

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 19, 2017 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR AUGUST 22, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 8, 9, 10, 13 & 14)**
5. *** 3201 N. U.S. HIGHWAY 75, SUITE 101**
The request of 75/82 Sherman Crossing, LTD (Owners), Tractor Supply (Tenant) and Brett Wilson, Seese Construction and Management, LLC (General Contractor) concerning the property at 3201 North U.S. Highway 75, Suite 101, being Lot 1R, Block 1 Sherman Crossing Addition Replat of Lot 1R, as follows;
Planning and Zoning Commission
Site plan approval for a Propane Dispensing Tank for Tractor Supply
6. **19325 W. U.S. HIGHWAY 82**
The request of Jobaby, LLC, Derek Irvin (Owner), Madelyn Greenwood (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 19325 West U.S. Highway 82, being 2.893 acres in the J.M. Hambright Survey, Abstract No. 538, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow existing building finishes in lieu of the required masonry in a C-1 (Retail Business) District.
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District.

7. **19311 W. U.S. HIGHWAY 82**
The request of Jobaby, LLC, Derek Irvin (Owner), Madelyn Greenwood (Prospective Tenant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 19311 West U.S. Highway 82, being 2.893 acres in the J.M. Hambright Survey, Abstract No. 538, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo studio (permanent make-up) in a C-1 (Retail Business) District.
8. *** 520 W BIRGE STREET & 900 BLOCK N. SAM RAYBURN FREEWAY**
The request of Sofey Construction & Design, LLC (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway, being part of the J.B. McAnair Survey, Abstract No. 763 and being the east 15 feet of Lot 10 and all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2 of Birge's Addition, containing 4.196 acres, as follows:
Planning and Zoning Commission
Replat approval of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition.
9. *** 10409 E. HIGHWAY 56 & THE 100 BLOCK MITCHELL RD**
The request of Jack Gurley (Owner), 44-40 Builders, LLC (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 10409 East Highway 56 and the 100 Block of Mitchell Road, being 7.671 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:
Planning and Zoning Board
Final Plat approval of Trails End Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).
10. *** 2700-2800 BLOCKS S. FRIENDSHIP ROAD & 5200 W. MEADOWRIDGE ROAD**
The request of RMT Visions, Inc. and the William O'Donnell Trust, John O'Donnell, Trustee (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road, being a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 and all of Lot 59 of Western Acres Installment Four, containing 39.030 acres, as follows;
Planning and Zoning Commission
Final Plat approval of RMT Visions Addition, being a replat of Lot 59, Western Acres Installment Four and a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115.
11. **811 GRAHAM DRIVE**
The request of Moe Hospitality, LLC (Owners) and Anil Ram, ADR-Designs, LLC (Representative/Architect) concerning the property at 811 Graham Drive, being Lot 3, Block 1, Sherman Town Center, Section Two, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a five (5) story, 61' tall Residence Inn Marriott Hotel and a four (4) story, 56' tall "Hotel 2" in lieu of the 45 foot, three (3) story permitted in a C-1 (Retail Business) District.
Planning and Zoning Board
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two hotels and an event center in a C-1 (Retail Business) District.

12. **217 S. TRAVIS STREET**

The request of Courtney and Steven Mitchell (Owners) concerning the property located at 217 South Travis Street, being part of Lot 4, Block 8, Original Town Plat, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow an awning to project 4'3" over the sidewalk in lieu of the permitted 4' and a wall sign to project 2'9" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District.

13. *** 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD**

The request of Barton Capital, LTD (Owner), KJE Environmental & Civil Engineering (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Springs Subdivision

14. *** 1004 E EPSTEIN STREET**

The request of Cupid Investments, Inc. (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1004 East Epstein Street, being 0.37 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Epstein at Hazelwood Addition

15. **1714 N. WOODS STREET**

The request of Barton Capital, LTD (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1714 North Woods Street, being the north 15' of Lot 17 and the south 45' of Lot 15, Block B, Maxey Addition, as follows:

Planning and Zoning Board

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

16. **112 W. STAPLES STREET**

The request of Young Enterprises (Owners), Todd Young (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 112 West Staples Street, being a part of Block B, Staples Addition, containing 6,292 square feet of land, as follows:

Planning and Zoning Board

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

17. **3310 TOWN CENTER STREET**

The request of MB Sherman Town Center, LP (Owners), Cinemark USA, Inc. (Tenant) and Megan Auderer, Chandler Signs (Representative) concerning the property located at 3310 Town Center Street, being Lots 1, 3 & 4, Block 4, Sherman Town Center, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n)(1) to allow total wall signage on the east elevation of the Cinemark Building to be 435 square foot in lieu of the

allowed 300 square foot in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

18. **ADJOURNMENT**

19. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on September 14, 2017 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of September, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 09/19/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR AUGUST 22, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes August 22, 2017

STATE OF TEXAS §

August 22, 2017

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 22, 2017.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 18, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Bridges. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 12, 13, 15, 16, 20, 23 & 24)

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

CONSENT AGENDA

Chairman Mahone explained there was a request from Heath Voyles, Kimley Horn and Associates to table Item #16 – Site plan approval for an addition to Wal-Mart.

The Commission reviewed the Consent Agenda. Commission Member Patterson moved to approve the Consent Agenda except for Item #16 subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS)
WINKELMANN & ASSOCIATES, INC.
(ENGINEERS/SURVEYORS) AND DEAN GILBERT, JR.
(DEVELOPER) CONCERNING THE PROPERTY LOCATED IN

FINAL PLAT – DR.
SWAMY ADDITION,
PHASE 1, LOTS 1-9,
BLOCK A
6000-6100 BLKS. N.

THE 6000-6100 BLOCKS OF U.S. HIGHWAY 75 NORTH AND THE 3000-3200 BLOCKS OF F.M. 691, BEING 17.035 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF DR. SWAMY ADDITION, PHASE 1, LOTS 1-8, BLOCK A

HWY. 75 & 3000-3200
BLKS. FM 691
(ONE GANESHA,
LTD)

The property is located in the 6000-6100 blocks of North U.S. Highway 75 and the 3000-3200 blocks of FM 691; the southeast corner of Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the (75 & 82) Overlay District and the (FM 691) Overlay District. The owners would like to plat the property into eight 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 6.8410 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 MEDICAL NO. 2

FINAL PLAT –
SHERMAN
CROSSROADS
MEDICAL NO. 2
2800-3600 BLKS. S.
U.S. HWY. 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The owners would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF PATRICIA REEVES (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 5184 DRIPPING SPRINGS ROAD, BEING 0.588 ACRES IN THE JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF LOT 1, BLOCK 1, LEO'S ADDITION LOCATED IN THE EXTRA TERRITORIAL JURISDICTION OF SHERMAN.

PRELIMINARY &
FINAL PLAT – LOT 1,
BLOCK 1, LEO'S
ADDITION (ETJ)
5184 DRIPPING
SPRINGS ROAD
(PATRICIA REEVES)

The property is located at 5184 Dripping Springs Road in the

City of Sherman's extraterritorial jurisdiction. The owner would like to plat the property into one lot to sell the lot. She 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 BOB TATE AND TATE CONSTRUCTION (OWNERS), GLMSS PROPERTIES, LLC (PROSPECTIVE BUYERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 1800-2000 BLOCKS OF NORWOOD STREET, BEING 21.191 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, ALSO BEING LOTS 1-8, KINGS RIDGE ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT APPROVAL OF KINGS RIDGE ADDITION LOCATED IN THE EXTRA TERRITORIAL JURISDICTION OF SHERMAN.

The property is located in the 1800-2000 blocks of Norwood Street, which is south of U.S. Highway 82 and west of FM 1417 (Heritage Parkway) adjacent to the Carriage Estates subdivision. The property owners in the Kings Ridge Addition have requested annexation into the city limits and will have the final public hearing at the August 21, 2017, City Council Meeting. The owners would like to replat twenty lots into eight lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BUFFALO GAP STREET PROPERTIES, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4113 NORTH FRISCO ROAD, BEING 4.643 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT NO. 503 AND THE W. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING BOARD

PRELIMINARY PLAT APPROVAL OF BAC SHERMAN RE ADDITION.

The property is located at 4113 North Frisco Road, the northeast corner of Frisco Road and Dripping Springs Road. The owners would like to plat the property into one lot for commercial development. He had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT- KINGS
RIDGE ADDITION
1800-2000 BLKS.
NORWOOD STREET
(ETJ)
(BOB TATE & TATE
CONSTRUCTION)

PRELIMINARY PLAT
– BAC SHERMAN RE
ADDITION
4113 N. FRISCO RD.
(BUFFALO GAP
STREET
PROPERTIES, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF STANLEY BLYTHE (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 6120 NORTH U.S. HIGHWAY 75, BEING 4.112 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS:

PLANNING AND ZONING BOARD

FINAL PLAT APPROVAL OF SHERMAN LANDING ADDITION PHASE I.

