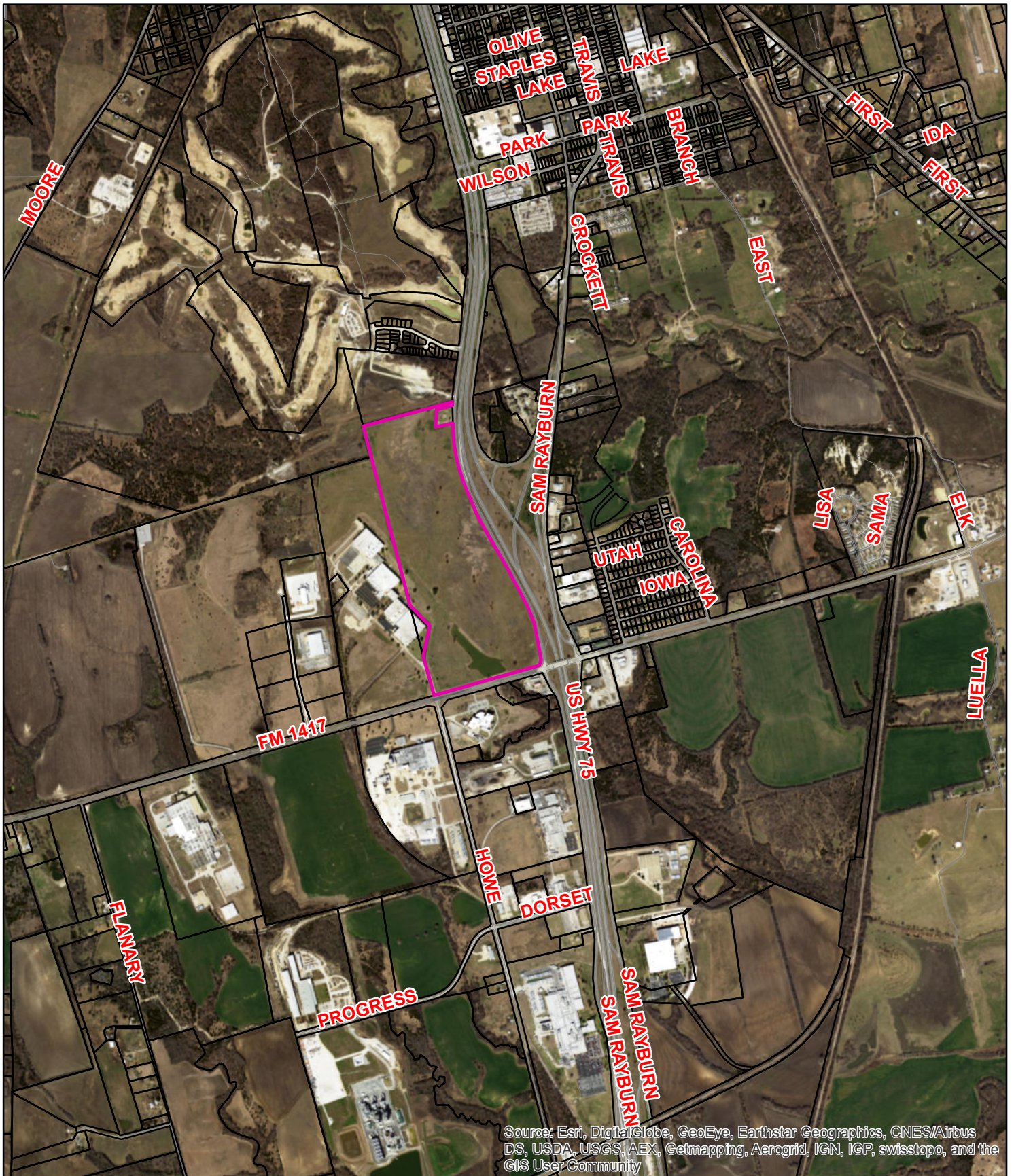
Location Map

Zoning Map

Aerial Map

Final Plat

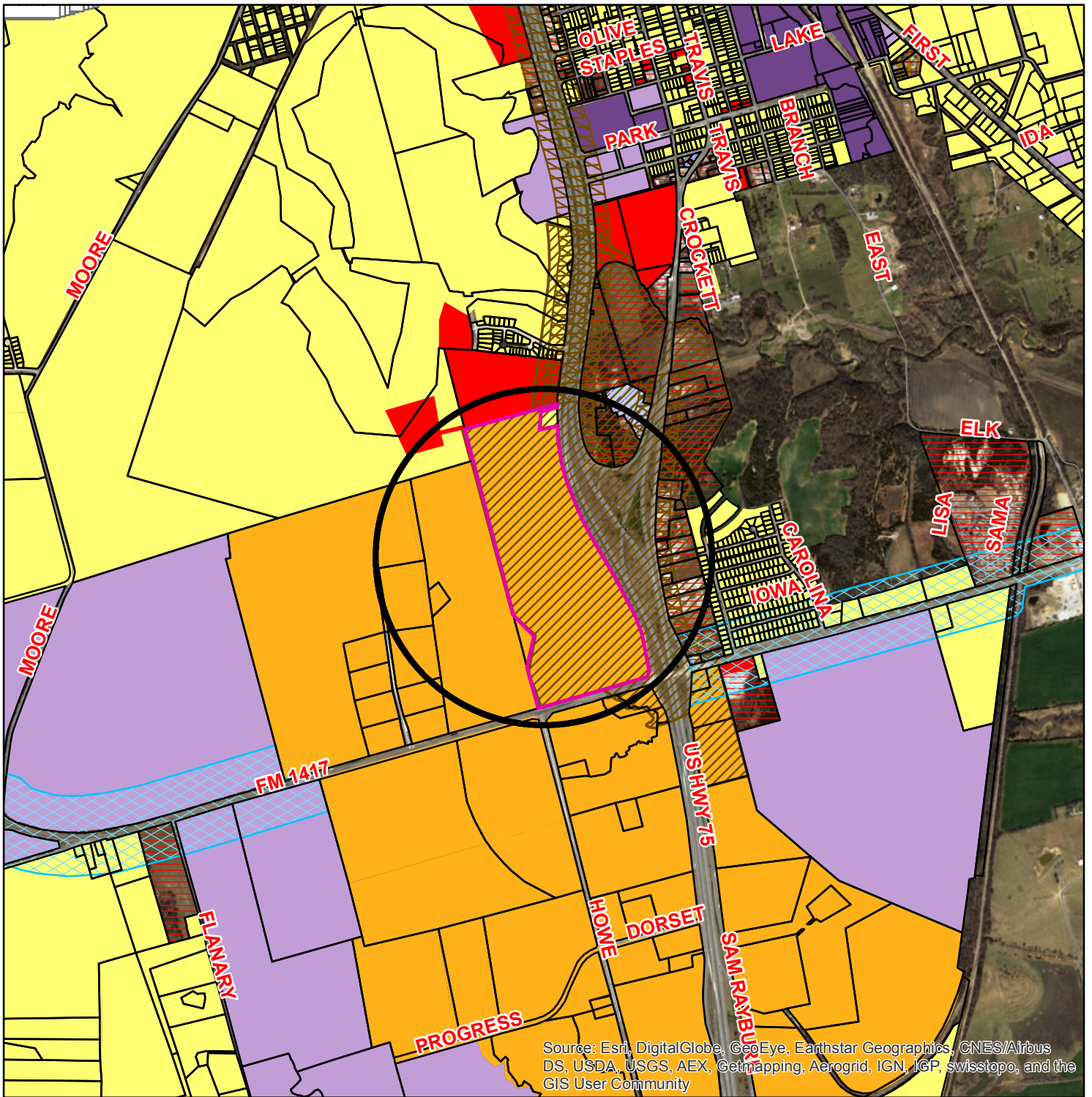
Staff Review Letter



**2800-3600 Blks. S. U.S. Highway 75 &
100-200 Blks. W. Travis Street**



1 in = 1,926 ft



Zoning - 2800-3600 Blocks S. Highway 75 Sherman Crossroads, Phase 1

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

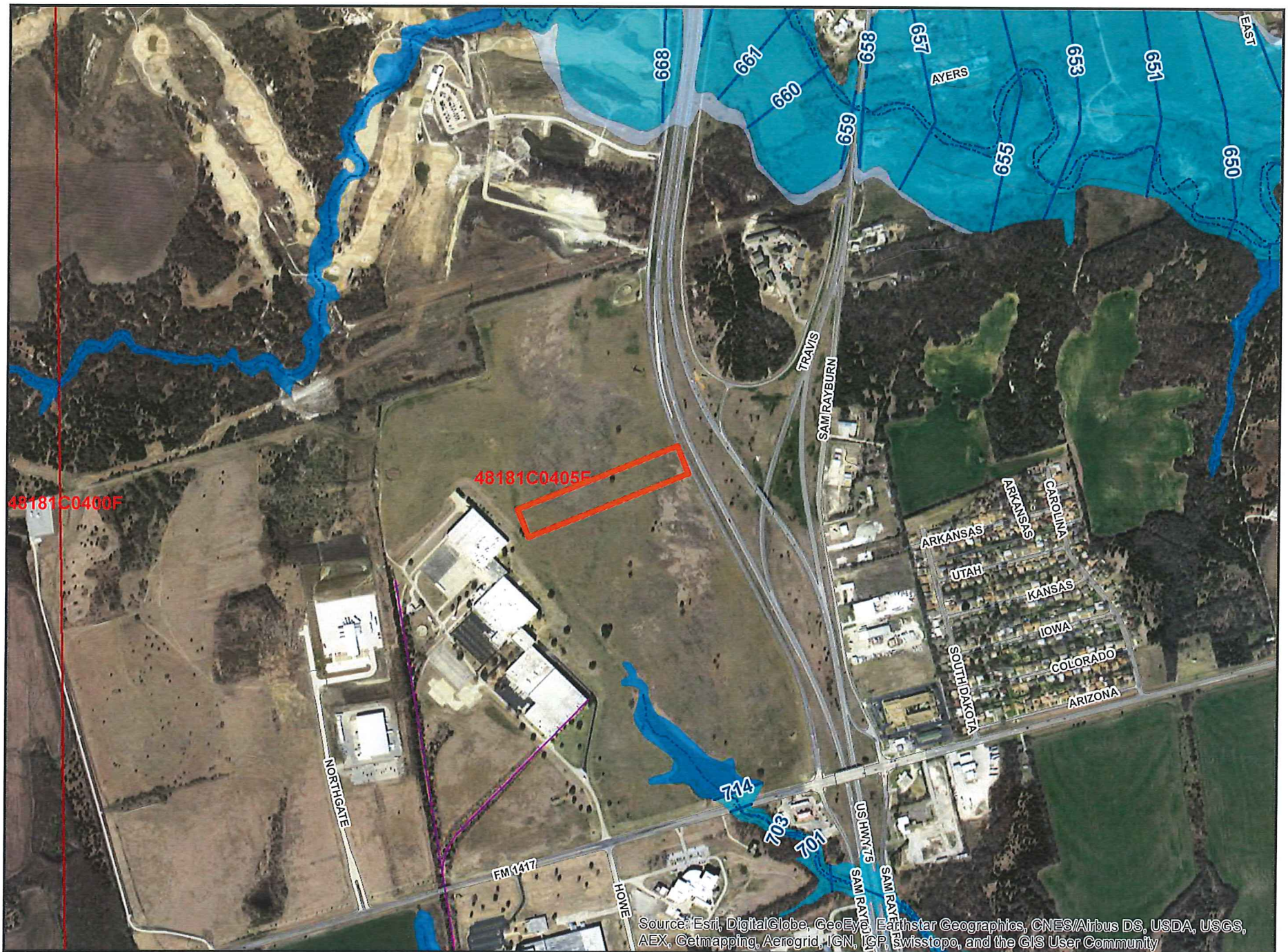


NOT TO SCALE

1 in = 2,000 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

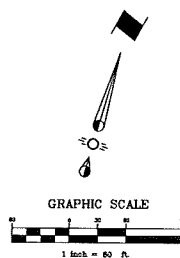


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

1 inch = 1,000 feet

PRESTON KITCHEN SURVEY
ABSTRACT NO. 667

Line Table		
Line #	Direction	Length
L1	N72°18'48"W	21.23
L2	S62°43'11"W	60.19



LEGEND

COFF	CANTED IRON ROD FOUND
DIRM	"DEEP" CANTED IRON ROD SET
IRF	IRON ROD FOUND
IRF1	1" DIA. IRON ROD FOUND
IRF2	2" DIA. IRON ROD FOUND
IRF3	3" DIA. IRON ROD FOUND
IRF4	4" DIA. IRON ROD FOUND
IRF5	5" DIA. IRON ROD FOUND
IRF6	6" DIA. IRON ROD FOUND
IRF7	7" DIA. IRON ROD FOUND
IRF8	8" DIA. IRON ROD FOUND
IRF9	9" DIA. IRON ROD FOUND
IRF10	10" DIA. IRON ROD FOUND
IRF11	11" DIA. IRON ROD FOUND
IRF12	12" DIA. IRON ROD FOUND
IRF13	13" DIA. IRON ROD FOUND
IRF14	14" DIA. IRON ROD FOUND
IRF15	15" DIA. IRON ROD FOUND
IRF16	16" DIA. IRON ROD FOUND
IRF17	17" DIA. IRON ROD FOUND
IRF18	18" DIA. IRON ROD FOUND
IRF19	19" DIA. IRON ROD FOUND
IRF20	20" DIA. IRON ROD FOUND
IRF21	21" DIA. IRON ROD FOUND
IRF22	22" DIA. IRON ROD FOUND
IRF23	23" DIA. IRON ROD FOUND
IRF24	24" DIA. IRON ROD FOUND
IRF25	25" DIA. IRON ROD FOUND
IRF26	26" DIA. IRON ROD FOUND
IRF27	27" DIA. IRON ROD FOUND
IRF28	28" DIA. IRON ROD FOUND
IRF29	29" DIA. IRON ROD FOUND
IRF30	30" DIA. IRON ROD FOUND
IRF31	31" DIA. IRON ROD FOUND
IRF32	32" DIA. IRON ROD FOUND
IRF33	33" DIA. IRON ROD FOUND
IRF34	34" DIA. IRON ROD FOUND
IRF35	35" DIA. IRON ROD FOUND
IRF36	36" DIA. IRON ROD FOUND
IRF37	37" DIA. IRON ROD FOUND
IRF38	38" DIA. IRON ROD FOUND
IRF39	39" DIA. IRON ROD FOUND
IRF40	40" DIA. IRON ROD FOUND
IRF41	41" DIA. IRON ROD FOUND
IRF42	42" DIA. IRON ROD FOUND
IRF43	43" DIA. IRON ROD FOUND
IRF44	44" DIA. IRON ROD FOUND
IRF45	45" DIA. IRON ROD FOUND
IRF46	46" DIA. IRON ROD FOUND
IRF47	47" DIA. IRON ROD FOUND
IRF48	48" DIA. IRON ROD FOUND
IRF49	49" DIA. IRON ROD FOUND
IRF50	50" DIA. IRON ROD FOUND
IRF51	51" DIA. IRON ROD FOUND
IRF52	52" DIA. IRON ROD FOUND
IRF53	53" DIA. IRON ROD FOUND
IRF54	54" DIA. IRON ROD FOUND
IRF55	55" DIA. IRON ROD FOUND
IRF56	56" DIA. IRON ROD FOUND
IRF57	57" DIA. IRON ROD FOUND
IRF58	58" DIA. IRON ROD FOUND
IRF59	59" DIA. IRON ROD FOUND
IRF60	60" DIA. IRON ROD FOUND
IRF61	61" DIA. IRON ROD FOUND
IRF62	62" DIA. IRON ROD FOUND
IRF63	63" DIA. IRON ROD FOUND
IRF64	64" DIA. IRON ROD FOUND
IRF65	65" DIA. IRON ROD FOUND
IRF66	66" DIA. IRON ROD FOUND
IRF67	67" DIA. IRON ROD FOUND
IRF68	68" DIA. IRON ROD FOUND
IRF69	69" DIA. IRON ROD FOUND
IRF70	70" DIA. IRON ROD FOUND
IRF71	71" DIA. IRON ROD FOUND
IRF72	72" DIA. IRON ROD FOUND
IRF73	73" DIA. IRON ROD FOUND
IRF74	74" DIA. IRON ROD FOUND
IRF75	75" DIA. IRON ROD FOUND
IRF76	76" DIA. IRON ROD FOUND
IRF77	77" DIA. IRON ROD FOUND
IRF78	78" DIA. IRON ROD FOUND
IRF79	79" DIA. IRON ROD FOUND
IRF80	80" DIA. IRON ROD FOUND
IRF81	81" DIA. IRON ROD FOUND
IRF82	82" DIA. IRON ROD FOUND
IRF83	83" DIA. IRON ROD FOUND
IRF84	84" DIA. IRON ROD FOUND
IRF85	85" DIA. IRON ROD FOUND
IRF86	86" DIA. IRON ROD FOUND
IRF87	87" DIA. IRON ROD FOUND
IRF88	88" DIA. IRON ROD FOUND
IRF89	89" DIA. IRON ROD FOUND
IRF90	90" DIA. IRON ROD FOUND
IRF91	91" DIA. IRON ROD FOUND
IRF92	92" DIA. IRON ROD FOUND
IRF93	93" DIA. IRON ROD FOUND
IRF94	94" DIA. IRON ROD FOUND
IRF95	95" DIA. IRON ROD FOUND
IRF96	96" DIA. IRON ROD FOUND
IRF97	97" DIA. IRON ROD FOUND
IRF98	98" DIA. IRON ROD FOUND
IRF99	99" DIA. IRON ROD FOUND
IRF100	100" DIA. IRON ROD FOUND

WHEREAS HERITAGE DEVELOPMENT

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

Along said non-tangent curve to the left and the West line of said Interstate Highway 75, some being the East line of said Heritage Development Partners tract, through a central angle of 230°31', an arc length of 1201.58 feet, having a radius of 2562.79 feet, and a chord bearing and distance of S 15°45'49"E, 1193.47 feet to a 3-1/2 inch aluminum monument set for corner.