FINAL PLAT –
SHERMAN LANDING
ADDITION, PHASE I
6120 N. HWY. 75
(STANLEY BLYTHE)

The property is located at 6120 North U.S. Highway 75; the southwest corner of Highway 75 and FM 691. The owner would like to plat the property into two lots for commercial development and right-of-way dedication for Gateway Boulevard. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCES & REPLAT

THE REQUEST OF MITCHELL ENTERPRISES, LTD (OWNERS), STEVE MITCHELL (REPRESENTATIVE) AND VILBIG & ASSOCIATES, INC. (CIVIL ENGINEER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 400-500 BLOCKS OF LAUREL CREEK DRIVE, BEING 9.92 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING A PART OF BLOCKS 5 AND 6 OF LAUREL CREEK ADDITION, SECTION ONE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS: LOT 5, BLOCK A – 46.29', LOT 6, BLOCK A – 40', LOT 7, BLOCK A – 56.32', LOT 8, BLOCK A, – 53.25', LOT 9, BLOCK A, – 40.10', LOT 10, BLOCK A, – 40', LOT 11, BLOCK A, – 40', LOT 19, BLOCK A, – 40.02', LOT 20, BLOCK A, – 40.03', LOT 21, BLOCK A, – 40', LOT 22, BLOCK A, – 40.14', IN THE PROPOSED REPLAT OF LAUREL CREEK, PHASE 4 IN LIEU OF THE REQUIRED SIXTY (60) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LAUREL CREEK, PHASE 4, A REPLAT OF BLOCKS 5 & 6 OF LAUREL CREEK, SECTION 1

VARIANCES LOT
WIDTHS
REPLAT – LAUREL
CREEK, PHASE 4, A
REPLAT OF BLKS. 5
& 6 OF LAUREL
CREEK, SECTION 1
400-500 BLKS.
LAUREL CREEK DR.
(MITCHELL
ENTERPRISES, LTD)

David Vilbig, 517 W. Woodard, Denison, TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 400-500 blocks of Laurel Creek Drive. The owner would like to replat the property into twenty-six lots for residential development. The owner is requesting a variance for lot widths on the following lots:

Lot 5 - 46.29'	Lot 8 - 53.25'	Lot 11 - 40'	Lot 21 - 40'
Lot 6 - 40'	Lot 9 - 40.10'	Lot 19 - 40.02'	Lot 22 - 40.14'

Lot 7 - 56.32'	Lot 10 - 40'	Lot 20 - 40.03'	
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Mr. Vilbig explained he has done a number of subdivisions where they have been allowed to have the lot width of 60' at the building setback line (25' from the front property line). The lots we are requesting variances on are in cul-de-sacs or on curves and bubbles and the lots are actually bigger than they need to be, but the lot frontage is not sixty feet. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained all the lots conform to the minimum size requirements.

Appearing from the audience:

Sandy Jarvis, 212 Laurel Creek Drive, Sherman, TX

Mrs. Jarvis explained she has lived in the Laurel Creek subdivision for twenty-five years; we live on Laurel Creek, Section 1. "We have not been shown the plat whether it be fourteen or fifteen homes, not twenty-six. Laurel Creek only has one entrance and one exit basically; we have no sidewalks on the street. Laurel Creek, Section 1 has two cul-de-sacs and I'm not sure that we have that setback issue on our cul-de-sacs. Then, you have Laurel Creek, II, which is just the main thoroughfare down and then back up and around you have the other cul-de-sac. The average home acreage in Laurel Creek, which we own part of the creek which comes off of Highway 56, is a half-acre to an acre or more."

"The biggest concern we have is the amount of traffic that is flowing down this one street and everybody coming off of Highway 56. I was wondering if anyone has done any transportation impact studies because we already had increased population in that area."

"There has been flooding on the two sides with the rain and also at the Laurel Creek area with the natural springs and the other things that have been an issue for the last twenty-five years. Have you done any hydraulic studies, have you looked at TXDOT about the speed limits coming off Highway 56 without a turn lane in or out of Laurel Creek subdivision, have you looked at anything with the ambulance services just to make sure we have those safety issues, because there is no other exit, they are not leaving out to catch on FM 1417 (Heritage Parkway) or Washington Street or anything like that."

"Isn't there some kind of residential thing about the number of parking spaces available on the City street for friends and family that come or visit or housekeepers, lawn men and things like that; I didn't know if these smaller confined areas would support this type of size."

"Basically, my biggest concern is safety of the people that are already there, we walk up and down and stroll the kids in

baby carriages, we do not have sidewalks in our subdivision and we do have site line problems; we have issues with people speeding down the road. What has the City of Sherman done and the Engineer to protect the residents that are already there and the ability for us to still have quality of lives and our properties?”

Clint Philpott, Director of Engineering explained “there have not been any traffic impact analysis studies done. This was part of the original master plan to have this area be lots when it was designed. TXDOT, once there is enough traffic at intersections, TXDOT will do their study to see if signalization needs to be done, unfortunately they don’t do predictions, they have to wait until it meets the amount of traffic before they will put a signal in place.”

Sandy Jarvis explained “I just spoke to TXDOT and they said the City has to request it unless there is a police or fire issue and there has been some calls for that because the City of Sherman has to pay for this hydraulic study, we might have one on the table right now and I didn’t know if that was something that you were aware of; they just told me.”

Mr. Philpott responded “I’m not aware of that.”

Mr. Vilbig explained “we have not done any traffic impact analysis on this site and the rest of the subdivision. As far as the flood study goes, we are in the process of doing a flood study, this area is flood prone. Since the FEMA map was produced, there has been a flood control lake built upstream, we have a Hydraulic Engineer who is doing the analysis of it, we will have the lots a minimum of three feet above the 100 year water surface elevation, the floodplain study is ongoing and has been submitted to FEMA.”

Commission Member Vanderveer asked the elevation of the proposed development; “is it higher or lower.”

Mr. Vilbig explained “it is about the same as the other lots, there are some lots east of it that are low, but this project will be out of the floodplain. The FEMA flood study makes sure it will not impact anybody upstream or downstream.”

Chairman Mahone asked Mr. Shadden about parking in the street.

Scott Shadden, Director of Development Services explained “the City does not have a requirement for street parking.”

Mrs. Jarvis explained “there are certain times of the year where you cannot get in or out because there are cars parked in the street. We are just concerned with the safety and quality of all of us being able to get in and out without being hurt and the flooding, because we have experienced a lot of that.”

Chairman Mahone asked if they knew how many additional lots there would be because of the variance request.

Mr. Vilbig responded “three.”

Chairman Mahone explained “the lots they are requesting the exceptions on, if they took away three of the lots, then they could fit the rest of them in there without requiring to have any exception at all.”

Commission Member Gilbert explained “what they are asking for is not unusual, in O’Hanlon Ranch, Pebblebrook, North Haven, Austin Landing, they all have cul-de-sacs and in those cul-de-sacs the lot’s square footage is larger than the other lots but they are narrower at the front, so what they are asking instead of having sixty foot at the front, they are narrower, but the square footage of the lot is actually larger than what is required, it is not something that is an unusual request as far as the lot design and size go. All the other concerns that you have are not related directly to the shape of the lot.”

Sandy Mischkot, 421 Hidden Valley, Sherman, TX

Mrs. Mischkot explained “my husband and I bought our home in May of 1979, so we have been there a very long time. We have been through floods and I am also an Insurance Agent. I wanted to talk a little bit about flood insurance that most of these people will have to start buying. When we first moved there, we were told at that time that there was a thirty year program that was going to incorporate three projects and that was supposed to take care of our flooding, the first two were done and we still didn’t have success. Then, finally when the Dean Gilbert Lake was built, it was like a miracle, we absolutely didn’t have any high water at all, and we haven’t since then, until Mr. Mitchell around 2007, took his big equipment and started making dirt roads and everybody flooded that year; even the people on the east side flooded that year. This is the third time we have been here about this property, what I need to impress upon you is, no matter what he is planning to do, no matter how many houses he plans to build, it is going to cause us to flood. The last time we were here we had the traffic problem that we addressed and the City Council at that time told him that he was going to have to build a road that would go out to FM 1417 (Heritage Parkway) because of the one way in and the one way out. He was also wanting to build a senior citizen type structure and he was told at the meeting that in case of a fire or flood, there would be no way for emergency vehicles to get in and the people to get out, so when the cost was presented, I think it was around a million dollars to build the road, he said no, he didn’t want that kind of cost.”

“On the insurance aspect of it, flood insurance right now, if you are in a cheap zone, can run \$300 - \$400 per year but most of the homes on my street are in a high premium and that is going to run a couple thousand dollars a year on top

of their homeowners insurance. I'm a widow now and I cannot afford that. My plea to you is, you have to turn this down again, this about the third time we have been here on this and I don't care what he does, even if he puts in expensive drainage in, there is no guarantee that is going to work and we are still going to flood. Just pushing some dirt around back there and we walked back there after we were at this meeting to see what he had done and it was just a dirt road, but he had stopped the flow of these fishers in the ground with no drainage under this dirt road; that's what caused all of us to flood again. Since he has stopped what he was doing back there, we haven't flooded anymore; we haven't even had an accumulation of water in our street. I urge you to stop and don't let him build anything back there; he hasn't even done the studies yet."

Chairman Malone explained "what the board is looking at is twenty-three houses versus twenty-six houses."

Lisa Martin, 330 Chisholm Trail, Sherman, TX

Mrs. Martin explained "the traffic on Highway 56, it has become an issue, on any given morning we leave to take our kids to school, if we don't get out the door by 7:20 a.m., we will wait for quite some time to even pull out on Highway 56 and even then it is not safe, it is very dangerous; the Sory School zone is right up the street from us. Drive into our neighborhood, come about 7:25 a.m., pause like you are about to turn left and wait and just look, you will get a huge visual of what our concern is."

Commission Member Vanderveer asked Mr. Vilbig if he was involved in the Laurel Ridge cul-de-sac or the Shenandoah cul-de-sac.

Mr. Vilbig explained "those projects all happened before I was involved in this project."

Vice-Chairman Patterson asked if he had been approached about possibly putting an exit on FM 1417 (Heritage Parkway).

Steve Mitchell, 300 Laurel Creek Dr., Sherman, TX

Mr. Mitchell explained "that would involve a property owner on the other side of the creek; I do not own the property all the way to FM 1417 (Heritage Parkway). No traffic studies and the proposal to make a bridge and street; that is not anything I know about."

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

Commission Member Gilbert explained "the neighborhood concerns with the flooding and the traffic study are beyond our realm of expertise and we are not here to address those items; those are all with the City Staff with their review of the submitted documents. I don't know that we can have the

expertise to address flooding or traffic studies with regards to this project.”