THENCE S 27°04'2" E, passing at a distance of 100.84 feet the South line of said Heritage Development Partners, some being the North line of said Sherman Greenwoods Ltd., continuing for a total distance of 127.00 feet to a 3-1/2 inch obelisk monument set for corner;

THENCE S 62°43'11" W, a distance of 82.78 feet to a 3-1/2 inch aluminum monument set at the beginning of a tangent curve to the right

Along said compound curve to the right, through a central angle of $153^{\circ}57'$; having an arc length of 63.48 feet, a radius of 235.00 feet and a chord bearing and distance of $S\ 74^{\circ}55'15''\ W$, 62.27 feet to a

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Modification or use of this drawing without the express
written authorization of Brackette/Doris/Droke, Inc. is prohibited.

To dedicate a card

Now, therefore, know all men by these presents that HERITAGE DEVELOPMENT PARTNERS and SHERMAN &

HERITAGE DEVELOPMENT PARTNERS

HERMAN CROSSROADS LTD.

Authorized Agent

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

Notary Public in and for the State of Texas

10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

COUNTY OF GRAYSON
BEFORE ME, the undersigned

My Commission Expires On _____

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

My Commission Expires On _____

OWNER:

DALLAS, TEXAS 75201

Approved this _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS, PHASE

City Clerk, City of Sherman, Texas

DUAL PLAT

RIGHT-OF-WAY FOR WEST TRAVIS STREET
AN ADDITION TO THE CITY OF SHELMAN, GRAYSON COUNTY, TEXAS
BEING A PART OF A 130.479 ACRE TRACT
AND BEING A PORTION OF A 44.830 ACRE TRACT

SURVEYORS:
BROCKETTE DAVIS/DAVIS

ERMAN, TEXAS 75092
(214) 824-3647,
fax (214) 824-706

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

**STAFF REVIEW LETTER**

September 12, 2016

Sherman Crossroads, Ltd.
4560 Belt Line Road, Suite 400
Addison, TX 75001

Heritage Development Partners
425 N. Highland Ave., Suite 110
Sherman, TX 75092

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

Dear Applicants,

The request for approval of Sherman Crossroads, Phase 1, Right of Way for West Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Original tax certificates shall be furnished for the purpose of recording the plat.
2. Change Owner address of Sherman Crossroads, Ltd. to 4560 Belt Line Road, Suite 400, Addison, TX 75001.
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 10.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 600-800 BLOCKS BAKER PARK DRIVE**

The request of Kritt Concrete, LLC (Owner) Bridgestone Development (Developers), Cross Engineering Consultants (Civil Engineers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 19.568 acres in the Elizabeth Jones Survey, Abstract No. 623, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Parkhaven Estates, Phase 1

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete, LLC (Owner)

Bridgestone Development (Developers)

Jonathan Hake, Cross Engineering Consultants (Civil Engineers)

Underwood Drafting & 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

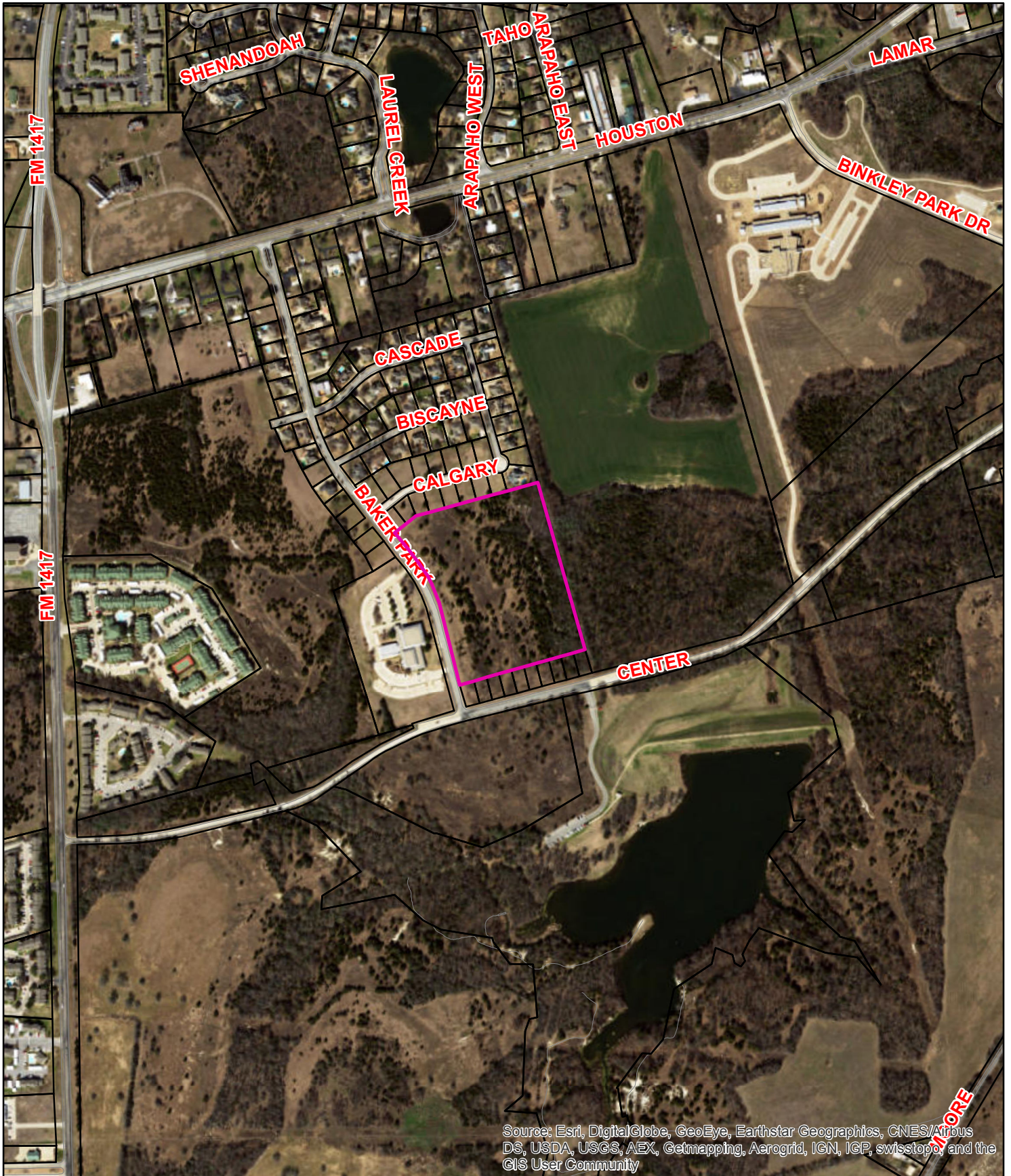
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter

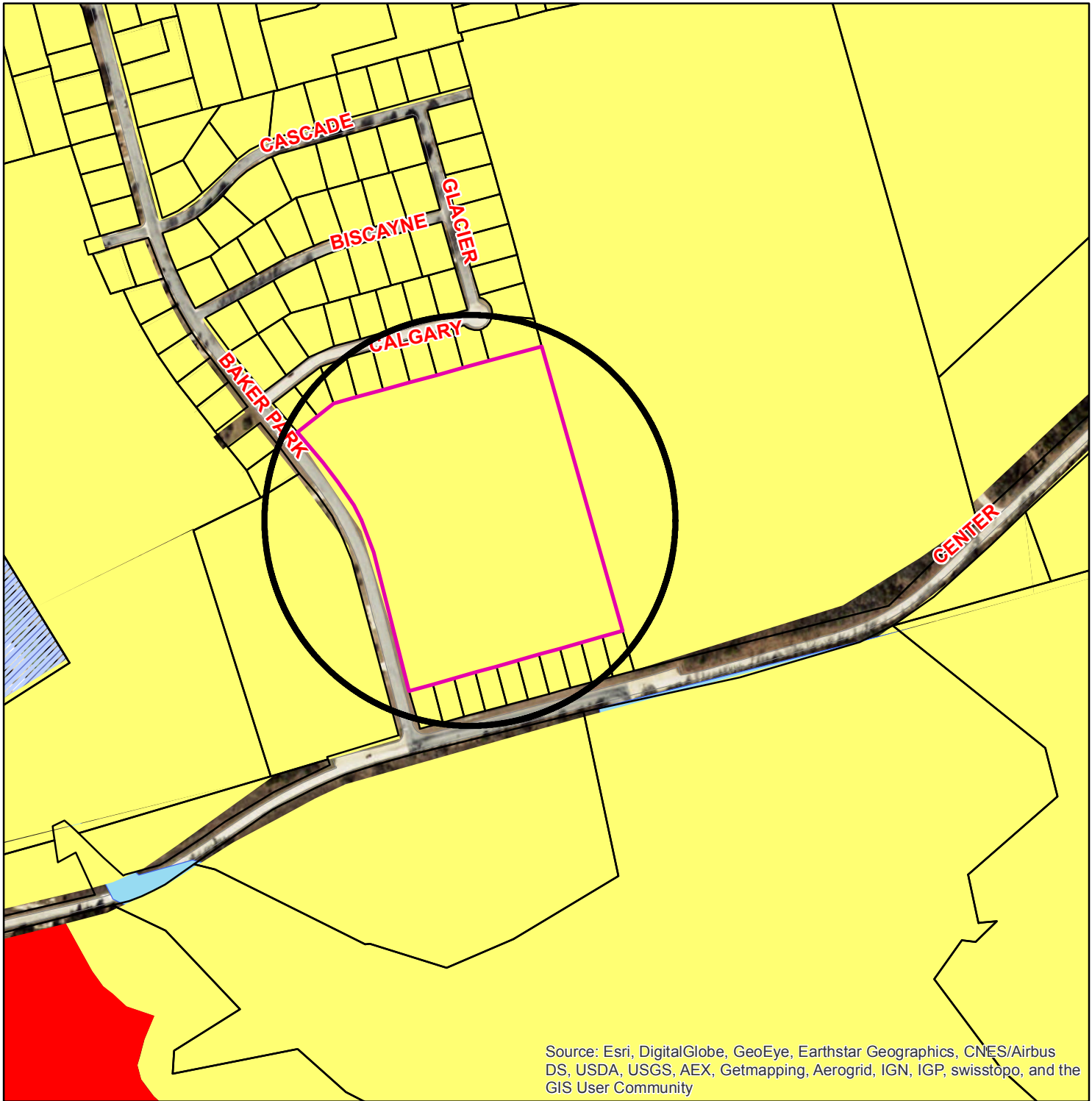


600-800 Blocks Baker Park Dr.



1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 600-800 Blocks Baker Park Drive Parkhaven Estates, Phase 1

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

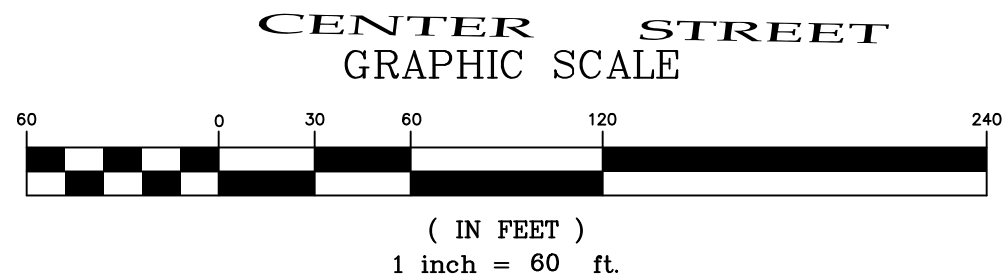
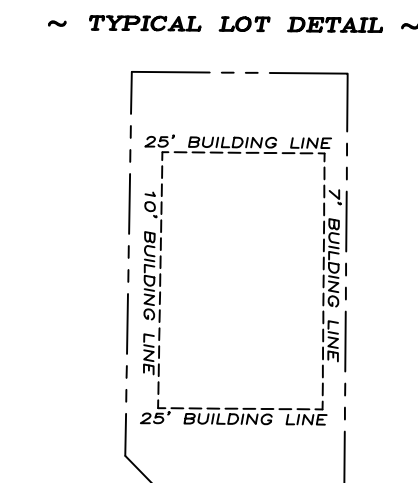


NOT TO SCALE

1 in = 446 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



UNDERWOOD

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

NOTES
"Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes."
The proposed use is to be Single Family Residential.

Chairman, City of Sherman
Planning & Zoning Commission

Date

PRELIMINARY PLAT
PARKHAVEN ESTATES
PHASE I

BEING 15.440 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
2-8-16

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

ENGINEER
CROSS ENGINEERING CONSULTANTS, INC.
131 S. TENNESSEE
McKINNEY, TEXAS 75069

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

**STAFF REVIEW LETTER**

September 12, 2016

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

Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of Parkhaven Estates, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall 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 street shall be shown on the plat.
5. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Sewer Easement must be a minimum of 20'.
7. Require 10' Easement along front of lots.
8. Remove building lines from plat.
9. Detention plans must be approved by the City of Sherman Engineering Department.
10. Add zip code of 75021 to Surveyor's block.
11. Street Names to be added.
12. 60' Street frontage required per lot.
13. Remove typical lot setback detail.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 11.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1724 WEST U.S. HIGHWAY 82

The request of SDB Partners, LLC (Owners), Chris Schmitt, Teague, Nall & Perkins, Inc. (Engineer/Surveyor) and BWA Architects (Architect) concerning the property at 1724 West U.S. Highway 82, being Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition, as follows;

Board of Adjustments

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

Planning and Zoning Commission

Site plan approval for Carrus Medical Office Building

Background:

The property is located at 1724 West U.S. Highway 82 between Rex Cruse Drive and Post Oak Crossing; the lot east of Carrus Specialty Hospital. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

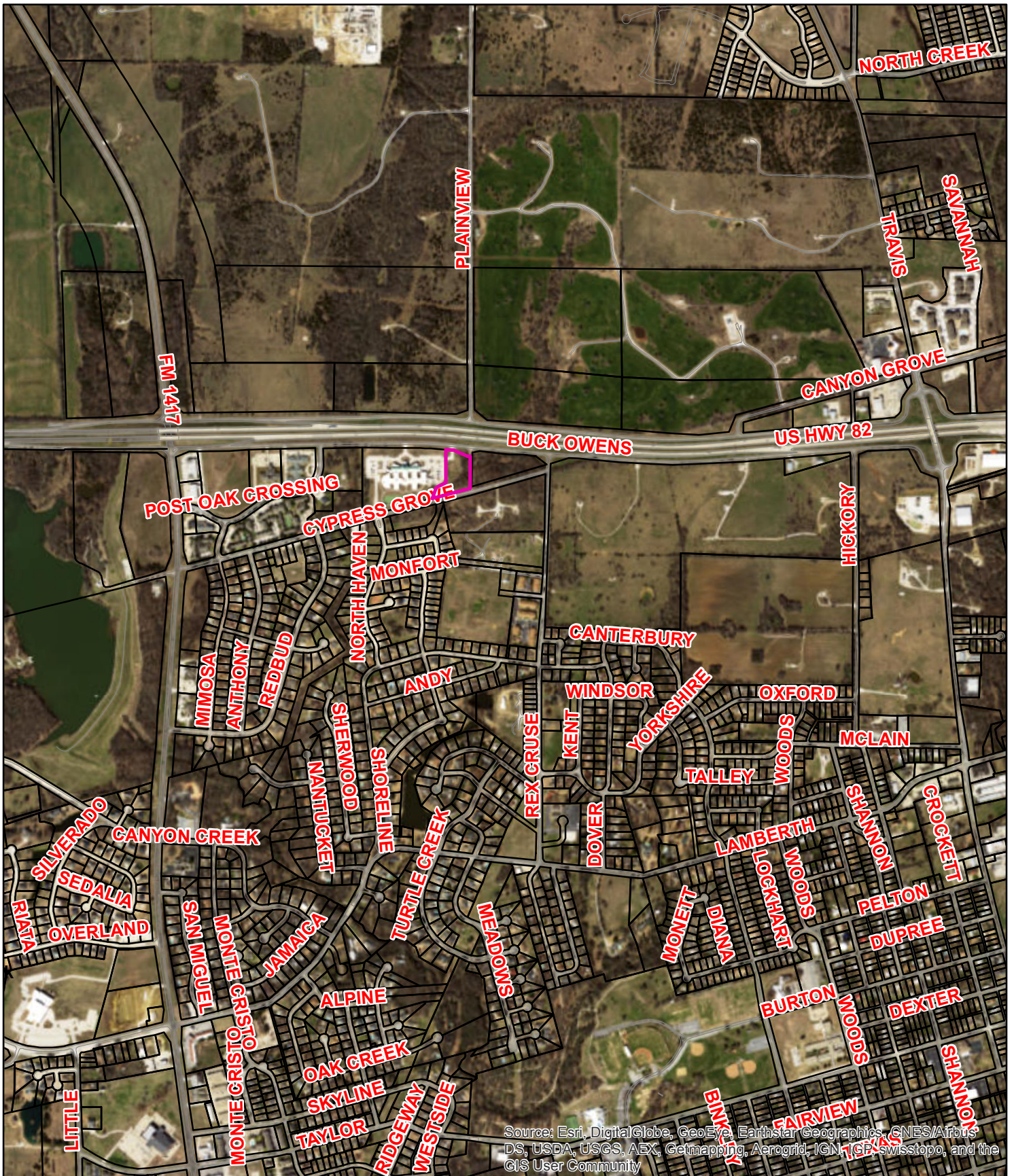
5

Objections Received:

0

Attachments

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



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

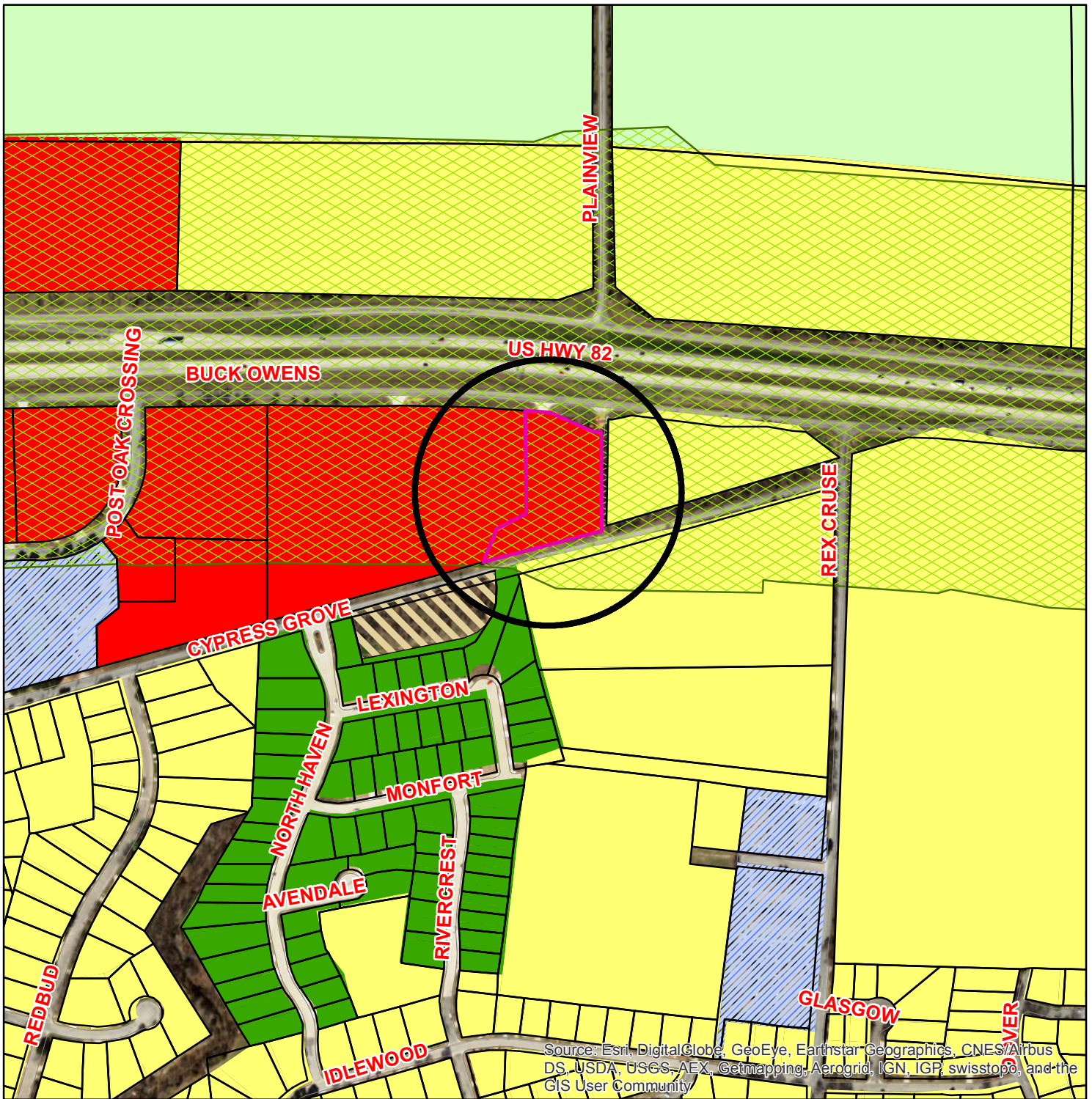
1724 W. U.S. Highway 82



NOT TO SCALE

1 in = 1,284 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1724 West U.S. Highway 82



City of Sherman, Texas
Developmental Services Department

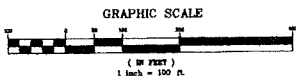
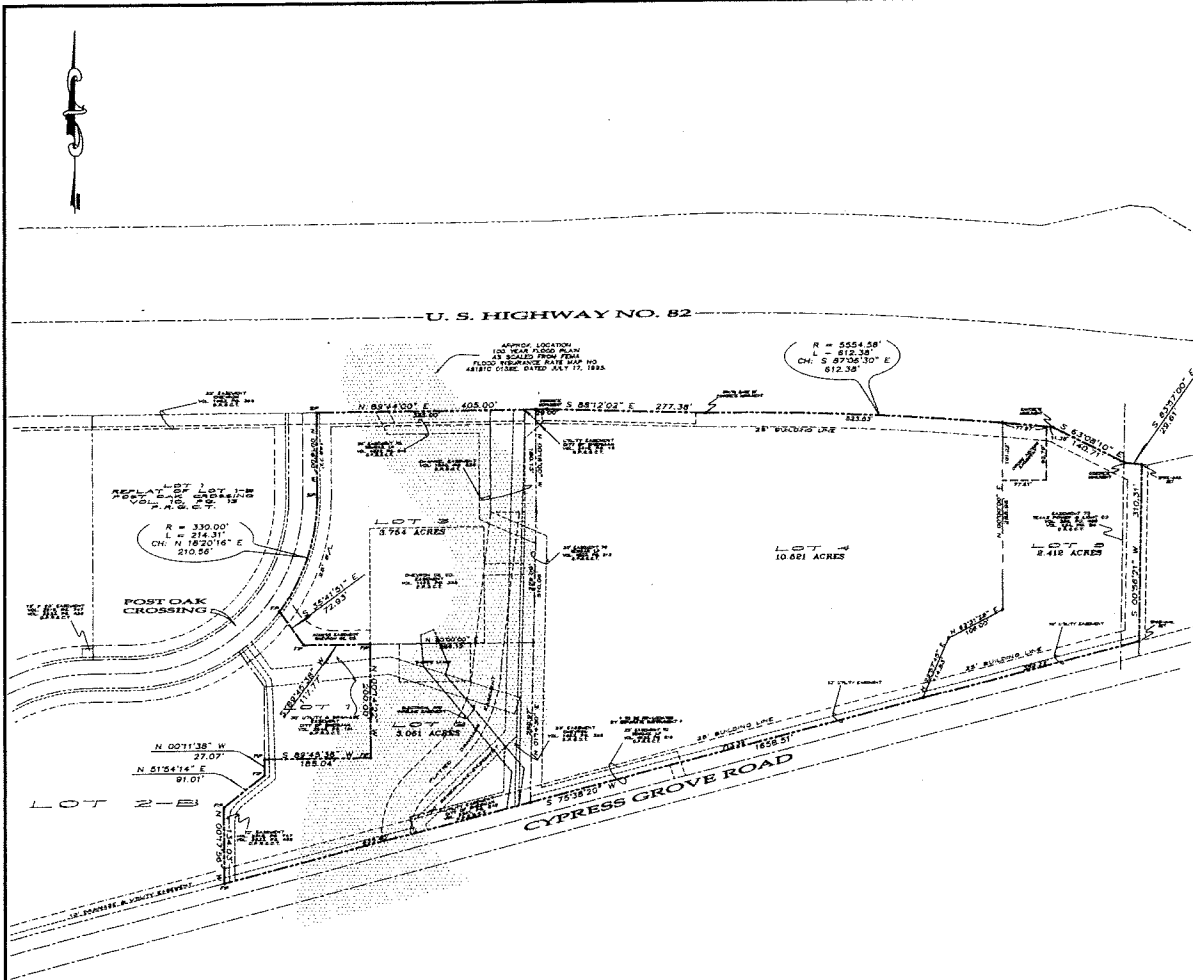
Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Blalock Commercial Overlay District
Sam Rayburn Freeway	Central Business District
US Hwy 82 and 75	College Park District
Special Districts Overlay	Downtown Overlay District
	Historic Preservation District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



1 in = 446 ft

1724 West U.S. Highway 82





25723
FILED FOR RECORD
RECORDED IN
COUNTY CLERK'S OFFICE
JAN 11 2008
WELLS BLACKBURN BUSH
COUNTY CLERK, SHERMAN, TEXAS

16155
SHERMAN
SIB PARTNERS, LLC
P.O. BOX 1068
SHERMAN, TX 75051

SHERMAN
JASON E. ARMSTRONG
R.L.S. NO. 555
3404 INTERURBAN ROAD
DENISON, TEXAS

DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the City of Sherman, Oregon County, Texas, being a part of the Urban Survey, Abstract No. 175, being all of Lot 2 of Post Oak Crossing East Addition, on addition to the City of Sherman, Texas, as shown by part of record in Volume 16, Page 181, of the Public Records, Oregon County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3" steel rod set at the intersection of the west right-of-way line of Post Oak Crossing with the south right-of-way line of U.S. Highway No. 82, said rod being the northeast corner of said Lot 2.

Thence with said south right-of-way line the following calls and distances:

North 89°44'00" East a distance of 405.00 feet to a concrete right-of-way monument;

South 89°13'00" East a distance of 277.38 feet to a concrete right-of-way monument;

A curve to the right having a radius of 5,504.58 feet and an arc length of 812.37 feet (chord bears South 87°08'30" East, 812.06 feet);

South 83°09'00" East a distance of 142.71 feet to a concrete right-of-way monument;

South 80°57'00" East a distance of 29.61 feet to a spike nail set for the northeast corner of said Lot 2;

Thence South 00°56'21" West a distance of 310.31 feet to a spike nail set in the north right-of-way line of Cypress Grove Road, said nail being the southeast corner of said Lot 2;

Thence South 75°38'20" West with said north right-of-way line, a distance of 1,656.51 feet to a 3" steel rod found at the southeast corner of said Lot 2;

Thence with the west line of said Lot 2 the following calls and distances:

North 00°17'36" West a distance of 134.63 feet to a found 3" steel rod;

North 01°54'13" East a distance of 81.03 feet to a found 3" steel rod;

North 00°13'38" West a distance of 27.70 feet to a 3" steel rod found at the southeast corner of said Lot 1;

Thence North 89°44'34" East along the south line of Lot 1 a distance of 186.04 feet to a 3" steel rod found at the southeast corner of said Lot 1;

Thence North 00°14'25" East along the east line of Lot 1 a distance of 205.00 feet to a 3" steel rod found at the northeast corner of said Lot 1;

Thence South 89°45'38" West along the north line of Lot 1 a distance of 117.79 feet to a 3" steel rod found marking an angle point in the north line of said Lot 1;

Thence North 35°11'31" West a distance of 72.83 feet to a 3" steel rod found in the southeasterly right-of-way line of said Post Oak Crossing;

Thence with said southeasterly right-of-way line and a non-extended curve to the left having a radius of 3,500.00 feet and an arc length of 314.21 feet (chord bears North 10°07'18" East, 310.56 feet) to a set 3" steel rod;

Thence North 00°18'00" West a distance of 148.77 feet to the Point-of-Beginning and containing 18.748 acres of land.

KNOW ALL MEN BY THESE PRESENTS

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

Jason E. Armstrong
Registered Professional
Land Surveyor No. 5533



STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason E. Armstrong, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of December, 2008.

Notary Public for the State of Texas
Commission Expires 9/24/10

KNOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That the SIB PARTNERS, LLC, being the owner of the hereinabove described property hereby submit this plat designating said property as REPLAT OF CARRUS MEDICAL PLAZA, an addition to the City of Sherman, Texas, and these hereby dedicated to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private entities desiring to use or using same. Any public or private entity shall have the right to remove and have removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may impede or interfere with the construction, maintenance, or efficiency of its respective easement or right-of-way. In any way may impede or interfere with the construction, maintenance, or efficiency of its respective easement or right-of-way, how the right of ingress and egress to, from and upon the said easement shall be for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing of 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 18 day of December, 2008.

E. Sundaram
SIB PARTNERS, 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 E. Sundaram, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of December, 2008.

Notary Public in and for the State of Texas
Commission Expires 7-2-2010

Notary Public in and for the State of Texas
Commission Expires 7-2-2010

Approved this 20 day of October, 2008, by the City

Mayor and the Commission of the City of Sherman, Texas

Accepted by the City Council of the City of Sherman

Notary Public in and for the State of Texas
Commission Expires 12/21/09

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing REPLAT OF CARRUS MEDICAL PLAZA, is an addition to the City of Sherman, Texas, as authorized by the City Council on this day of October, 2008, and the City Council by their action then and there adopted the addition of streets, easements and public places, as shown and set out herein, and that the City Clerk further authorized the Mayor to add the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 21st day of December, 2008.