Commission Member Vanderveer explained “at some point when you buy a property you know the size, you know the shape, you know the potential, I know we keep saying this over and over, but at some point you have to understand what you have to work with and you work within it. It seems like everyone just buys it and ask for forgiveness later. I know from a financial standpoint, twenty-six lots makes more sense than twenty-three, but this is a lot of request here.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Elliott to approve the variances to allow the following lot widths: Lot 5, Block A – 46.29', Lot 6, Block A – 40', Lot 7, Block A – 56.32', Lot 8, Block A, – 53.25', Lot 9, Block A, – 40.10', Lot 10, Block A, – 40', Lot 11, Block A, – 40', Lot 19, Block A, – 40.02', Lot 20, Block A, – 40.03', Lot 21, Block A, – 40', Lot 22, Block A, – 40.14', in the proposed Replat of Laurel Creek Phase 4 in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District for the property in the 400-500 Blocks of Laurel Creek Drive. Second by Commission Member Gilbert.

VOTING AYE: MAHONE, GILBERT, PATTERSON AND ELLIOTT.

VOTING NAY: VANDERVEER

MOTION CARRIED

Planning and Zoning Commission

Replat approval of Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section 1

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section 1 subject to the Staff Review Letter for the property in the 400-500 Blocks of Laurel Creek Drive. Second by Commission Member Adams.

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

VOTING NAY: VANDERVEER

MOTION CARRIED

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

VARIANCES

THE REQUEST OF V. R. WREN (OWNER), VERTICAL BRIDGE (COMMUNICATIONS INFRASTRUCTURE), T- MOBILE (COMMUNICATIONS CARRIER) AND SMW ENGINEERING GROUP, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4016 TEXOMA PARKWAY, BEING 2.11 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE –
SEPARATION FROM
ANOTHER TOWER
VARIANCE –
SETBACK FROM
RESIDENTIAL
4016 TEXOMA
PARKWAY
(V.R. WREN)

- VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(V) TO ALLOW A 900' SEPARATION FROM ANOTHER MONOPOLE TELECOMMUNICATIONS TOWER IN LIEU OF THE REQUIRED 1,000 FEET IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.
- VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(II) TO ALLOW A 200' SETBACK FROM A RESIDENTIAL ZONE FOR A 100' TELECOMMUNICATIONS TOWER IN LIEU OF THE REQUIRED 400 FEET IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Dr. Rick Wren, 4020 Texoma Parkway, Sherman, TX and Bob Steinweg, Vertical Bridge 1732 Manor Lane, Plano, TX

Dr. Wren and Mr. Steinweg appeared to represent the request and answer any questions. The property is located at 4016 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned an M-1 (Light Manufacturing) District.

Dr. Wren explained he has owned this property for over thirty years and basically the property is unusable because of a pipe line that runs down the middle of the property and railroad tracks run down the back of it that has not been used in the last twenty years. AMS Wireless would like to erect a 100' cell tower at the northwest corner of this property. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked where the nearest tower was to this property and the residential.

Dr. Wren explained "it is north, two properties; there is a building on the property that used to make generators."

Mr. Shadden explained the property on the west side of this property is zoned an R-1 (One Family Residential) District.

John Munson, 1127 W. Morton, Denison, TX

Mr. Munson explained "we have the tower to the north of this property. You have Cable One to the south and Channel 12 across the street; you have two more towers across the street. I did some research and got a copy of the ordinance, we lease to American Tower and my understanding from a past consultant is that T-Mobile is already co-locating on the tower to the north. I tried to contact American Tower; they would not confirm that one way or another. The City has a co-location, distance and setback requirement in the ordinance, why would you not pay attention to your ordinances; I'm not sure what is driving this location. It supposedly requires that he has evidence that American Tower will not permit T-Mobile to co-locate, my understanding is that T-Mobile is already on the tower at 4200 Texoma Parkway. I'm a concerned citizen and came to ask a few questions."

Bob Steinweg explained T-Mobile currently exist on the tower 900 feet to the north of this proposed tower. The question would be, why would T-Mobile initiate the idea and the need for a new tower? It basically boils down to height. T-Mobile is currently ninety feet high on the current tower and if the site is built on Dr. Wren's property, T-Mobile would be one hundred feet and ten feet makes quite a difference in the wireless world because it makes a significant difference in optimizing the coverage in your license area. You can't go above one hundred feet on the current tower so the only way T-Mobile can accomplish one hundred feet would be to build a new tower. The guide tower the gentleman referred to that currently exist are towers that the ownership is never seen fit to allow wireless communications providers to locate on those guide towers; it really is not part of the equation. When T-Mobile came up with the search ring specifying where they wanted consideration for greater height, it was rather a small area and Dr. Wren's property was the only property in that search ring that would lend itself to a hundred foot tower. The need was greater height and the only real solution was an additional tower and ultimately T-Mobile would remove themselves from the ninety foot location on the current tower and locate on the new tower on Dr. Wren's property

Chairman Mahone asked if they had looked at moving the tower so that it would comply with the distance requirement.

Dr. Wren explained "they could not move it because of the pipeline."

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

Commission Member Gilbert asked if any of the residentially zoned property has been developed.

Mr. Shadden explained "the property was annexed as an R-1 (One Family Residential) District; the Burton's property. Mr. Burton called and did not have any problem with the location of the tower."

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance and site plan approval to allow a 900' separation from another monopole telecommunications tower in lieu of the required 1,000 feet and variance to allow a 200' setback from a residential zone for a 100' telecommunications tower in lieu of the required 400 feet in an M-1 (Light Manufacturing) District subject to the Staff Review Letter for the property at 4016 Texoma Parkway. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF STEPHEN AND PENNY TICKNOR (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 121 WEST MOORE STREET, BEING PART OF LOTS 13 & 14, BLOCK 5, HARE & RANDOLPH'S ADDITION, AS FOLLOWS;

VARIANCE – FRONT
SETBACK FOR
FENCE
121 W. MOORE
(STEPHEN & PENNY
TICKNOR)

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(B) & (H)(2) TO ALLOW A 2' SETBACK FROM THE FRONT PROPERTY LINE FOR A 6' PRIVACY FENCE IN LIEU OF THE PERMITTED 4' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Stephen Ticknor, 823 S. Crockett, Sherman, TX

Mr. Ticknor appeared to represent the request and answer any questions. The property is located at 121 West Moore Street between Travis and Crockett Streets. The property is zoned an R-2 (Multi-Family Residential) District.

Mr. Ticknor explained "we live at 823 South Crockett Street and purchased the property behind us at 121 West Moore Street. We would like to erect a (6) six foot privacy fence, 2' from the front property line along Moore Street to keep people from driving across the property and dumping trash on the lot. The 2' from the property will coincide with the stop sign and is behind the stop sign enough where it would give enough visibility for traffic flow and it would also lessen the amount of lawn maintenance on that side of the fence." Mr. Ticknor provided pictures of what the fence would look like. He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow a 2' setback from the front property line for a 6' privacy fence in lieu of the permitted 4' in an R-2 (Multi-family Residential) District subject to the Staff Review Letter for the property at 121 West Moore Street.

Second by Vice-Chairman Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

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

TUP (RENEWAL) –
HAUNTED HOUSE
1400 W. TAYLOR
(CHARLES E.
ANDERSON)

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 29TH THROUGH OCTOBER 31ST, 2017 AND FEBRUARY 9TH AND 10TH, 2018 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2016.

Mr. LeBlanc explained “we would like to open a haunted slaughterhouse, September 29th through October 31st, 2017; and February 9th and 10th, 2018 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nights (if needed) will be October 1st, 8th, 19th and 26th, 2017. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m.. We will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years. Parking will be provided in front of the haunted house and to the east.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the Temporary Use Permit to allow a Haunted House from September 29th through October 31st, 2017 and February 9th and 10th, 2018 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District subject to the Staff Review Letter for the property at 1400 West Taylor Street. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & SITE PLAN

THE REQUEST OF MONTGOMERY LIVING TRUST, CLIFF & DON MONTGOMERY, TRUSTEES (OWNERS) AND BEST PAWN (TENANT) CONCERNING THE PROPERTY LOCATED AT 6400 TEXOMA PARKWAY, BEING 1.756 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.5, SUBSECTION (4)(1) AND SECTION 7, SUBSECTION (1B) TO ALLOW A 4,000 SQUARE FOOT, METAL STORAGE BUILDING IN LIEU OF THE REQUIRED MASONRY EXTERIOR FACADE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.5, SUBSECTION (6)(C)(II) TO NOT REQUIRE A 10' BUFFER STRIP, LANDSCAPED AND IRRIGATED ADJACENT TO THE F.M. 691 RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.5, SUBSECTION (7) TO ALLOW AN 8' BOARD ON BOARD FENCE IN LIEU OF THE REQUIRED MASONRY FENCE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT.

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR A STORAGE BUILDING AND AN ADDITION TO BEST PAWN.

Cliff Montgomery, 6400 Texoma Parkway, Sherman, TX

Mr. Montgomery appeared to represent the request and answer any questions. The property is located at 6400 Texoma Parkway; the southwest corner of Texoma Parkway and F.M. 691; Best Pawn is the tenant. The property is zoned a C-2 General Commercial District. The owners were approved to add approximately 7,773 square foot to the existing 4,033 square foot building for a total of 11,806 square foot at the July 22, 2014, Planning and Zoning Commission Meeting.

Mr. Montgomery explained “we are requesting site plan approval for a 4,000 square foot metal storage building and an addition to the existing building for lease spaces; the addition will match the existing building. We are requesting a variance to allow metal siding on the proposed storage building; it will be behind the building and will not be seen from the street. The building will be twelve foot tall and will be used for storage/warehouse with no retail use. The height of the existing retail building will be raised to match the new

EXCEPTION –
EXTERIOR FAÇADE

EXCEPTION –
BUFFER STRIP

EXCEPTION – FENCE

SITE PLAN –
STORAGE BUILDING
& ADDITION TO
BEST PAWN

6400 TEXOMA
PARKWAY
(MONTGOMERY
LIVING TRUST, CLIFF
& DON
MONTGOMERY,
TRUSTEES)

building, which will be connected and will not be seen from Texoma Parkway.”

“The fence is on back side of the property, behind the building is a chain link fence and I plan to take it down and would like to put up an 8’ board on board fence. The fence will not be seen from the highways.”