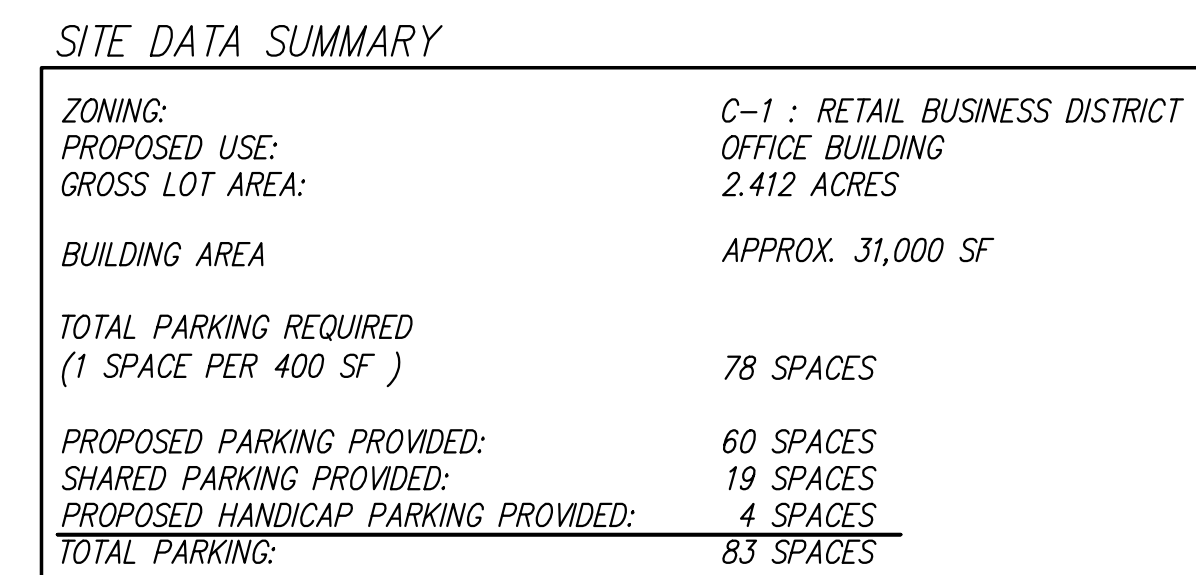
Notary Public in and for the State of Texas
Commission Expires 12/21/09

Notary Public in and for the State of Texas
Commission Expires 12/21/09

REPLAT OF
CARRUS MEDICAL PLAZA
A REPLAT OF
LOT 2
OF
POST OAK CROSSING EAST ADDITION
TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

JOB NO. A8080321

E-1-148



 *PROPOSED FIRE LANE*

 *PROPOSED FLATWORK*

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

COUNTY: GRAYSON
LEGAL DESCRIPTION: CARRUS MEDICAL PLAZA
REPLAT LT 2 OR REPLAT, BLOCK 1, LOT 5
TOTAL ACREAGE: 2.412

GRAPHIC SCALE

50 0 25 50 100

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



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

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

Tx. Reg. # 97267

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

tnp project
CSH16203
sheet
C1.1

10 LBJ Freeway | Suite 110
Dallas, Texas 75234
P 972-661-5461
F 972-661-5449

waarchitects.com

CARRUS OFFICE PARK
- New Construction
- SHERMAN, TX
EXTERIOR BUILDING ELEVATIONS

[illegible]

ISSUE DATE
08.30.16

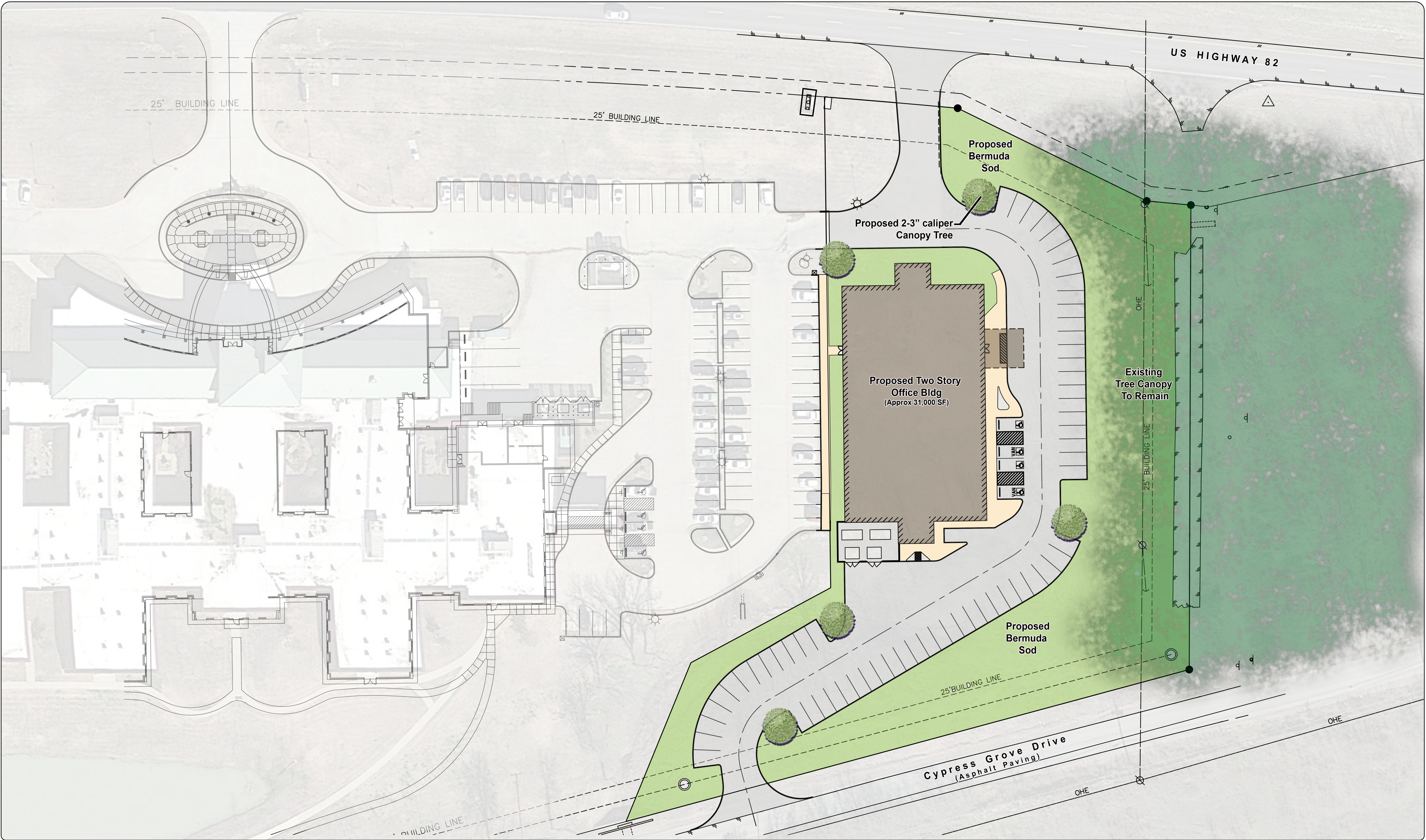
PROJECT NO.
D14066

SHEET NO.

A201



Drawing: Q:\Projects\CSH16203\CD\Landscapes\CSH16203.dwg at Aug 25, 2016 5:30pm by Cameron_H
Layout: Layout1 - Area: Landscape.dwg - 2-22-24 - BDR.dwg



no.	revision	by	date



scale when bar is 1 inch long
horiz 1"=40'
vert
August, 2016



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

This document is for interim review and is not intended for construction, bidding or permit purposes.
Justin N. Walton, P.E. Date: AUG. 2016
Tx. Reg. # 97267

Sherman, Texas
Paving, Drainage & Utility Improvements for
CARRUS OFFICE PARK
LANDSCAPE CONCEPT PLAN

tnp project
CSH16203
sheet

STAFF REVIEW LETTER

September 14, 2016

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

Teague, Nall & Perkins
Chris Schmitt
17304 Preston Road, Suite 1340
Dallas, TX 75252

Dear Applicants,

The request for site plan approval for Carrus Medical Office Building for the property located at 1724 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. Minimum setback requirements: (Sec. 6.8 - O-1 (75 & 82 Overlay) District, Subsection 5).
 - Forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater.
 - Fifteen (15) feet from property line of all other streets intersecting with the highway (Cypress Grove Road).
 - Five (5) foot from the side and rear property lines.
3. The exterior façade is required to be masonry or equivalent unless an exception is approved.
4. Screening shall be provided and maintained abutting any residential districts.
5. All parking shall be on private property and shall not encroach into U.S. Highway 82 access road or Cypress Grove Road right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. The required parking shall be provided on the same lot as the business is located.
8. The parking ratio for a medical office is one space per 200 square foot; an exception will need to be granted if the parking ratio cannot be met for the proposed use on the lot before a Certificate of Occupancy Permit will be issued.
9. A parking space is considered to be 9'x20'.
10. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
11. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
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. Require Cypress Grove Drive be changed to Cypress Grove Road on Landscape Concept Plan.
16. New Drive approaches shall conform to City of Sherman standards and a permit is required.
17. The location of the trash receptors must be approved by the Director of Public Works.
18. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
19. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
20. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 12.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4103 & 4109 N. TRAVIS STREET**

The request of NEM Creed Canyon Apartments, LP (Owners), Cross Architects (Architect) and Belle Firma (Landscape Architect) concerning the property at 4103 and 4109 North Travis Street, being Lot 1, Block 1, Creed Canyon Addition, as follows;

Planning and Zoning Commission

Site plan approval for Sherman Emergency Care and Retail Center

Background:

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

The prospective buyer would like to construct a 9,000 square foot emergency care facility and a 6,000 retail center at this location. The exterior finish on the building will be limestone and brick veneer. Seventy-two parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multil-Family Residential) District

C-2 (General Commercial) District

Origination:

NEM Creed Canyon Apartments, LP (Owners)
Cross Architects (Architect)
Belle Firma (Landscape Architect)

Master Plan Designation:

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

Number of notices mailed:

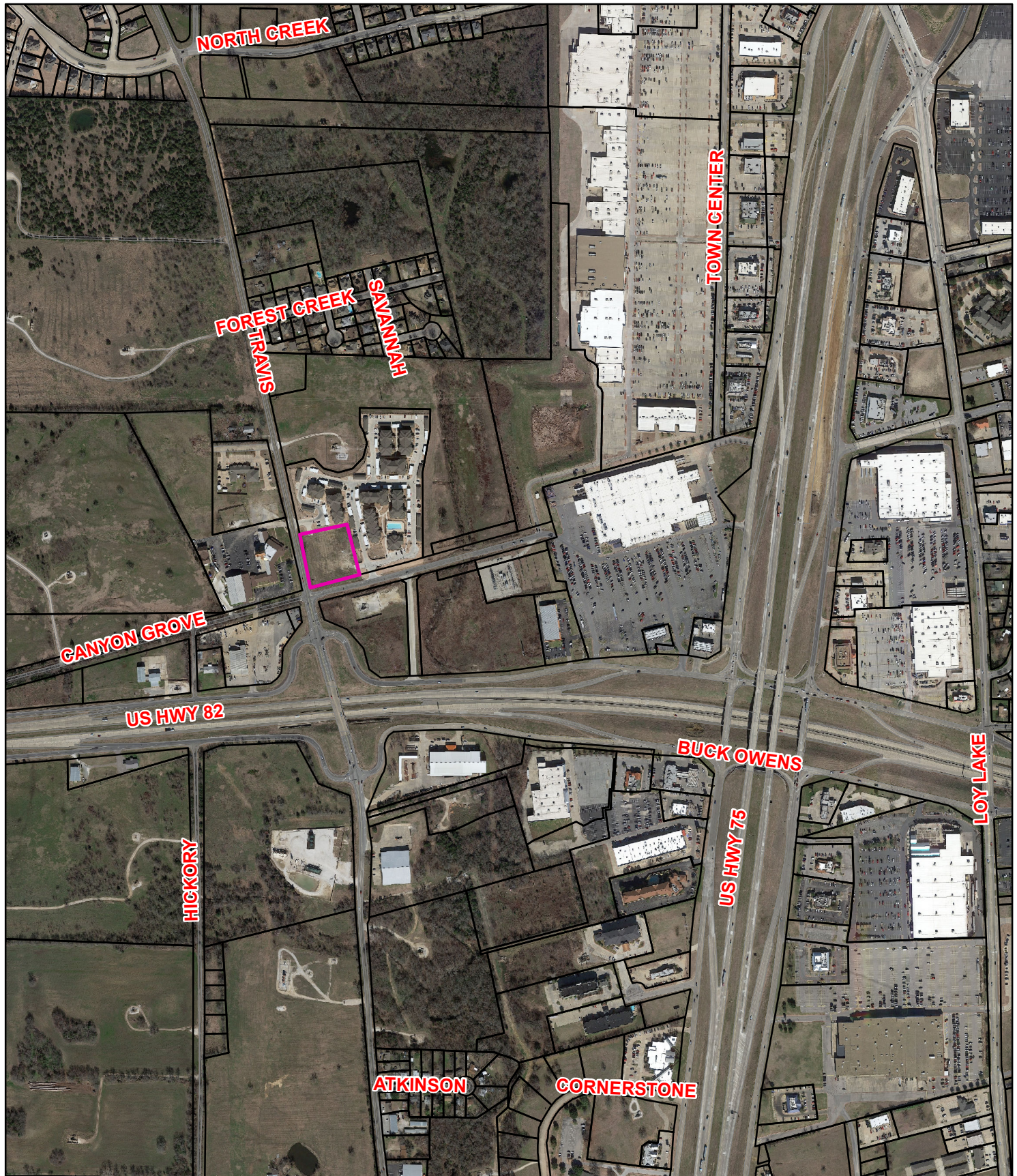
Not required.

Objections Received:

0

Attachments

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



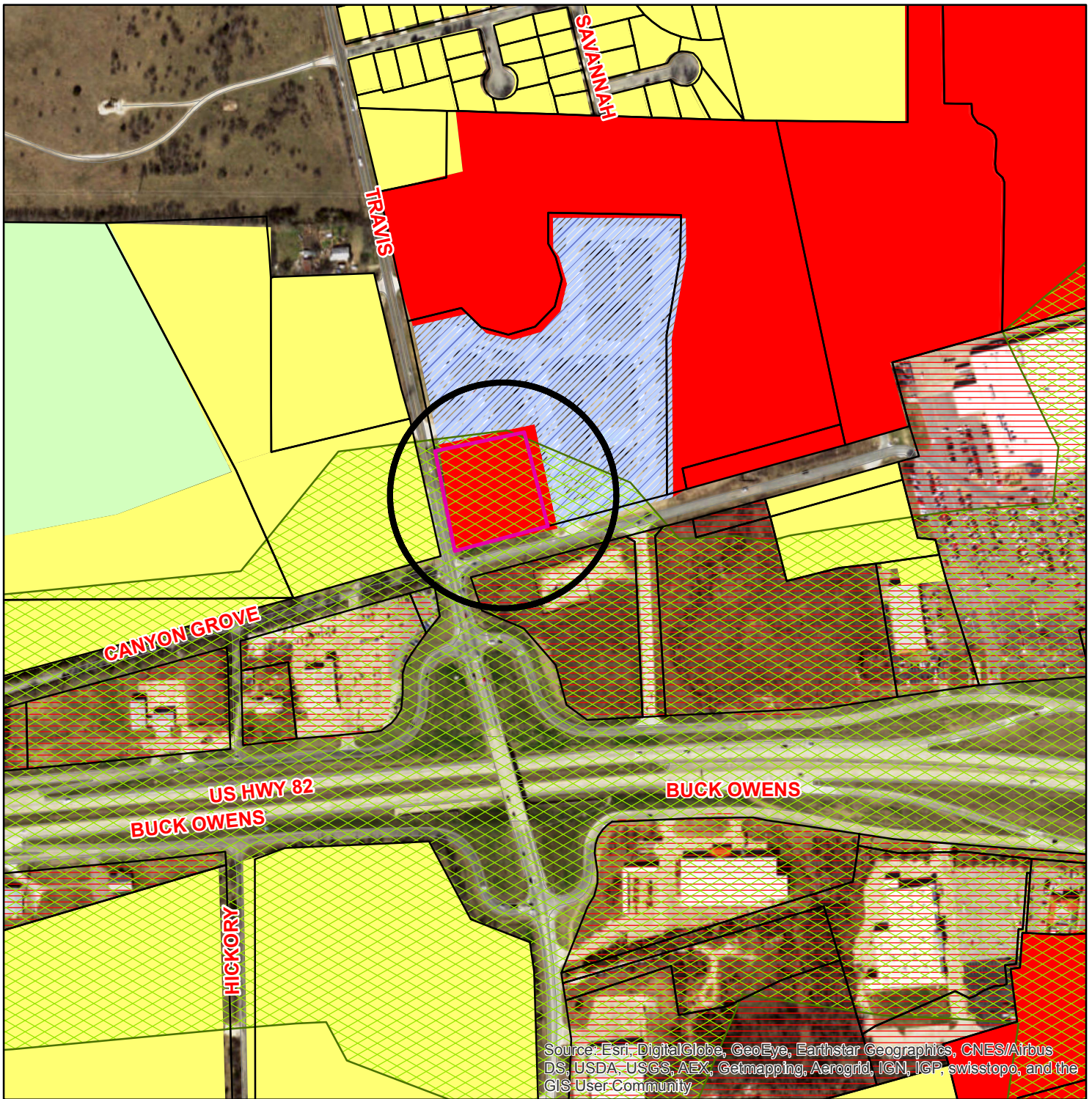
4103 & 4109 N. Travis Street



NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4103 & 4109 North Travis Street



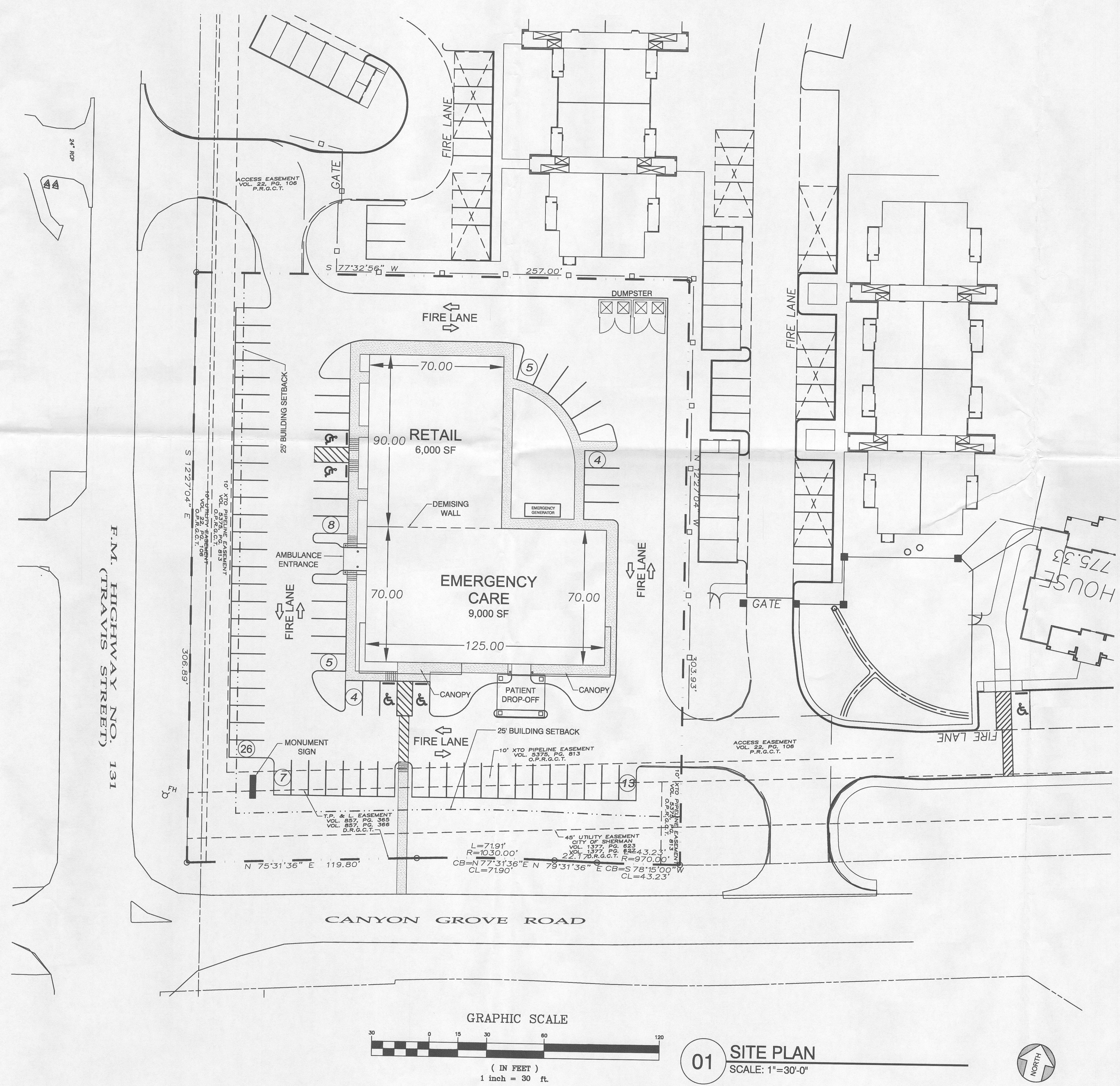
City of Sherman, Texas
Developmental Services Department

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



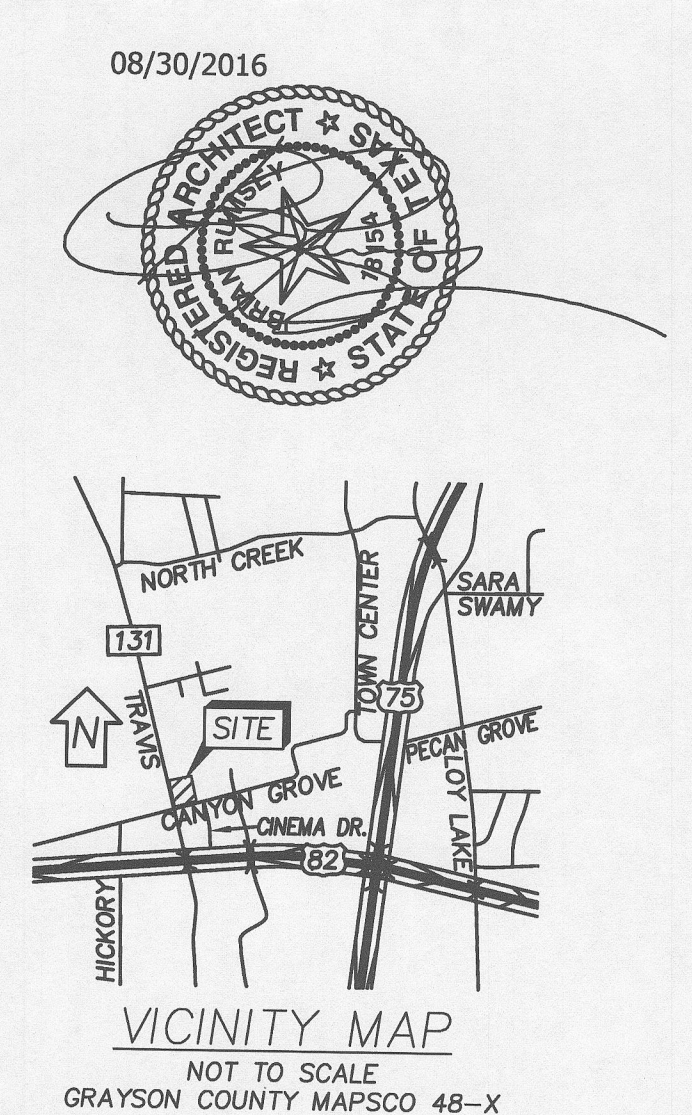
NOT TO SCALE

1 in = 400 ft



SITE DATA

ACRES.....	1.792 ACRES
ER SPACE.....	9,000 SQ. FT.
RETAIL SPACE.....	6,000 SQ. FT.
TOTAL.....	16,000 SQ. FT.
PARKING:	
ER SPACE:	
1/200.....	45 SPACES REQUIRED
RETAIL SPACE:	
1/400.....	15 SPACE REQUIRED
TOTAL SPACE REQUIRED.....	60 SPACES
TOTAL PARKING PROVIDED....	72 SPACES
(INCLUDING ACCESSIBLE SPACES)	



Cross
architects

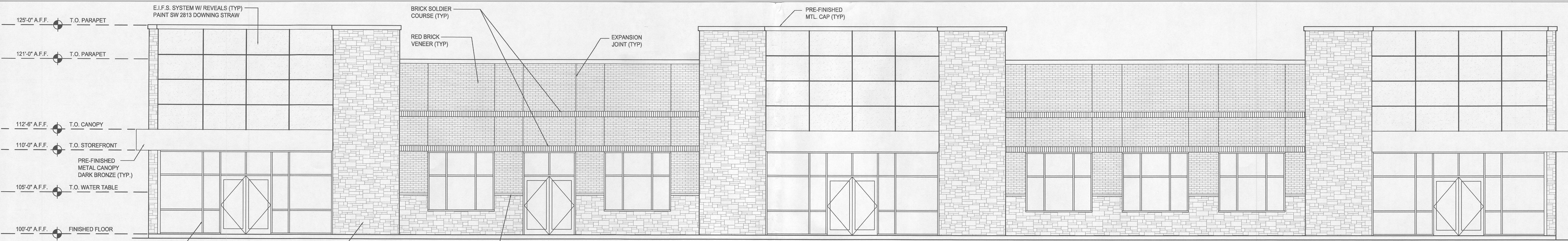
CROSS ARCHITECTS
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

FM HIGHWAY 131 AND
CANYON GROVE ROAD

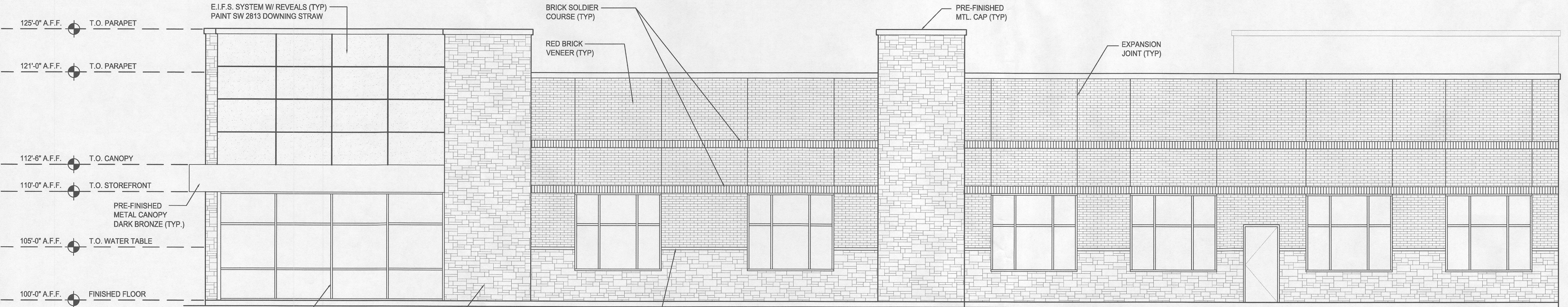
SHERMAN ER BUILDING
SHERMAN, TX

LOT: 1 BLOCK: 1
CITY OF SHERMAN, TEXAS

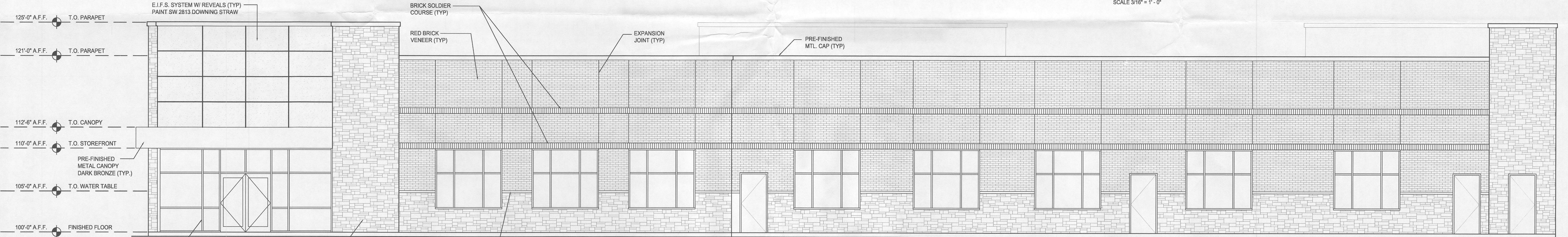
DRAWN	DATE	PROJECT NO.	SCALE	SHEET NO.
BW	08/30/2016		AS NOTED	



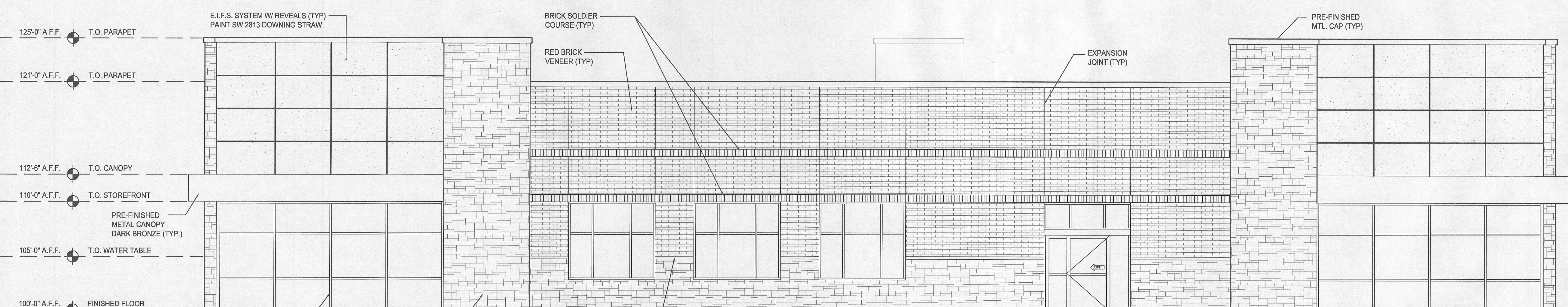
WEST ELEVATION
SCALE 3/16" = 1' - 0"



NORTH ELEVATION
SCALE 3/16" = 1' - 0"



EAST ELEVATION
SCALE 3/16" = 1' - 0"



SOUTH ELEVATION
SCALE 3/16" = 1' - 0"

Crossarchitects

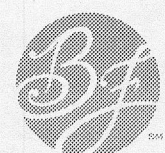
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FM HIGHWAY 131 AND
CANYON GROVE ROAD

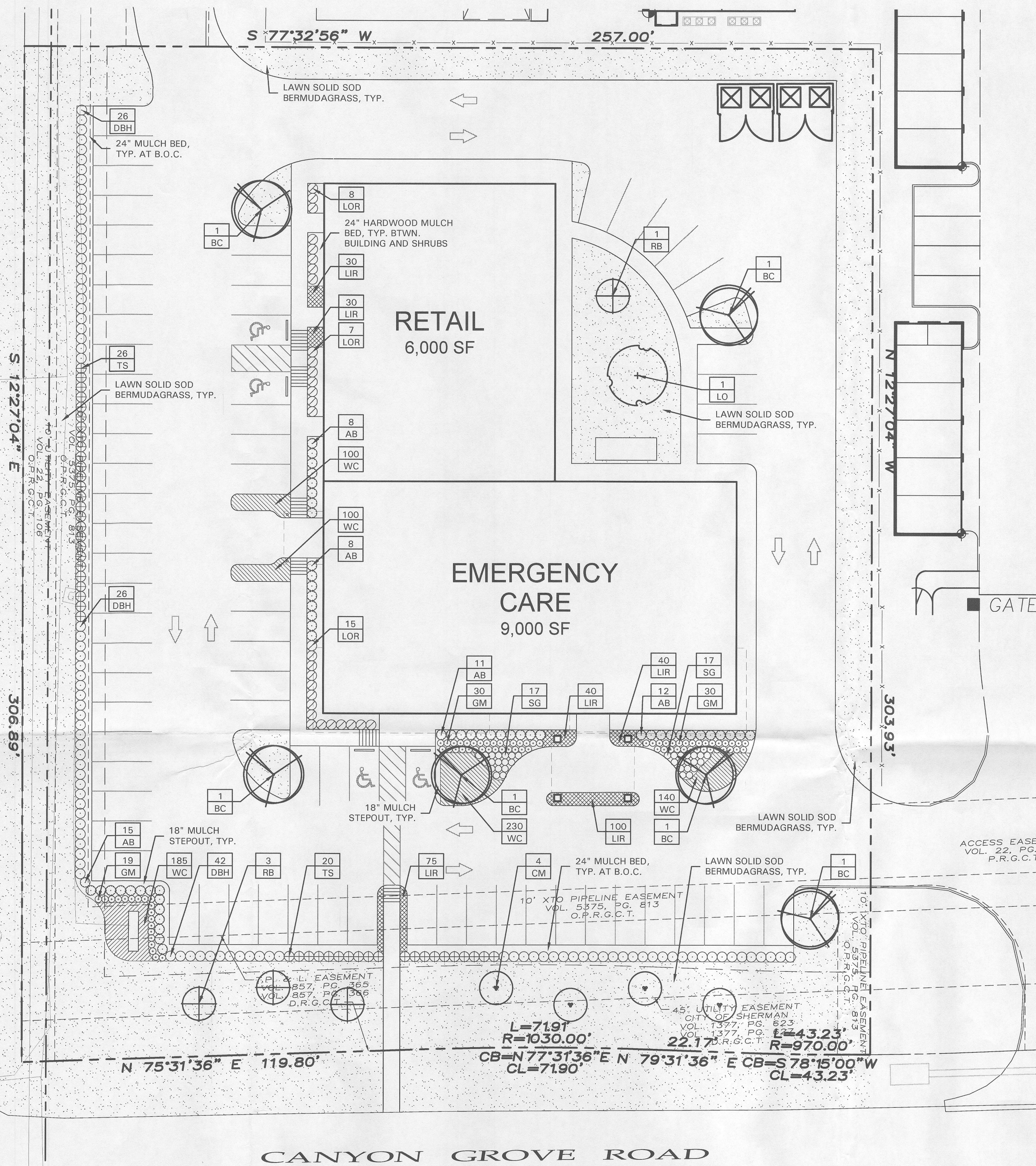
SHERMAN ER BUILDING
SHERMAN, TX

LOT: 1 BLOCK: 1
CITY OF SHERMAN, TEXAS

DRAWN	DATE	PROJECT NO.	SCALE	SHEET NO.
BW	08/30/2016		AS NOTED	



F.M. HIGHWAY NO. 131
(TRAVIS STREET)



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	4	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LO	<i>Quercus virginiana</i>	Live Oak	1	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	4	30 gal.	container grown, 8' ht., 4' spread min.
SHRUBS/GROUNDCOVER					
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	54	5 gal.	container full, 24" spread, 36" o.c.
DBH	<i>Ilex cornuta</i> 'Burfordi Nana'	Dwarf Burford Holly	94	5 gal.	container full, 24" spread, 36" o.c.
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	79	5 gal.	container full, 24" o.c.
LIR	<i>Liriope muscari</i> 'Monroe's White'	Monroe's White Liriope	315	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinense</i> 'Purple Diamond'	Loropetalum 'Purple Diamond'	30	5 gal.	container full, 20" spread, 36" o.c.
SG	<i>Salvia greggii</i> 'Coral'	Salvia Greggii 'Coral'	34	5 gal.	container full, 20" spread 24" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	46	5 gal.	container full, 20" spread, 36" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	755	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF SHERMAN, TEXAS
75 & 82 OVERLAY DISTRICT

LANDSCAPE BUFFER

- Every site adjacent to the highway right-of-way shall include a buffering, landscaped and irrigated, being ten (10) feet in depth.