“When I built my concrete parking lot a year and a half ago, the requirement for the 10’ irrigated and landscaped area along FM 691 was not there; I did put a 3’ wide landscape strip along FM 691 and I would like to extend that all the way down, but if I put in the 10’ strip, it will take away parking.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Patterson to approve the exceptions to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior façade, an exception to allow an 8’ board on board fence in lieu of the required masonry fence and an exception to not require a 10’ buffer strip, landscaped and irrigated adjacent to the F.M. 691 right-of-way for the property at 6400 Texoma Parkway. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Board

ACTION TAKEN.

Motion by Commission Member Downtain to approve the site plan for a storage building and an addition to Best Pawn subject to the Staff Review Letter for the property at 6400 Texoma Parkway. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF JOHN & JULIA BELL (OWNERS), RICK OWENS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1518 SOUTH AUSTIN STREET,

ZONE CHANGE – C-2
TO R-1
1518 S. AUSTIN
(JOHN & JULIA
BELL)

BEING LOT 21R, BLOCK 1 OF THE REPLAT OF PART OF LOT 20 & 21, MAYHEW'S SECOND SUPPLEMENT, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

Rick Owens, 6903 Farmington Road, Sherman, TX

Mr. Owens appeared to represent the request and answer any questions. The property is located at 1518 South Austin Street between Olive and Staples Streets. The property is zoned a C-2 (General Commercial) District and also located in the O-1.2 (Sam Rayburn Overlay) District.

Mr. Owens explained “the building sits between residential homes on either side and across the street; it has been a commercial building in the past. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District. We have talked to the owners across the street and adjacent to the property and they are hoping it will become residential. There is an existing metal building located on the property that was used as Grayson Home Health and a sign company; the owners plan to convert it to a residential dwelling.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained “they could have gone for a Specific Use Permit for residential and kept the zoning on the property as commercial.”

Mr. Owens explained “the owners don’t have any thoughts of using the property as commercial and they want this for long term.”

Mr. Shadden explained “the building will need to be brought up to residential codes.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District subject to the Staff Review Letter for the property at 1518 South Austin Street.

Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF MB SHERMAN TOWN CENTER, LP (OWNERS), CINEMARK USA, INC. (TENANT) AND MEGAN AUDERER, CHANDLER SIGNS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3310 TOWN CENTER STREET, BEING LOTS 1, 3 & 4, BLOCK 4, SHERMAN TOWN CENTER, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N)(1) TO ALLOW TOTAL WALL SIGNAGE ON THE EAST ELEVATION OF THE CINEMARK BUILDING TO BE 435 SQUARE FOOT IN LIEU OF THE ALLOWED 300 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

A letter was received from Megan Auderer, Chandler Signs on August 21, 2017 at 2:41p.m. requesting to table this request.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTIONS

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) AND CURTIS GROUP ARCHITECTS, LTD (ARCHITECT) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 3.0170 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND ALSO BEING LOT 1, BLOCK 1, OF THE PROPOSED SHERMAN CROSSROADS MEDICAL NO. 2 ADDITION AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A MEDICAL OFFICE BUILDING IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.
- EXCEPTION APPROVAL UNDER ORDINANCE NO. 2280 SECTION 6.4, SUBSECTION (4) AND SECTION

EXCEPTION – WALL
SIGNS
3310 TOWN CENTER
STREET
(CINEMARK USA,
INC.)

(TABLED)

EXCEPTION –
MEDICAL OFFICE
BUILDING

EXCEPTION –
PARKING
2800-3600 BLKS. S.
U.S. HWY. 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

6.8.4, SUBSECTION (9) TO ALLOW 202 PARKING SPACES IN LIEU OF THE REQUIRED 206 SPACES FOR A MEDICAL OFFICE BUILDING IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

Jim Riley, 4144 North Central Expressway, Ste. 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The owners would like to construct a 41,056 square foot two-story medical office building at this location.

Mr. Riley explained “this building will be located north of the Davita Medical Office Building that is under construction now. We are requesting an exception to allow 202 parking spaces in lieu of the required 206 spaces. The pad is packed with parking and there is no more room for parking; the lot is an odd ball shaped property.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exceptions to allow a medical office building and to allow 202 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District for the property in the 2800-3600 Blocks of South US Highway 75. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF WAL-MART REAL ESTATE BUSINESS TRUST (OWNERS), HEATH VOYLES, KIMLEY HORN AND ASSOCIATES, INC. (REPRESENTATIVE) AND SGA DESIGN GROUP (ARCHITECT) CONCERNING THE PROPERTY AT 401 EAST U.S. HIGHWAY 82, BEING LOT 1B, BLOCK 1, WAL-MART ADDITION, SECTION 1, REPLAT LOTS 1A & 1B, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO WAL-MART

**SITE PLAN –
ADDITION TO
WAL-MART
401 E HWY. 82
(WAL-MART REAL
ESTATE BUSINESS
TRUST)**

(TABLED)

A letter was received from Heath Voyles, Kimley Horn and Associates, Inc. on August 21, 2017 at 9:18 a.m. requesting

to table this request.

ACTION TAKEN.

Motion by Commission Member Vanderveer to table the site plan for an addition to Wal-Mart for the property at 401 East Highway 82. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT

THE REQUEST OF ELLIOTT SMITH (OWNER) CONCERNING THE PROPERTY AT 506 NORTH GRAND AVENUE, BEING LOTS 3, 4, 7 & 8, BLOCK 18, COLLEGE PARK ADDITION, AS FOLLOWS:

**SUP & SITE PLAN –
BED & BREAKFAST
506 N. GRAND
(ELLIOTT SMITH)**

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A BED AND BREAKFAST WITH EXISTING BUILDING FINISHES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Elliott Smith, 506 N. Grand Avenue, Sherman, TX

Mr. Smith appeared to represent the request and answer any questions. The property is located at 506 North Grand Avenue between Pacific Street and the Railroad Tracks. The property is zoned an R-1 (One Family Residential) District, an R-2 (Multi-Family Residential) District and also located in the College Park Overlay District. The property was approved for a Specific Use Permit to allow a bed and breakfast in an R-1 (One Family Residential) District in 2003, but the Specific Use Permit went away after it closed down around 2010.

Mr. Smith explained “I purchased the property a couple of months ago. The two-story house was built in or around 1900, it consists of 5 bedrooms and 3 bathrooms. The front parlors and entire upstairs bedrooms and bathrooms will be used for the Bed and Breakfast while, in addition to the fifth bedroom downstairs and the back parlor will be reserved for cooking meals and as a personal residential space. Parking will be available behind the house to accommodate one car per unit for a total of five spaces.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Vice-Chairman Patterson to approve the Specific Use Permit and site plan to allow a bed and

breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District and College Park Overlay District subject to the Staff Review Letter for the property at 506 North Grand Avenue. Second by Commission Member Davis.

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

MOTION CARRIED

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF ONCOR ELECTRIC DELIVERY COMPANY (OWNERS) AND KARL CRAWLEY (APPLICANT) CONCERNING THE PROPERTY AT 2002 WEST MOORE STREET, BEING 57.3 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW AN ELECTRICAL SUBSTATION TO BE 90' TALL IN LIEU OF THE ALLOWED 35' IN HEIGHT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING BOARD

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

EXCEPTION –
ELECTRICAL
SUBSTATION
HEIGHT

SUP – ADDITION TO
EXISTING
ELECTRICAL
SUBSTATION
2002 W. MOORE
(ONCOR ELECTRIC
DELIVERY
COMPANY)

Karl Crawley, 900 Jackson Street, Ste. 640, Dallas, TX

Mr. Crawley appeared to represent the request and answer any questions. The property is located at 2002 West Moore Street between West Steadman Street and Park Avenue; the ONCOR Electric Delivery Substation is located on this property. The property is zoned an R-1 (One Family Residential) District. The existing substation was in place prior to annexation into the City of Sherman and is non-conforming. ONCOR Electric Delivery would like to expand and update their existing facility on West Moore Street. Payne Switching Station is the existing station that has been there since the 1930's.

Mr. Crawley explained “the need to expand ONCOR transmission facilities in North Texas is being driven by proposed generating facilities and load growth in the area. The addition of Stone Creek Switching Station will increase operational flexibility and allow for future expansion in the area. The upgrade will include new equipment and a small Control Building. The majority of the new construction will be located on the southwest corner of the tract with another smaller expansion on the existing facility near the center of the site.”

“Along with the Specific Use Permit request, an exception is

needed to allow a maximum height of 90 feet for some of the new equipment. The site is crossed by three sets of transmission lines with poles of varying height with some being at 90 feet in height. The trees along Moore Street will remain in place for the most part and with the site sloping away (down) from the street the new construction will not be intrusive.” They had seen the Staff Review Letter and would abide by the Recommendations.

Thomas Bragg, 1806 W. Moore Street, Sherman, TX

Mr. Bragg explained he lives next door to this property to the north. He wanted to know the actual footprint of the substation. He also wanted to know if they would be removing any of the trees on the lot. He was concerned with the exception for the height; he understood the 90’ is for the lightning mask and night time lighting on the project site. “I would request that any security lighting around the perimeter be turned down.”

Mr. Crawley explained “it will be 300’ x 400’ on a little over an acre or two.” He showed Mr. Bragg the site plan. “The transmission lines will vary in height and the lightning mask will be the highest point; it is just a pole that is grounded. I don’t believe we will put any security lighting and at 90’ it doesn’t require the red lighting on the top of it.”

Mr. Shadden explained “the FAA will require that. The site lighting would need to not be shining on the neighbors, maybe some LED down lights; we want to keep it off residential properties.”

Mr. Bragg was satisfied with the site plan that was provided.

Mr. Shadden asked if they would be willing to put in the LED lights.

Todd Thompson, ONCOR explained “I will review tonight what lighting is out there, I think we have four guard lights, they are probably twenty-five years old, I will ensure that we get some horizontal cutoff, we have some right now that will allow us to start using them in the City and see if we can get those up to put at that site.”

Chairman Mahone asked Mr. Bragg if he currently sees the lights from the substation.

Mr. Bragg explained “there is one that shines through at night on the tall building; I would be quite happy if that one would be turned down and replaced also.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow an electrical substation to be 90' tall in lieu of the allowed 35' in height in an R-1 (One Family Residential) District subject to providing downward LED lighting as discussed for the property at 2002 West Moore Street. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Board

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit and site plan approval to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District subject to the Staff Review Letter for the property at 2002 West Moore Street. Second by Vice-Chairman Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, EXCEPTIONS & SITE PLAN

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

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A CONVENIENCE STORE ON THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 10' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW ELEVEN (11) PARKING SPACES IN LIEU OF THE REQUIRED TWENTY-THREE (23) PARKING SPACES FOR A CONVENIENCE STORE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (6)(C)(2) TO NOT REQUIRE THE 10' BUFFER STRIP, LANDSCAPED AND IRRIGATED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

VARIANCE – REAR
SETBACK

EXCEPTION –
PARKING

EXCEPTION –
BUFFER STRIP

SITE PLAN –
CONVENIENCE
STORE WITH
FUELING STATION
429 N. SAM
RAYBURN FREEWAY
(TY & SARA OSMANI)

(TABLED)

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR A CONVENIENCE STORE WITH FUELING STATION.

Kevin Dingman, Seven D Four Architecture, 8446 Winged Foot Drive, Frisco, TX

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

Mr. Dingman explained “the owners would like to demolish the existing convenience store and construct a 4,500 square foot convenience store further back towards Rusk Street to get it out of the floodplain; the building will be approximately six feet higher than the existing pumps. The existing fueling station will remain and they would like to extend it, adding two new gas pumps. The exterior of the building will be stone. They are requesting variance to allow the building to be built on the rear property line and exceptions to allow eleven parking spaces in lieu of the required twenty-three, the building is not a typical retail building; you are usually at the gas pumps about thirty seconds. They are also requesting to not require the ten foot landscaped and irrigated buffer strip along Sam Rayburn Freeway because it is all concrete.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked if they plan on leaving the existing gas tanks.

Mr. Dingman responded “yes”.

Billy Dickerson, 2804 W. Houston, Sherman, TX

Mr. Dickerson explained he owns the property to the east of this property, Budget Auto Glass. “The variance to put the building on the property line is going to create a flood issue between our buildings. I’ve got a 50’ x 30’ building and all my water runs directly right in this area. If he was on the property line, to make the parking lot level, you would have to build it three foot on top of the wall to get the water to split.”

Mr. Dingman explained “we wanted to see what the board would allow before getting topo studies and engineers involved.”

Commission Member Vanderveer asked “aren’t you asking for site plan approval.”

Mr. Dingman responded “I was told that was what we needed to do; we wanted to see what we could do before spending a whole lot of money.”

Commission Member Vanderveer asked if there was any way to get any more parking on the lot.

Mr. Shadden explained “this site plan has parking spaces shown in the right-of-way on Washington Street and the trash dumpster is located in two of the parking spaces. Mr. Chairman they need to bring in a site plan that will comply with the ordinance.”

Chairman Mahone asked if they would like to table the request to revise their site plan.

Mr. Dingman agreed.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Elliott to table the request at 429 North Sam Rayburn Freeway. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF AL DENSON, WYLDEWOOD HOMES, LLC (OWNERS) AND JUSTIN ADAMS, (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 3400-3500 BLOCKS BALLAM STREET AND THE 2200-2300 BLOCKS SOUTHRIDGE LANE, BEING LOTS 1-19, BLOCK C, LOTS 1-14, BLOCK D AND LOTS 30-35, BLOCK K, PEBBLEBROOK SOUTH, PHASE II, AS FOLLOWS:
PLANNING AND ZONING BOARD
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
3400-3500 BLOCKS
BALLAM STREET
AND THE 2200-2300
BLOCKS
SOUTHRIDGE LANE
(AL DENSON,
WYLDEWOOD
HOMES)**

Al Denson, 3803 Ward Neal Road, Bells, TX

Mr. Denson appeared to represent the request and answer any questions. The property is located in the 3400-3500 blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase II.

Mr. Denson, Wyldewood Homes, LLC explained they are requesting a Specific Use Permit to allow patio homes on thirty-nine lots; “these days people like less yard.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if he knew if there are any current patio homes in that neighborhood.

Mr. Denson explained “we have built the same homes in Pebblebrook, we didn’t call them patio homes; they are right around the corner on Ridgecrest Lane. We are going to keep our twenty-five foot setback.”

Commission Member Gilbert asked how deep the existing lots were.

Mr. Denson responded, “120’ to 130’.”

Commission Member Gilbert explained “typical setbacks are 25’ in the front and rear and with a patio home there is a 10’ rear yard and 20’ front yard; so they are building a larger house on a smaller lot.”

Chairman Mahone explained he typically is using the Specific Use Permit for the side yard.

Mr. Denson explained they build up to 2,000 square feet.

Justin Adams, 2831 S. Lillis, Denison, TX

Mr. Adams explained these fifty-nine lots are split between two phases; Pebblebrook South, Phase II and III.”

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

ACTION TAKEN.

Motion by Commission Member Bridges to approve the Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District subject to the Staff Review Letter for the property in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF AL DENSON, WYLDEWOOD HOMES, LLC (OWNERS) AND JUSTIN ADAMS, (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 3400-3500 BLOCKS HANAN STREET AND THE 2300 BLOCKS SOUTHRIDGE LANE, BEING LOTS 15-32, BLOCK D, LOTS 36 & 37, BLOCK G, PEBBLEBROOK SOUTH, PHASE III, AS FOLLOWS:

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

SUP & SITE PLAN –
PATIO HOMES
3400-3500 BLOCKS
HANAN STREET AND
THE 2300 BLOCK
SOUTHRIDGE LANE
(AL DENSON,
WYLDEWOOD
HOMES)

ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Al Denson, 3803 Ward Neal Rd., Bells, TX

Mr. Denson appeared to represent the request and answer any questions. The property is located in the 3400-3500 blocks of Hanan Street and the 2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase III.

Mr. Denson, Wyldewood Homes, LLC explained he is requesting a Specific Use Permit to allow patio homes on twenty lots. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if they were putting up a retention barrier for the mud; the black plastic for the stormwater.

Mr. Denson explained "we just hired a contractor to put up a silt fence because we are tired of cleaning that up."

Commission Member Vanderveer explained "I drove through there a couple of weeks ago and there were about 4-6 inches of mud in the street."

Mr. Denson explained they hired a contractor to put up the silt fence; "he is putting it up in pieces."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District subject to the Staff Review Letter for the property in the 3400-3500 Blocks Hanan Street and the 2300 Block Southridge Lane. Second by Vice-Chairman Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:42 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 09/19/2017

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

Issue:

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

List of Agenda Items:

5. * 3201 N. U.S. HIGHWAY 75, SUITE 101

The request of 75/82 Sherman Crossing, LTD (Owners), Tractor Supply (Tenant) and Brett Wilson, Seese Construction and Management, LLC (General Contractor) concerning the property at 3201 North U.S. Highway 75, Suite 101, being Lot 1R, Block 1 Sherman Crossing Addition Replat of Lot 1R, as follows;

Planning and Zoning Commission

Site plan approval for a Propane Dispensing Tank for Tractor Supply

8. * 520 W BIRGE STREET & 900 BLOCK N. SAM RAYBURN FREEWAY

The request of Sofey Construction & Design, LLC (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway, being part of the J.B. McAnair Survey, Abstract No. 763 and being the east 15 feet of Lot 10 and all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2 of Birge's Addition, containing 4.196 acres, as follows:

Planning and Zoning Commission

Replat approval of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition.

9. * 10409 E. HIGHWAY 56 & THE 100 BLOCK MITCHELL RD

The request of Jack Gurley (Owner), 44-40 Builders, LLC (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 10409 East Highway 56 and the 100 Block of Mitchell Road, being 7.671 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Board

Final Plat approval of Trails End Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

10. * 2700-2800 BLOCKS S. FRIENDSHIP ROAD & 5200 W. MEADOWRIDGE ROAD

The request of RMT Visions, Inc. and the William O'Donnell Trust, John O'Donnell, Trustee (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road, being a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 and all of Lot 59 of Western Acres Installment Four, containing 39.030 acres, as follows;

Planning and Zoning Commission

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

13. * 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD

The request of Barton Capital, LTD (Owner), KJE Environmental & Civil Engineering (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Springs Subdivision

14. * 1004 E EPSTEIN STREET

The request of Cupid Investments, Inc. (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1004 East Epstein Street, being 0.37 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Epstein at Hazelwood Addition



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

5.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3201 N. U.S. HIGHWAY 75, SUITE 101**

The request of 75/82 Sherman Crossing, LTD (Owners), Tractor Supply (Tenant) and Brett Wilson, Seese Construction and Management, LLC (General Contractor) concerning the property at 3201 North U.S. Highway 75, Suite 101, being Lot 1R, Block 1 Sherman Crossing Addition Replat of Lot 1R, as follows;

Planning and Zoning Commission

Site plan approval for a Propane Dispensing Tank for Tractor Supply

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

75/82 Sherman Crossing, LTD (Owners)

Tractor Supply (Tenant)

Brett Wilson, Seese Construction and Management, LLC (General 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:

Not required.

Objections Received:

0

Attachments

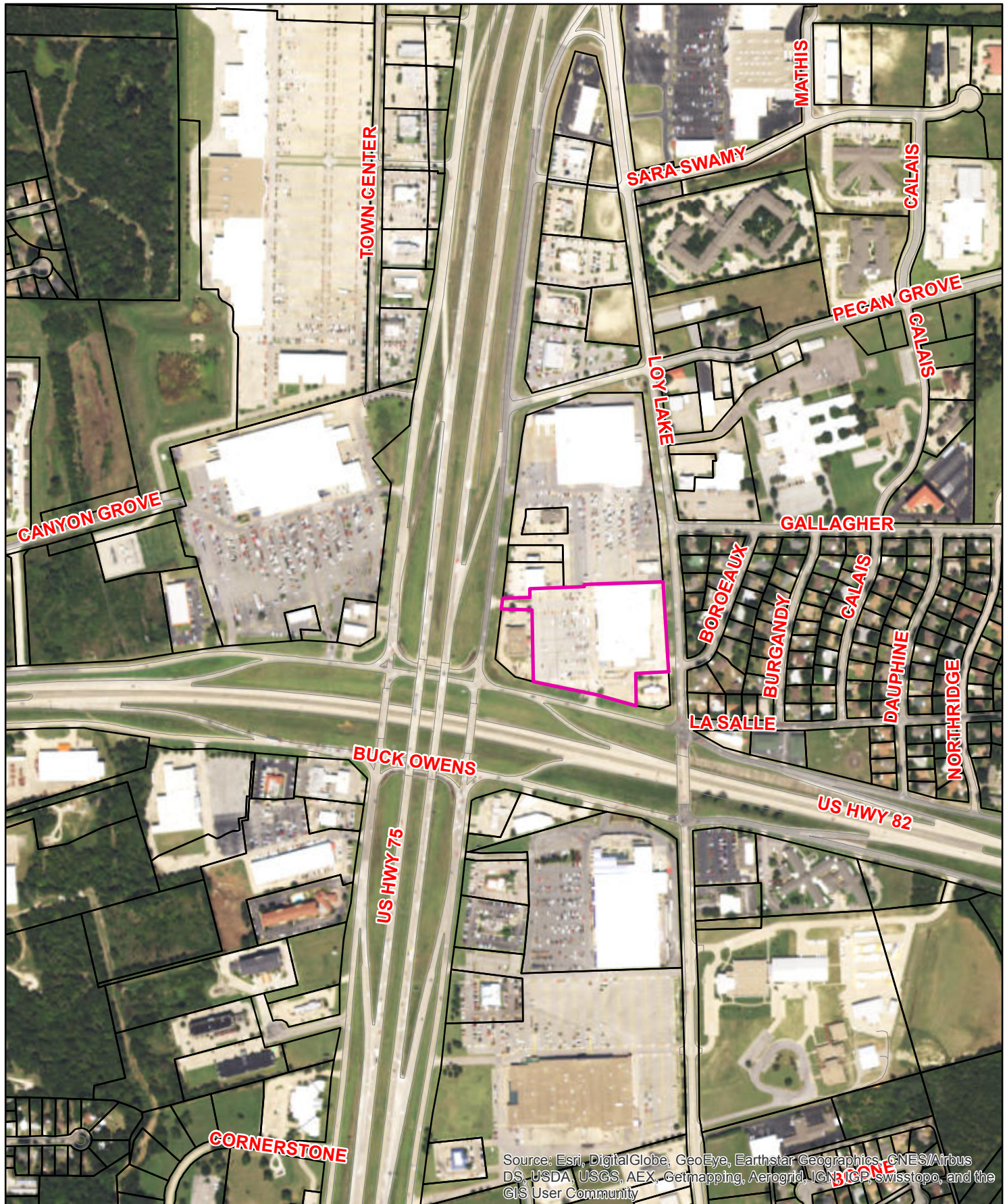
Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter

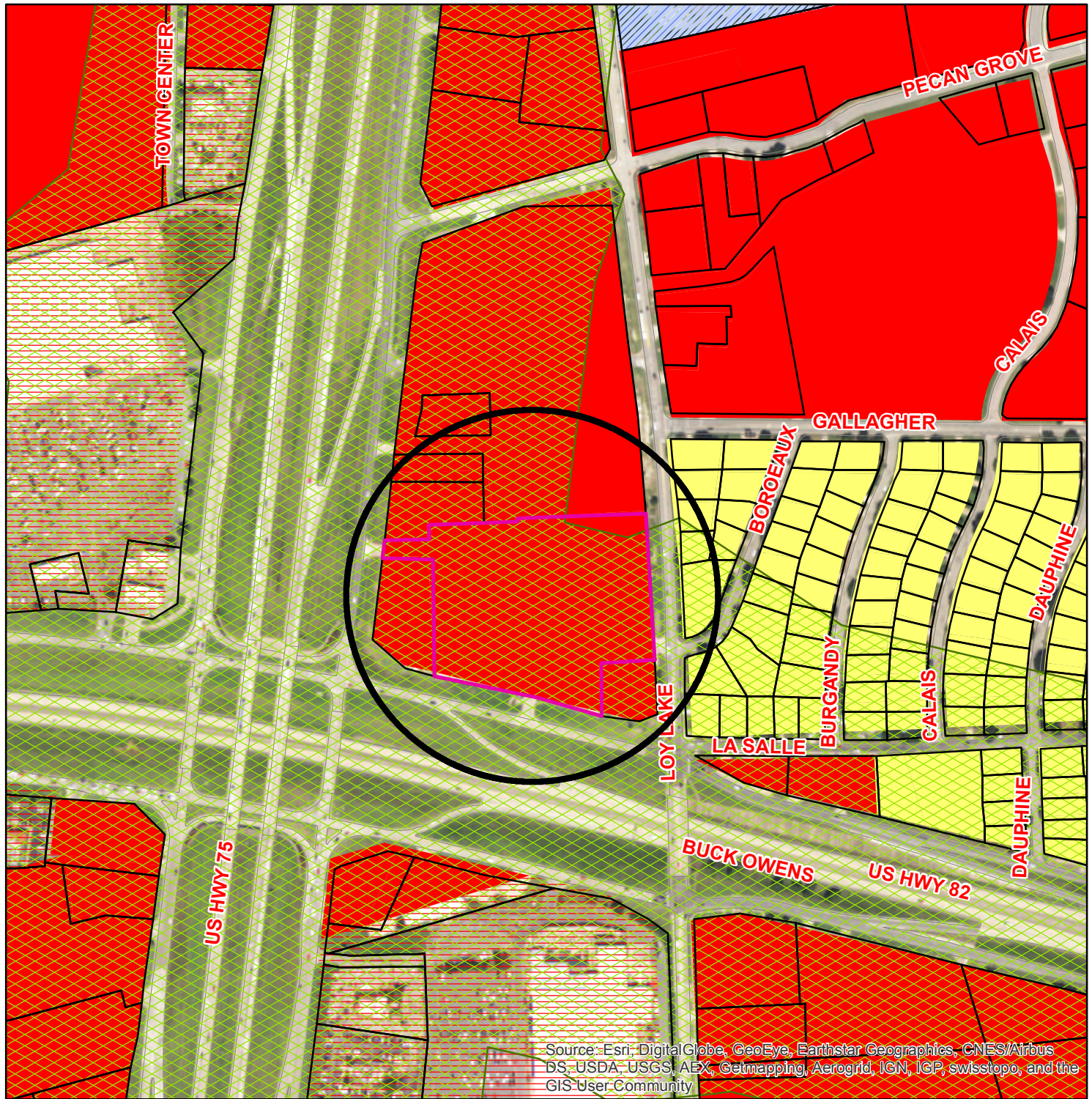


3201 N. Highway 75, Suite 101



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3201 N. Highway 75, Suite 101

Legend

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

Transportation Corridor Zoning Districts

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

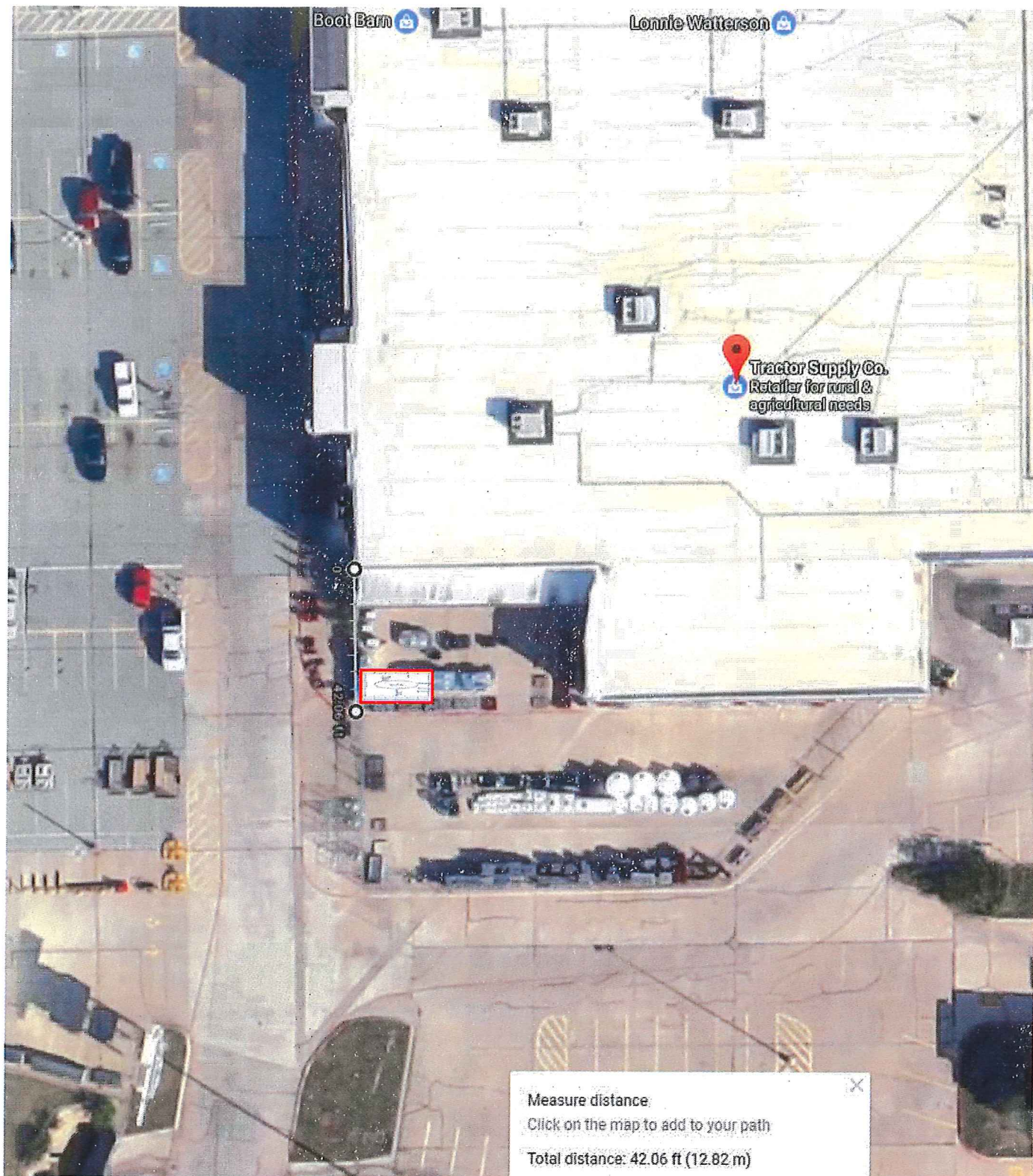
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



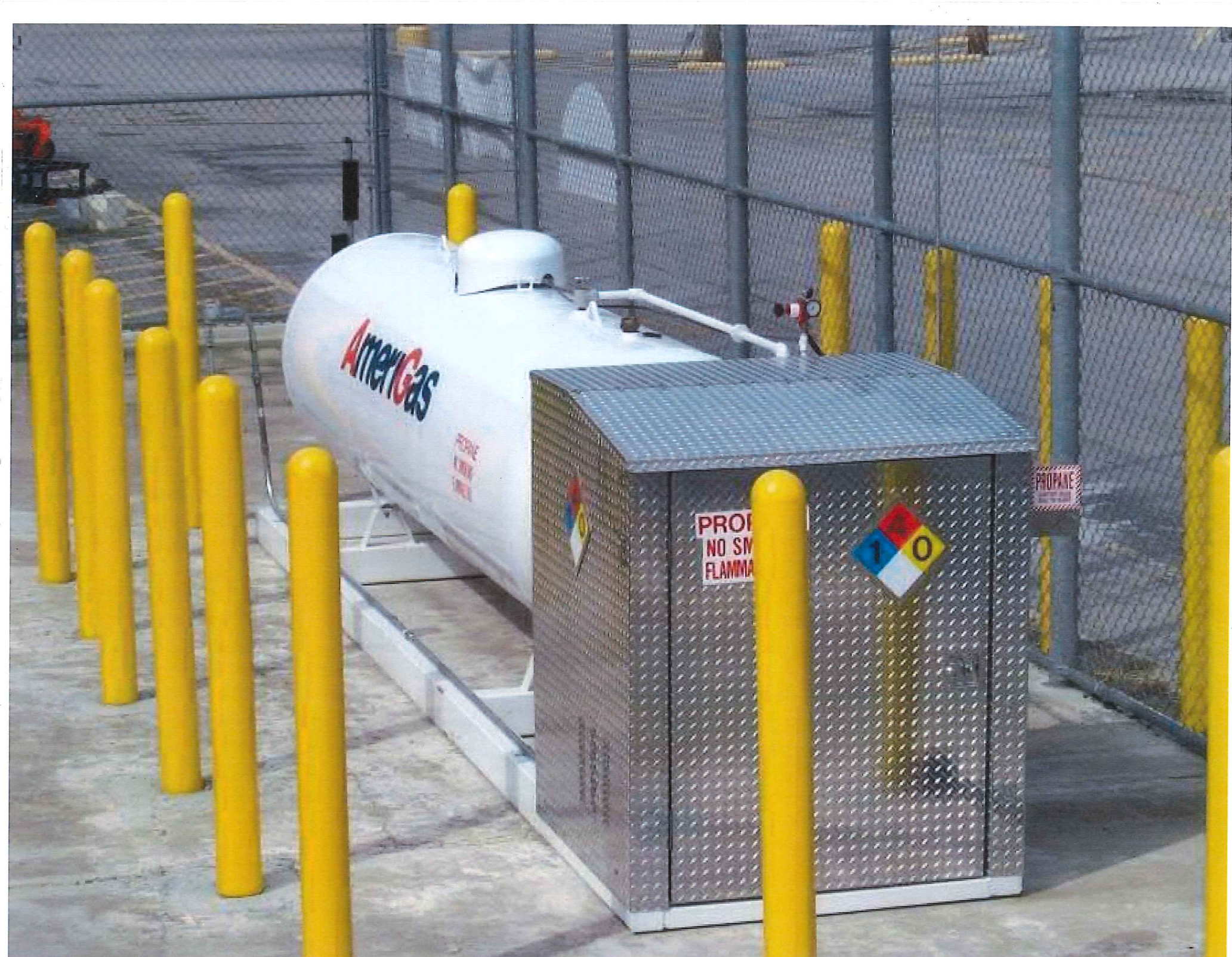
NOT TO SCALE

1 in = 400 ft



TX, Sherman





STAFF REVIEW LETTER

September 13, 2017

75/82 Sherman Crossing, LTD
C/O David Wallenstein
2727 LBJ Frwy, Ste. 600
Dallas, TX 75244-6151

Seese Construction & Management, LLC
Brett Wilson
35 W. Main St.
PO Box 122
Monrovia, IN 46157

Tractor Supply
5401 Virginia Way
Brentwood, TN 37027

Dear Applicants,

The request for site plan approval for a Propane Dispensing Tank for Tractor Supply for the property located at 3201 North U.S. Highway 75, Suite 101 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 or U.S. Highway 82 access road right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

19325 W. U.S. HIGHWAY 82

The request of Jobaby, LLC, Derek Irvin (Owner), Madelyn Greenwood (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 19325 West U.S. Highway 82, being 2.893 acres in the J.M. Hambright Survey, Abstract No. 538, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow existing building finishes in lieu of the required masonry in a C-1 (Retail Business) District.

Planning and Zoning Commission

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

Background:

The property is located at 19325 West U.S. Highway 82, the northeast corner of Reynolds Lane and West U.S. Highway 82. The property was annexed into the City on October 24, 2011 as an R-A (Single Family Agricultural) District and was used as a commercial use before it was annexed into the City. There are four existing buildings on the property, the exterior finish on three of the buildings is concrete block, the other building has brick and wood siding, which requires the exception. The owner would like to change the zoning on the property to a C-1 (Retail Business) District to get in compliance.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Jobaby, LLC, Derek Irvin (Owner)
Madelyn Greenwood (Prospective Tenant)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

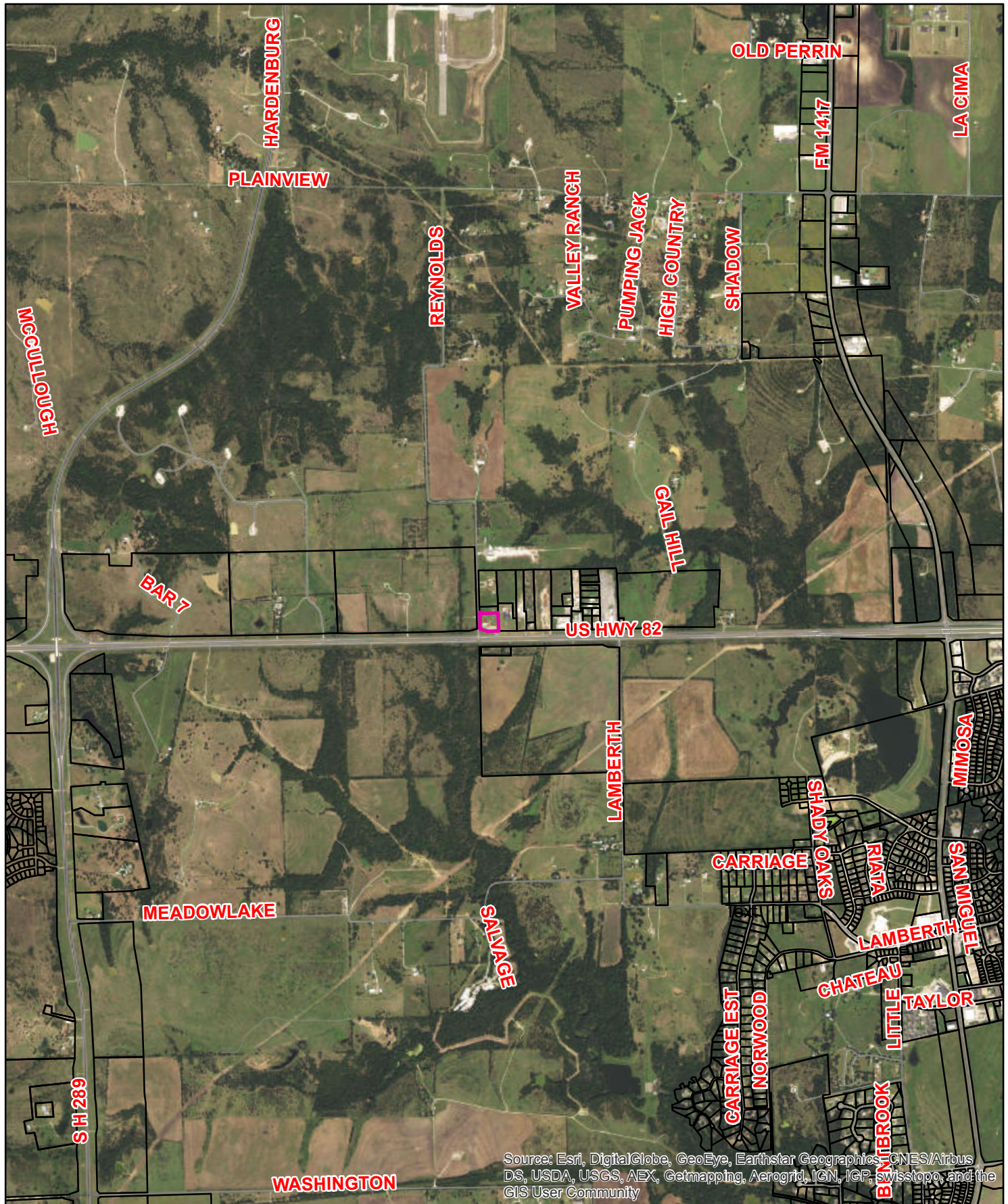
5

Objections Received:

0

Attachments

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

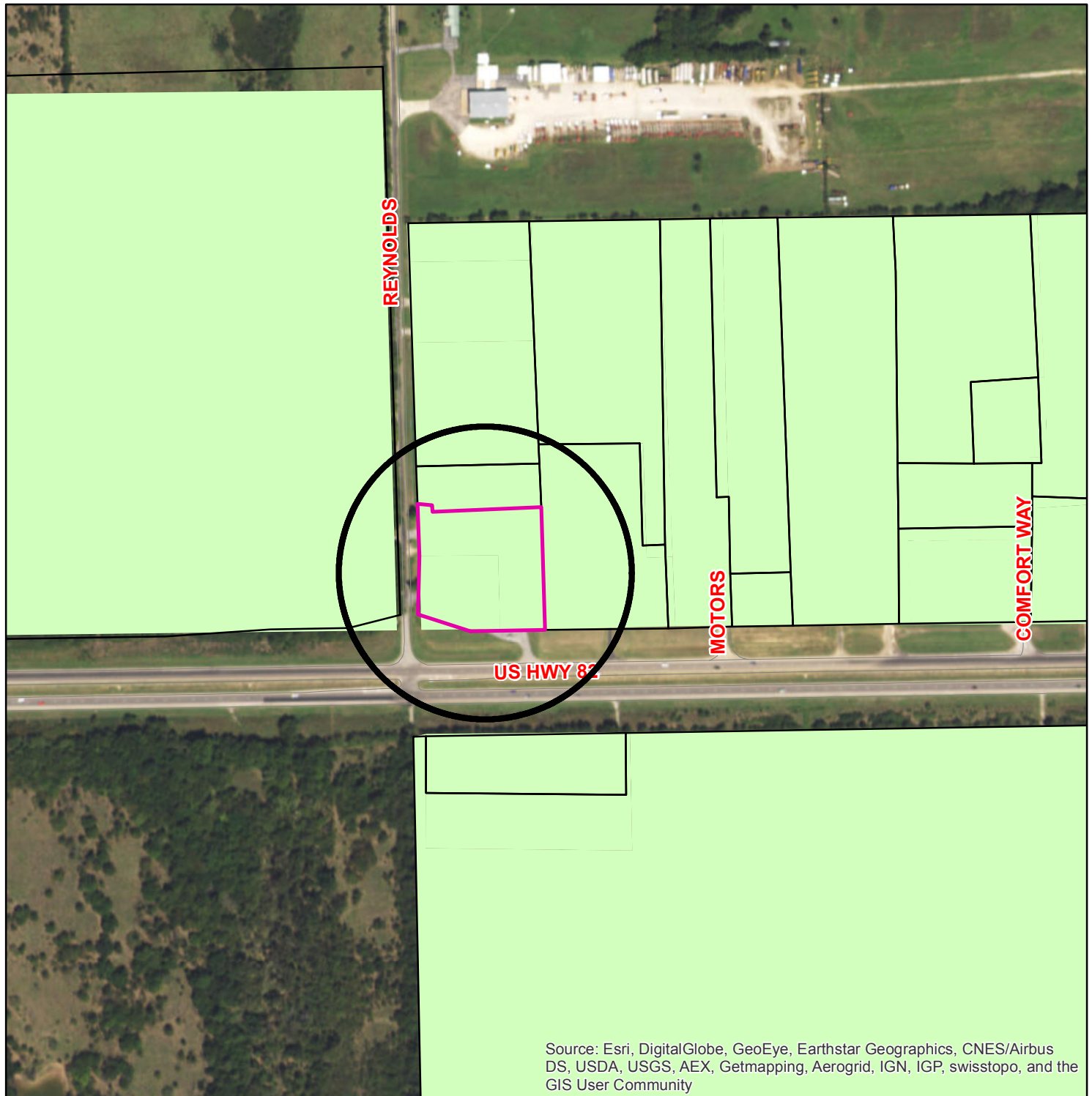


19325 W. U.S. Highway 82



1 in = 2,500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 19325 W. U.S. Highway 82

Legend

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

Transportation Corridor Zoning Districts

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



City of Sherman, Texas
Developmental Services Department



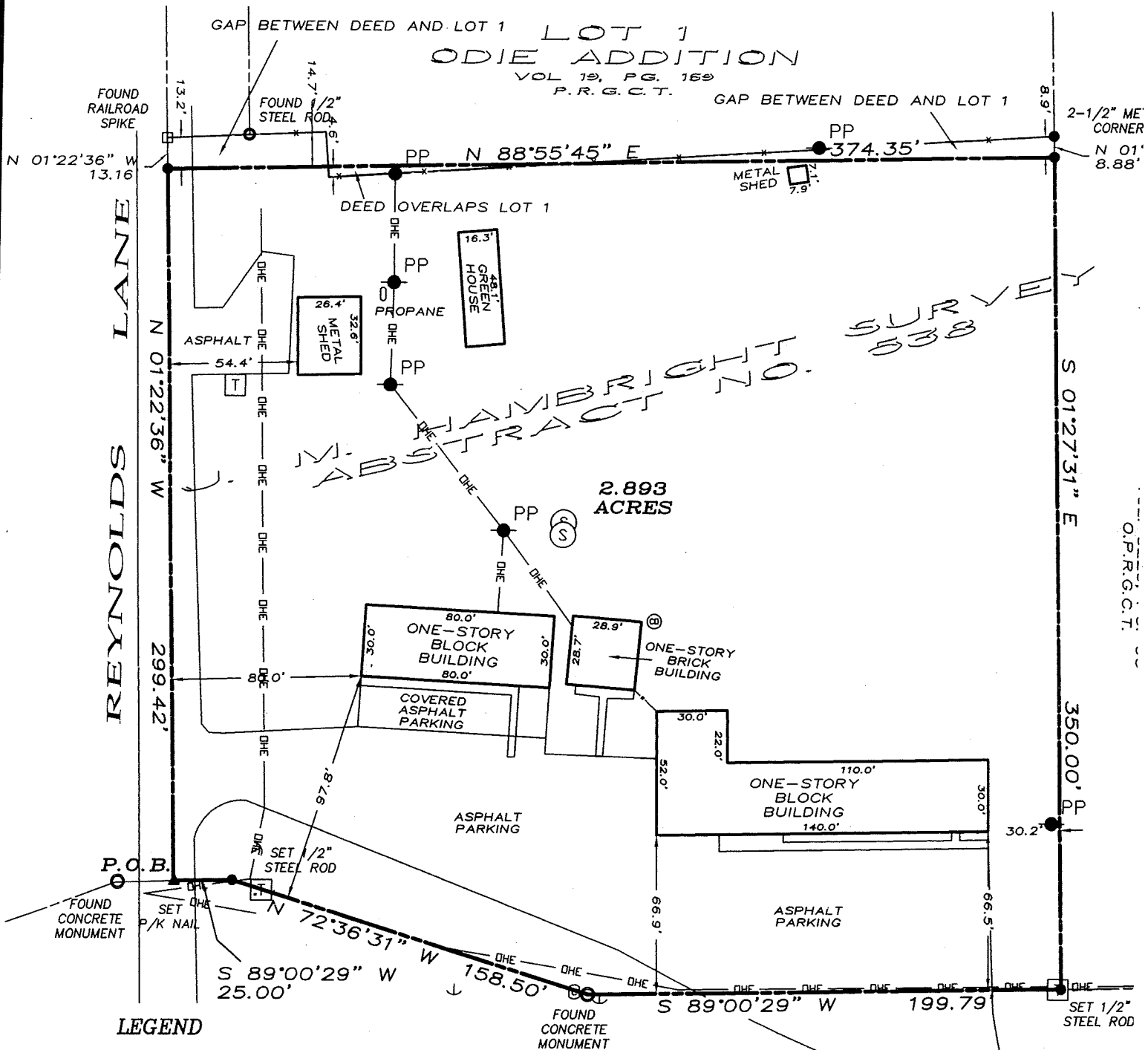
NOT TO SCALE

1 in = 403 ft

19325 W. Highway 82



LOT 1
ODIE ADDITION
VOL 19, PG. 169
P.R.G.C.T.



LEGEND

- PP POWER POLE
- T TELEPHONE PEDESTAL
- CD SEWER CLEANOUT
- MH SEWER MANHOLE
- C CABLE MARKER
- G GUY WIRE
- BOUNDARY LINE
- PROPERTY LINE
- BARB WIRE FENCE
- OHE OVERHEAD ELECTRIC LINE
- STOCKADE FENCE

U.S. HIGHWAY NO. 82

UNDERWOOD

DRAFTING & SUR

3404 INTERURBAN ROAD DENISON, T



STAFF REVIEW LETTER

September 13, 2017

Derek Irvin
19295 W. U.S. Highway 82
Sherman, TX 75092

Madelyn Greenwood
2912 W. Day St.
Denison, TX 75020

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District for the property located at 19325 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 82 or Reynolds Lane 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. Screening shall be provided and maintained abutting any residential zoned property.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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



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

7.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

19311 W. U.S. HIGHWAY 82

The request of Jobaby, LLC, Derek Irvin (Owner), Madelyn Greenwood (Prospective Tenant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 19311 West U.S. Highway 82, being 2.893 acres in the J.M. Hambright Survey, Abstract No. 538, as follows;

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Jobaby, LLC, Derek Irvin (Owner)

Madelyn Greenwood (Prospective Tenant)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

5

Objections Received:

0

Attachments

Location Map