Required 10' buffer	Provided 10' buffer
------------------------	------------------------

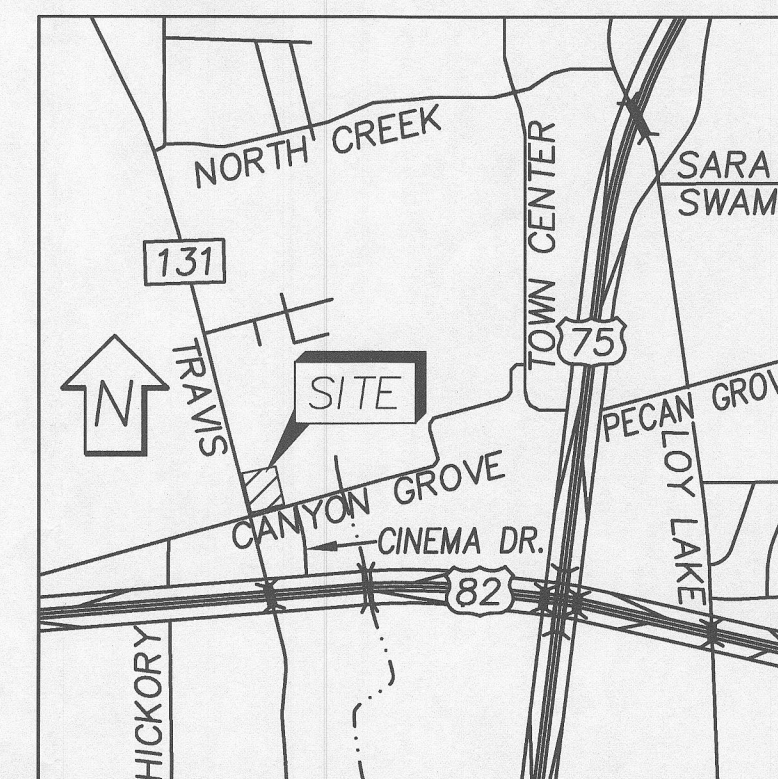
OFF-STREET PARKING LANDSCAPING

- Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives.

Parking spaces: 72
Parking area: 33,543 s.f.

Required 3,354 s.f. (10%)	Provided 3,445 s.f. (10%)
------------------------------	------------------------------

VICINITY MAP NOT TO SCALE



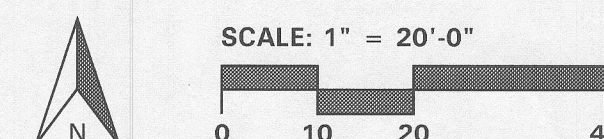
GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



SHERMAN EMERGENCY CARE

Canyon Grove Road
Sherman, Texas

Project Number: 16105
Issue Date: 08.30.2016
Drawn By: AKS
Checked By: KAH

Revisions
No: Date: Detail:

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L1.01

STAFF REVIEW LETTER

September 14, 2016

Creed Canyon Partners, LTD
2402 W. Morton Street, Suite 103
Denison, TX 75020

Belle Firma
3245 North Central Expressway
Suite 501
Dallas, TX 75205

Cross Architects
Ben Wilson
1255 W. 15th Street
Plano, TX 75075

Dear Applicants,

The request for site plan approval for Sherman Emergency Care and Retail Center for the property located at 4103 and 4109 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. Screening shall be provided and maintained abutting any residential districts.
3. All parking shall be on private property and shall not encroach into Travis Street or Canyon Grove Road right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Any structures (including the sign) built over any of the easements on the property will require approval for an encroachment easement from the City Council.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. The exterior façade is required to be masonry or equivalent unless an exception is approved.
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. Require approval from Texas Power & Light Company and XTO Pipeline for placement of Monument within easements.
13. Pro-Rata will be due at the time of development.
14. The location of trash receptors must be approved by the Director of Public Works.
15. Require Waterline Easement along F.M. Highway 131 (Travis Street).

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 13.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS E. NORTHCREEK DR.**

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, being 7.359 acres in the James H. Clark Survey, Abstract No. 275 & J. Jennings Survey, Abstract No. 647 and being a Replat of Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 2-9, North Creek Section 1, and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows;

Planning and Zoning Commission

Replat approval of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section One, and all of Block No. 1 of the Replat of North Creek Addition, Section 1.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Young Enterprises, LP (Owners)

Todd Young (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

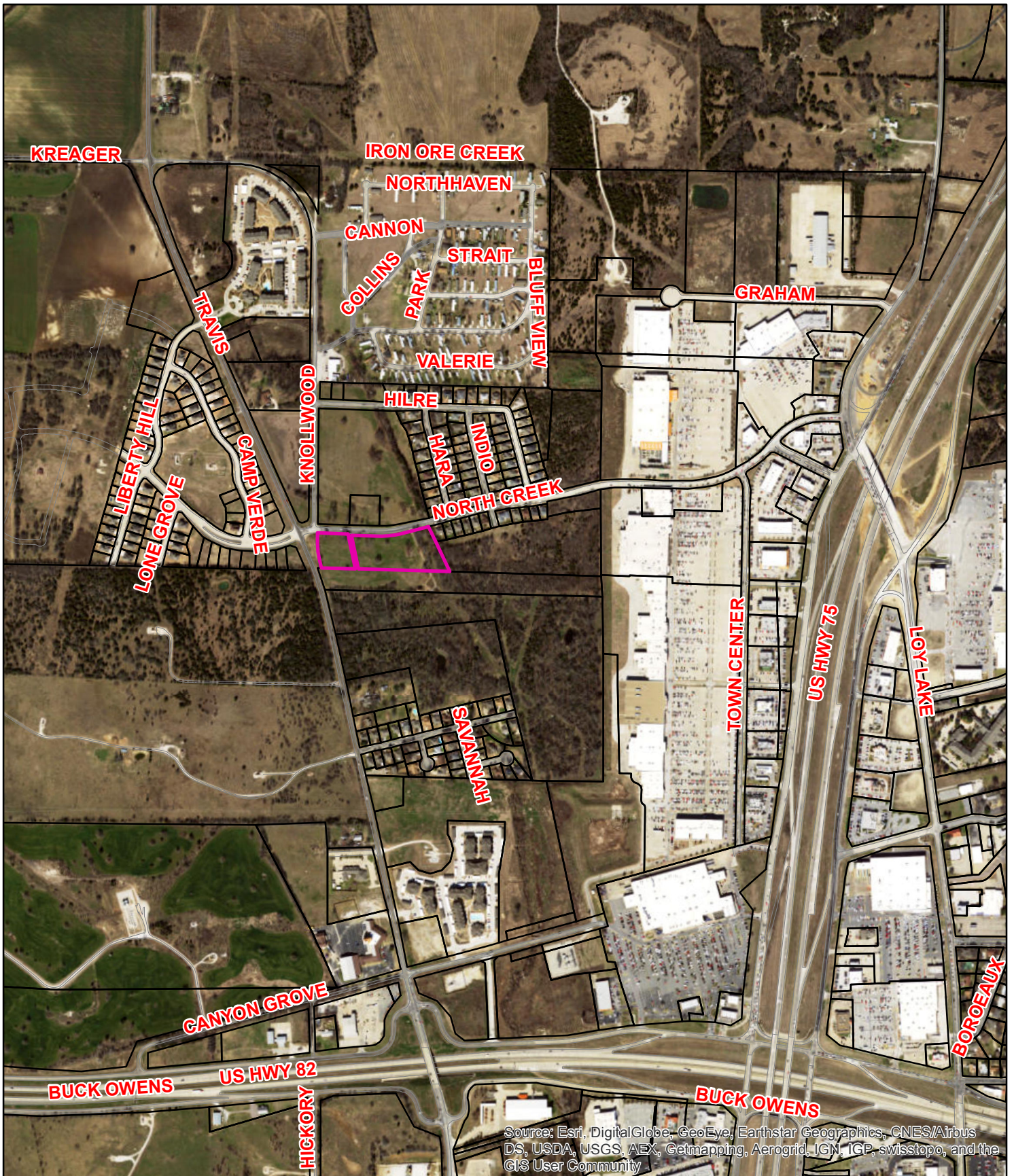
Attachments

Location Map

Zoning Map

Replat

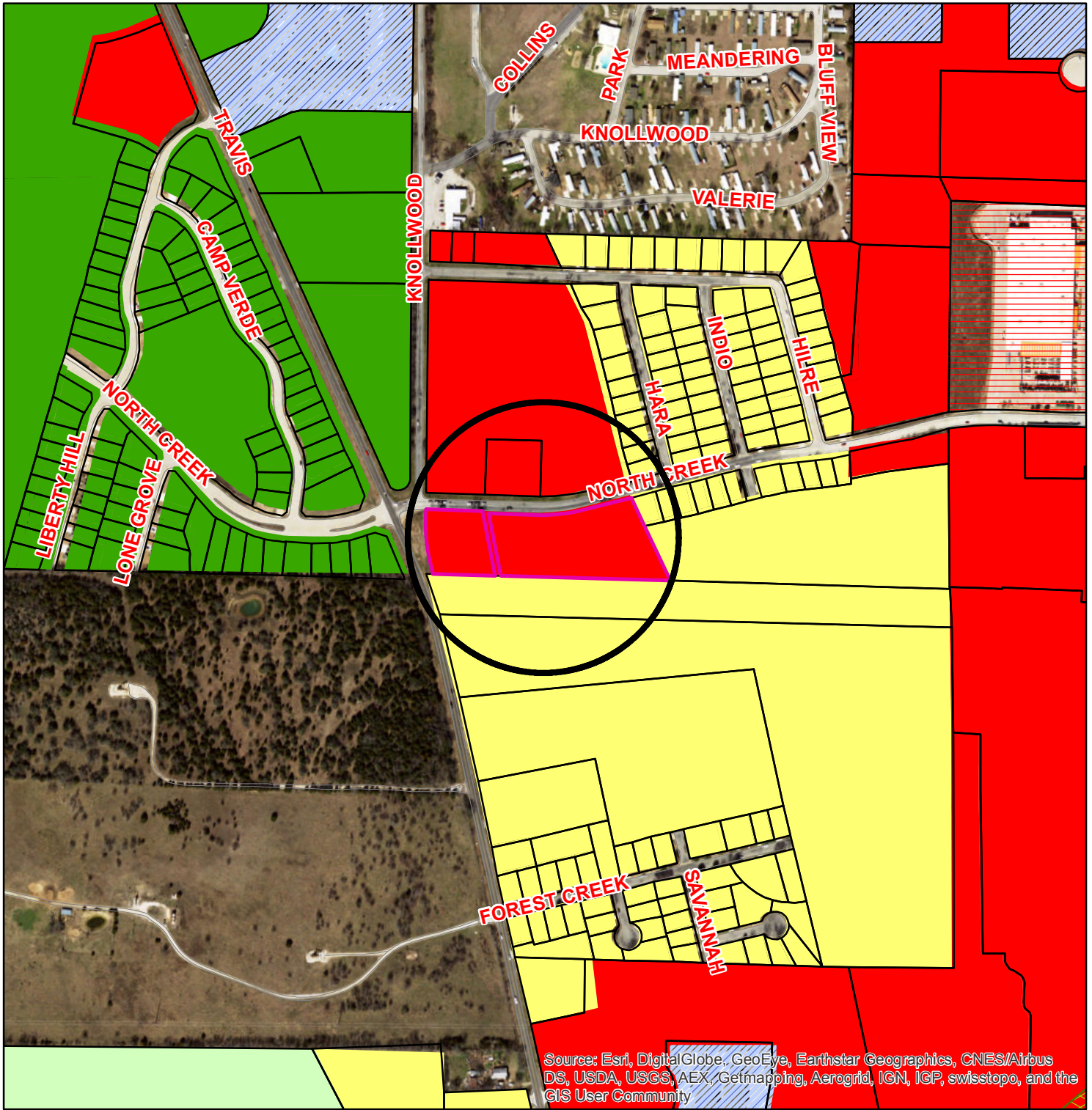
Staff Review Letter



**4600 Blk. N. Travis &
100-200 Blks. E. Northcreek Dr.**



1 in = 856 ft



4600 Blk. N. Travis & 100-200 Blks. E. Northcreek Dr.

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

Bearing 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°06'59"W
L2	10.93'	N00°35'01"E

Alexander & Richards Survey
Abstract No. 42
Grayson County, Texas

Old North Travis Street Road

Block 2
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
Vol. 8, Pg. 121, P.R.G.C.T.

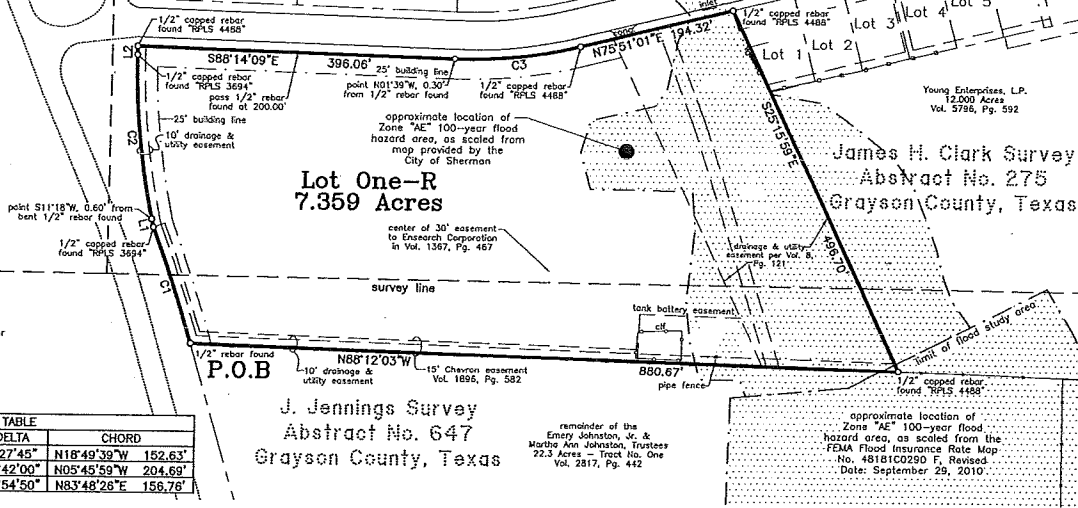
Lot Two

Block 4
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
Vol. 8, Pg. 121, P.R.G.C.T.

Hare Lane

Indio Lane

North Creek Drive



- Legend
- agm = Almos gas marker
 - bcm = buried cable marker
 - clf = chainlink fence
 - fh = fire hydrant
 - gm = gas meter
 - lpgm = low pressure gas marker
 - pp = power pole
 - ssmh = sanitary sewer manhole
 - tp = telephone pedestal
 - wlm = waterline marker
 - wv = water valve
 - smgm = SemGas markings

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	152.66'	1960.08'	4°27'45"	N18°49'39"W 152.63'
C2	205.11'	925.37'	12°42'00"	N05°45'59"W 204.69'
C3	157.27'	568.22'	15°54'50"	N83°48'26"E 158.78'

J. Jennings Survey
Abstract No. 647
Grayson County, Texas

James H. Clark Survey
Abstract No. 275
Grayson County, Texas

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

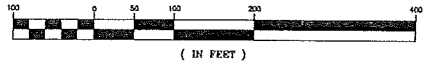
in the
James H. Clark Survey & J. Jennings Survey
Abstract Nos. 275 & 647

General Notes:

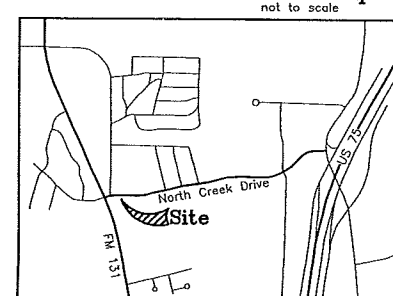
Water Supply to be provided by the City of Sherman.
Sewer service to be provided by the City of Sherman.
Electrical service is provided by Oncor Electric Delivery Co.
A portion of the property shown on the plat hereon lies
within a Zone "AE" 100-Year Flood Hazard Area Designation, as
taken from the Flood Insurance Rate Map for Grayson County,
Texas and Incorporated Areas, Map No. 48181C0290 F, Revised
date: September 29, 2010 and as scaled from maps provided
by the City of Sherman.
Neither the City of Sherman nor the undersigned surveyor
shall be responsible for any damage, personal injury, or loss of
life or property occasioned by flooding or flooding conditions.

Owner:
Young Enterprises, L.P.
P.O. Box 517
Sherman, Texas 75091

GRAPHIC SCALE



Location Map
not to scale



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

**STAFF REVIEW LETTER**

September 12, 2016

Young Enterprises, L.P.
P.O. Box 517
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section 1, and all of Block No. 1 of the Replat of North Creek Addition, Section 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall 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 street shall be shown on the plat. Additional rights-of-way along F.M. Hwy. 131 may be required.
5. Remove building setback line.
6. All requirements of the Floodplain Ordinance should be followed.
7. Require utility easement along F.M. Hwy. 131.
8. Require 10' utility easement along North Creek Drive.
9. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
10. Pro-Rata will be due at the time of development.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

P&Z Meeting – September 20, 2016 – Replat – Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section 1, and all of Block No. 1 of the Replat of North Creek Addition, Section 1

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

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 14.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4600-5300 BLOCKS N. TRAVIS STREET**

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located in the 4600-5300 Blocks N. Travis Street, being 25.235 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase 3

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)

Westwood Professional Services, (Surveyors)

Master Plan Designation:

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

and

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

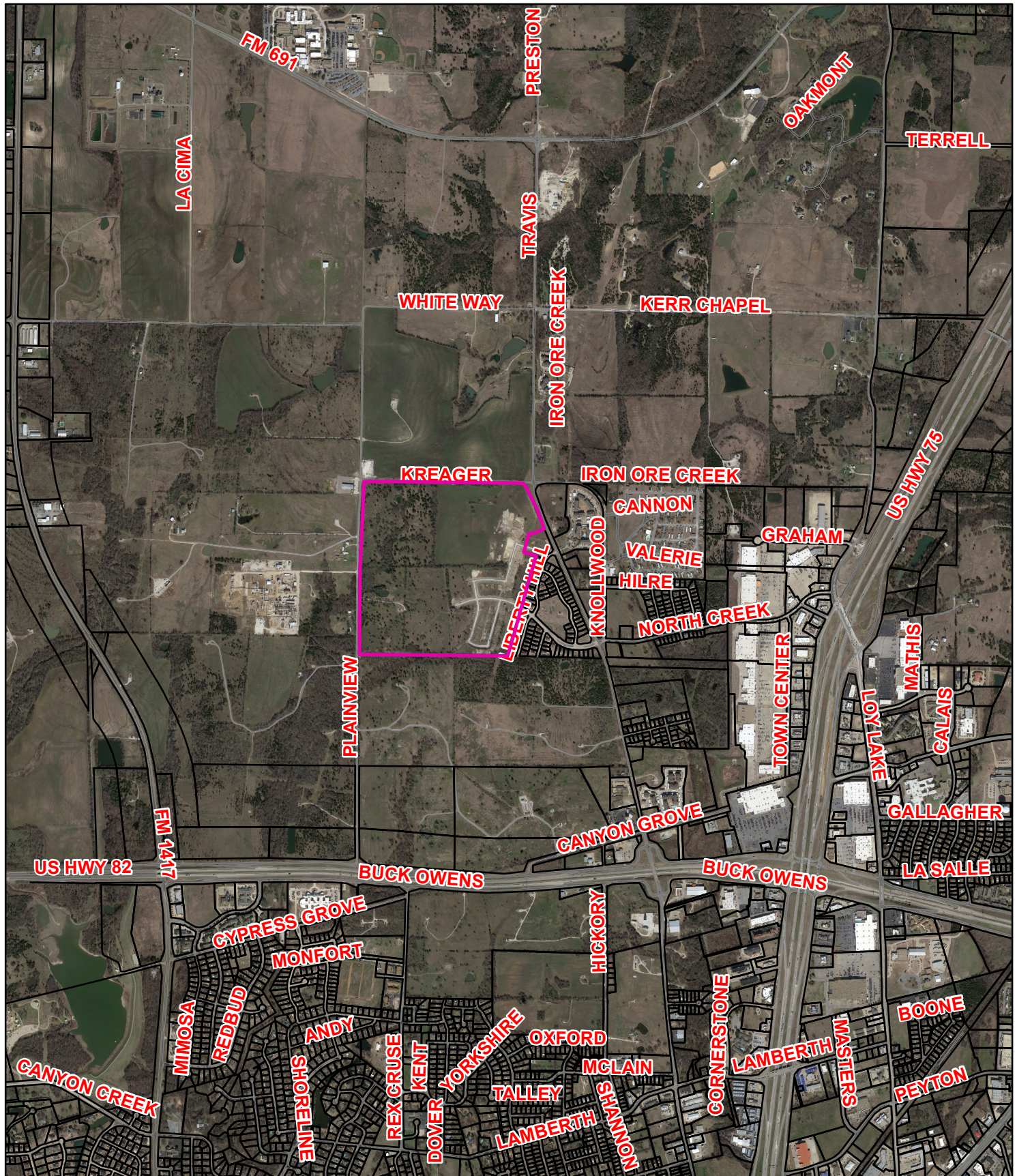
Attachments

Location Map

Zoning Map

Final Plat

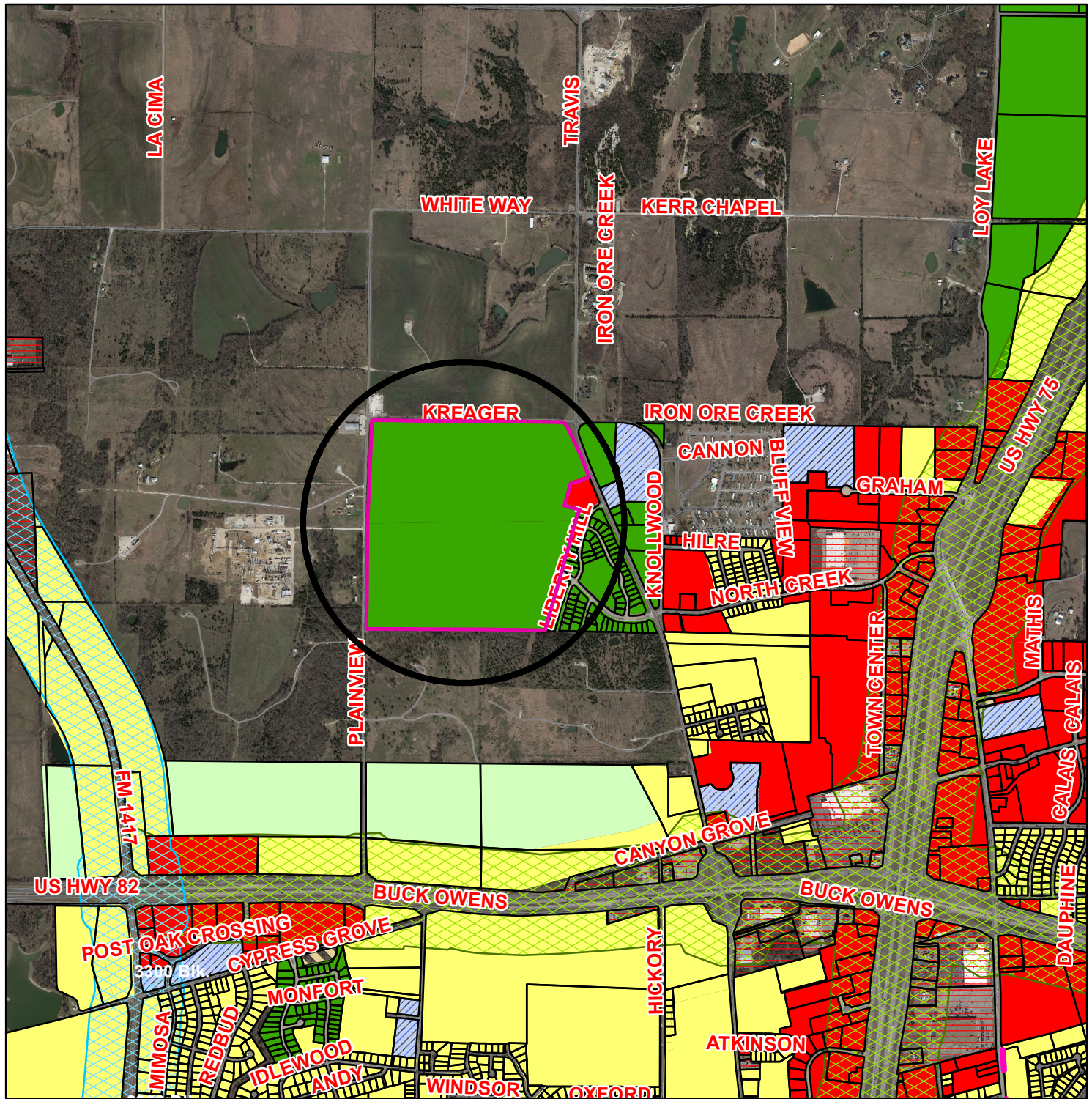
Staff Review Letter



**4600-5300 Blocks N. Travis Street
Austin Landing, Phase 3**



1 in = 2,000 ft



Zoning - 4600-5300 Blocks N. Travis Street Austin Landing, Phase 3

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

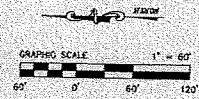


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,783 ft



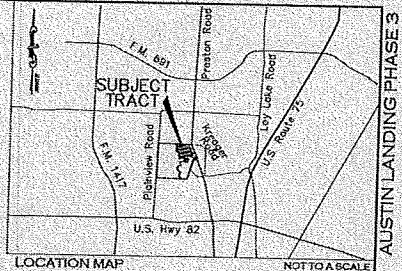
F.M. HIGHWAY NO. 131

STONEHOLLOW HOMES, LLC
VOLUME 5466, PAGE 40

REPLAT
AUSTIN LANDING ADDITION
PHASE ONE
BLOCK F, LOT 13
VOLUME 23, PAGE 103

POINT OF BEGINNING

AUSTIN LANDING PHASE 2A-1
VOLUME 23, PAGE 89



NOT TO SCALE

SURVEYOR'S NOTES

- 1) BASIS OF BEARINGS IS OBTAINED FROM THE CITY OF SHERMAN GEODETIC CONTROL NETWORK, GEO READING.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIA. STAINLESS STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P.S." UNLESS OTHERWISE NOTED.
- 3) SETTING A PORTION OF THIS ADDITION BY ACTS AND BEARINGS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND MISEPRISING OF UTILITIES AND BUILDING CERTIFICATES.

LEGEND

- 5/8" CRS 5/8" BIRM ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P.S." SET
- 5/8" CRP 5/8" BIRM ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P.S." ROAD
- PAVEM.T. PAV. REPAIRS, GRAYSON COUNTY, TEXAS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT OF WAY
- STREET NAME CHANGE



Typical 5/8" BIRM Placement Section for All 60 Right-of-Way Lines

FINAL PLAT OF AUSTIN LANDING, PHASE 3

OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
90 RESIDENTIAL LOTS, 1 OPEN SPACE LOT
25.235 ACRES

OWNER
STONEHOLLOW HOMES, LLC
905 MARKET STREET - SUITE 250 - ALLEN, TEXAS 75013
RYAN M. HAYES 214-872-0346

ENGINEER/SURVEYOR

Westwood

Westwood Professional Services, Inc.
Survey Firm Number: 120146

AUGUST 30, 2016



36.33 ACRES
ERNESTINE WHITE
VOLUME 3785, PAGE 824

KREAGER ROAD

BERKSHIRE LANE

AMBERGATE LANE

WISTERIA LANE

ROTHLAND DRIVE

ASPENDRIVE

ENDICOTT DRIVE

LASALLE WAY

PENTRIDGE DRIVE

Block E

Block H

Block J

Block K

Block L

Block M

Block N

Block O

Block P

Block Q

Block R

Block S

Block T

Block U

Block V

Block W

Block X

Block Y

Block Z

Block AA

Block AB

Block AC

Block AD

Block AE

Block AF

Block AG

Block AH

Block AI

Block AJ

Block AK

Block AL

Block AM

Block AN

Block AO

Block AP

Block AQ

Block AR

Block AS

Block AT

Block AU

Block AV

Block AW

Block AX

Block AY

Block AZ

Block BA

Block BB

Block BC

Block BD

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Block BG

Block BH

Block BI

Block BJ

Block BK

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Block BN

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Block BP

Block BQ

Block BR

Block BS

Block BT

Block BU

Block BV

Block BW

Block BX

Block BY

Block BZ

Block CA

Block CB

Block CC

Block CD

Block CE

Block CF

Block CG

Block CH

Block CI

Block CJ

Block CK

Block CL

Block CM

Block CN

Block CO

Block CP

Block CQ

Block CR

Block CS

Block CT

Block CU

Block CV

Block CW

Block CX

Block CY

Block CZ

Block DA

Block DB

Block DC

Block DD

Block DE

Block DF

Block DG

Block DH

Block DI

Block DJ

Block DK

Block DL

Block DM

Block DN

Block DO

Block DP

Block DQ

Block DR

Block DS

Block DT

Block DU

Block DV

Block DW

Block DX

Block DY

Block DZ

Block EA

Block EB

Block EC

Block ED

Block EE

Block EF

Block EG

Block EH

Block EI

Block EJ

Block EK

Block EL

Block EM

Block EN

Block EO

Block EP

Block EQ

Block ER

Block ES

Block ET

Block EU

Block EV

Block EW

Block EX

Block EY

Block EZ

Block FA

Block FB

Block FC

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Block FV

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Block FX

Block FY

Block FZ

Block GA

Block GB

Block GC

Block GD

Block GE

Block GF

Block GG

Block GH

Block GI

Block GJ

Block GK

Block GL

Block GM

Block GN

Block GO

Block GP

Block GQ

Block GR

Block GS

Block GT

Block GU

Block GV

Block GW

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Block IU

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Block IY

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Block JE

**STAFF REVIEW LETTER**

September 12, 2016

Stonehollow Homes, LLC
905 Market Street, Suite 250
Allen, TX 75013

Westwood Professional Services, Inc.
2740 North Dallas Parkway, Suite 280
Plano, TX 75093

Dear Applicants,

The request for approval of Austin Landing, Phase 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit if required from the City of Sherman Engineering Department.
4. Show existing waterline easement along Kreager Rd.
5. Detention in accordance with City criteria will be required as the site develops.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Information about the existing oil wells such as location, pipelines, powerlines, and easements should be shown.
8. Private utility easements are required for the petroleum pipelines within the property boundary. The private utility easements are in excess of the public rights-of-way and easements. License agreements for the private utility easements are required where they cross public rights-of-way and easements.
9. The City of Sherman already has a street named LaSalle.
10. 60' Street frontage required per lot.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 15.

Meeting Date: 09/20/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 514 ARBOR LANE AND 4601 & 4605 SEPHORA DRIVE**

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located at 514 Arbor Lane and 4601 and 4605 Sephora Drive, being Lot 17, Block M & Lots 11 & 12, Block N, Austin Landing, Phase 2A-1, as follows:

Planning and Zoning Commission

Amended Plat approval of Austin Landing, Phase 2A-1, Lot 17, Block M & Lots 11-12, Block N

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)

Westwood Professional Services, (Surveyors)

Master Plan Designation:

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

and

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

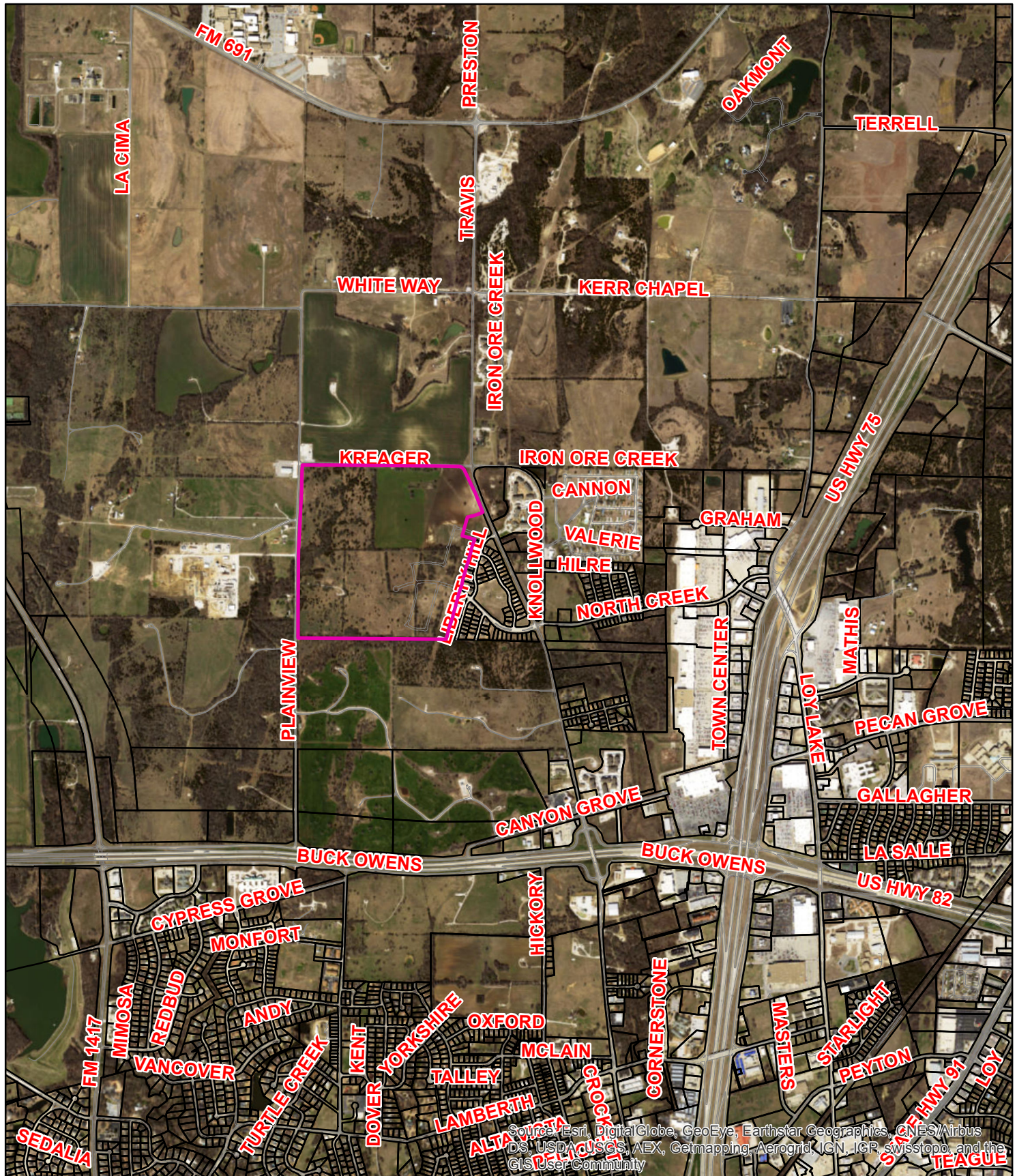
Attachments

Location Map

Zoning Map

Amended Plat

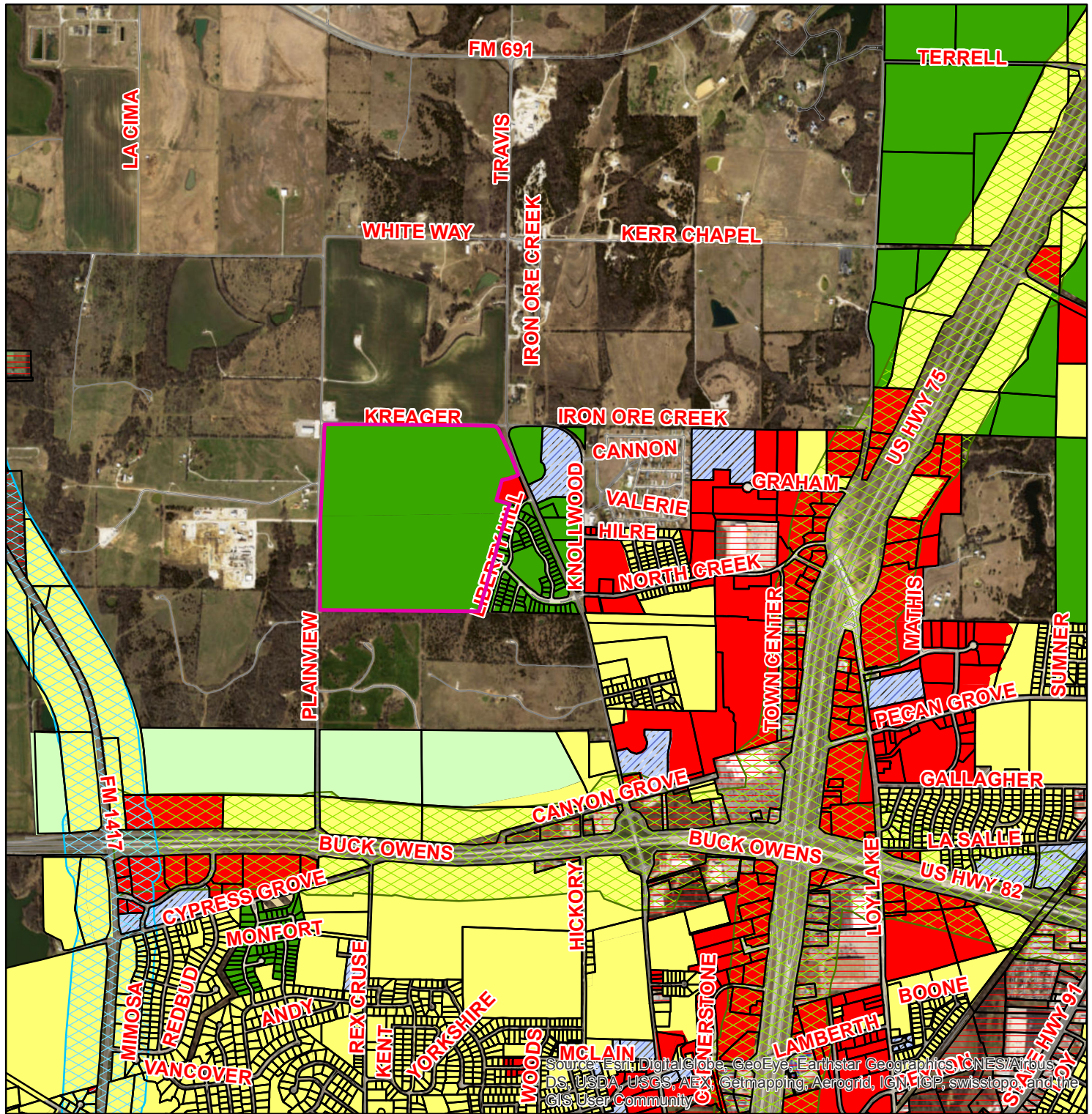
Staff Review Letter



**514 Arbor Lane, 4601 & 4605 Sephora Drive
Amended Plat Austin Landing, Phase 2A-1**



1 in = 2,000 ft



Zoning - 514 Arbor Lane, 4601 & 4605 Sephora Drive Amended Plat Austin Landing, Phase 2A-1

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

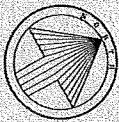
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



City of Sherman, Texas
Developmental Services Department



1 in = 2,000 ft



LEGAL DESCRIPTION

WHEREAS, STONEHOLLOW HOMES, LLC, ARE THE OWNERS OF LOT 17, BLOCK M, AND LOTS 11-12, BLOCK N, OF AUSTIN LANDING PHASE 2A-1, AN ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 23, PAGE 99 OF THE PLAT RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ARBOR LANE (A 50' R.O.W.) SAID POINT BEING THE COMMON LOT LINE BETWEEN LOT 18 & 17 OF BLOCK M, OF THE SAID AUSTIN LANDING PHASE 2A-1;

THENCE SOUTH 08°31'51" WEST LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF ARBOR LANE A DISTANCE OF 122.98 FEET TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE SOUTH 63°24'18" WEST A DISTANCE OF 89.14 FEET TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE NORTH 30°41'07" WEST A DISTANCE OF 143.41 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF ARBOR LANE, A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF ARBOR LANE A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND AN ARC LENGTH OF 57.68 FEET (CHORD BEARS SOUTH 25°20'31" EAST 87.75 FEET) TO THE POINT-OF-BEGINNING AND CONTAINING 3,558 SQUARE FEET OF LAND;

TRACT B

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF ARBOR LANE (A 50' R.O.W.) SAID POINT BEING THE COMMON LOT LINE BETWEEN LOT 18 & 17 OF BLOCK M, OF THE SAID AUSTIN LANDING PHASE 2A-1;

THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF ARBOR LANE A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 122.04 FEET (CHORD BEARS NORTH 64°02'42" WEST 121.52 FEET) TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE NORTH 07°19'27" WEST A DISTANCE OF 21.89 FEET TO THE EAST RIGHT-OF-WAY LINE SEPORA DRIVE (A 50' R.O.W.) A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SEPORA DRIVE A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND AN ARC LENGTH OF 57.68 FEET (CHORD BEARS NORTH 25°20'31" EAST 87.75 FEET) TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE NORTH 15°40'36" EAST A DISTANCE OF 15.98 FEET TO THE COMMON LOT LINE OF LOT 12 & 13, BLOCK N, A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE SOUTH 74°19'27" EAST ALONG THE SAID COMMON LOT LINE OF LOT 12 & 13, BLOCK N, A DISTANCE OF 115.00 FEET TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

THENCE SOUTH 19°40'36" WEST A DISTANCE OF 137.08 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 16,333 SQUARE FEET OF LAND;

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, STONEHOLLOW HOMES, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE PROPERTY AS AMENDED AUSTIN LANDING, PHASE 2A-1, LOT 17, BLOCK M AND LOTS 11-12, BLOCK N, 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 OF PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWINGS WHICH IN ANY MANNER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR OPERATION OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC OR PRIVATE UTILITY SHALL, AT ALL TIMES, HAVE A RIGHT OF ACCESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT 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.

STONEHOLLOW HOMES
RYAN HAYES, AGENT

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN HAYES WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID STONEHOLLOW HOMES, LLC, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN JANUARY, 2016, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY OF SHERMAN, TEXAS.

DATE: THIS THE _____ DAY OF _____, 2016.

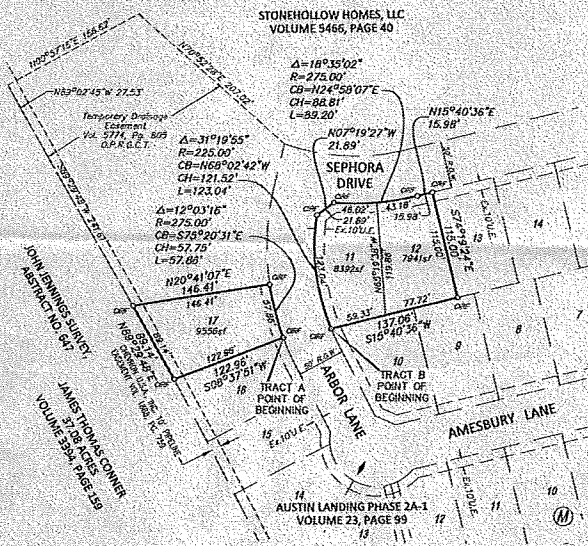
JASON B. ARMSTRONG
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5357

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD PS, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

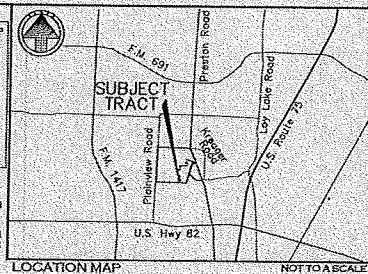


LEGEND

5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND	
PLAT RECORDS, GRAYSON COUNTY, TEXAS	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
	STREET NAME CHANGE

SURVEYOR'S NOTES

- 1) BASE OF BEARING IS OBSERVED FROM THE CITY OF SHERMAN GEODETIC CONTROL NETWORK, GRID NORTH.
- 2) ALL CORNERS SET ARE MARKED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 3) SELLING A PORTION OF THIS ADDITION BY LOTS AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING COORDINATES.



LOCATION MAP

NOT TO SCALE

AUSTIN LANDING PHASE 2A-1

THIS, THE AMENDED PLAT OF AUSTIN LANDING, PHASE 2A-1 TO THE CITY OF SHERMAN, TEXAS, IS HEREBY APPROVED THIS _____ DAY OF _____, 2016, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN

SECRETARY

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS

MAYOR, CITY OF SHERMAN, TEXAS

DATE

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING AMENDED PLAT OF AUSTIN LANDING, PHASE 2A-1 TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL OF SHERMAN, TEXAS, ON THE _____ DAY OF _____, 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 BY AND UPON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HERETOFORE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 2016.

CITY CLERK, CITY OF SHERMAN, TEXAS

AMENDED PLAT
OF

AUSTIN LANDING, PHASE 2A-1
BEING A AMENDED PLAT OF
AUSTIN LANDING, PHASE 2A-1
LOT 17, BLOCK M & LOTS 11-12 BLOCK N
VOLUME 23, PAGE 99

OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
3 RESIDENTIAL LOT, 0.594 ACRES

OWNER
STONEHOLLOW HOMES, LLC
905 MARKET STREET - SUITE 250 - ALLEN, TEXAS 75013
RYAN M. HAYES 214-872-0346
ENGINEER/SURVEYOR

Westwood
Westwood Professional Services, Inc.
Survey Plat Number: 15051

2741 North Dallas Parkway
Suite 250, Allen, Texas 75013
(214) 473-4440

APRIL 07, 2016 J2024139

THE PURPOSE FOR THIS AMENDED PLAT IS TO CORRECT SCRIVENER'S ERRORS ON LOT 17, BLOCK M AND LOTS 11, 12, BLOCK N.

**STAFF REVIEW LETTER**

September 12, 2016

Stonehollow Homes, LLC
905 Market Street, Suite 250
Allen, TX 75013

Westwood Professional Services, Inc.
2740 North Dallas Parkway, Suite 280
Plano, TX 75093

Dear Applicants,

The request for approval of the Amended Plat of Austin Landing, Phase 2A-1, Lot 17, Block M & Lots 11-12, Block N has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Original tax certificates shall be furnished for the purpose of recording the plat.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 17.

Meeting Date: 09/20/2016

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

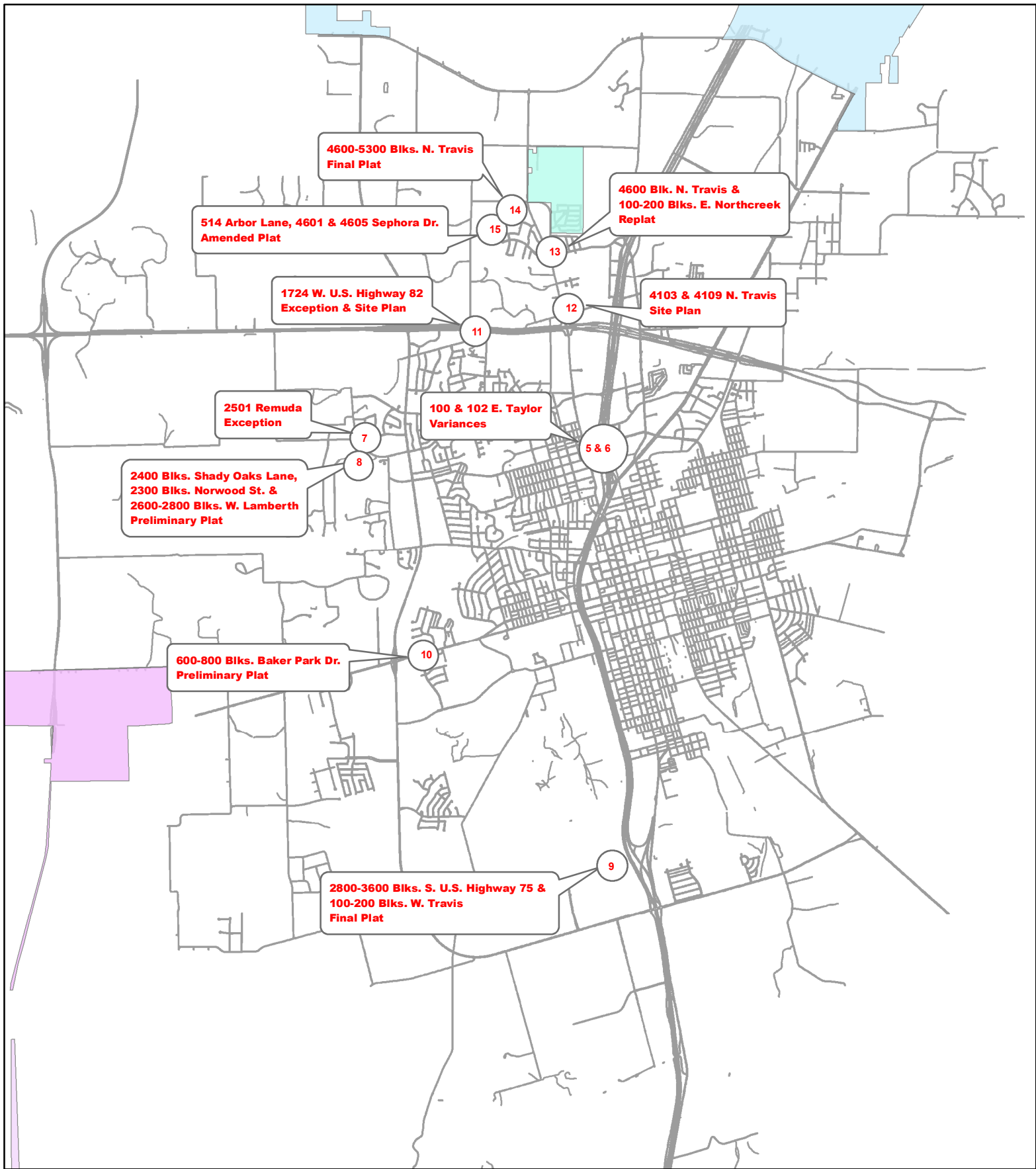
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting September 20, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet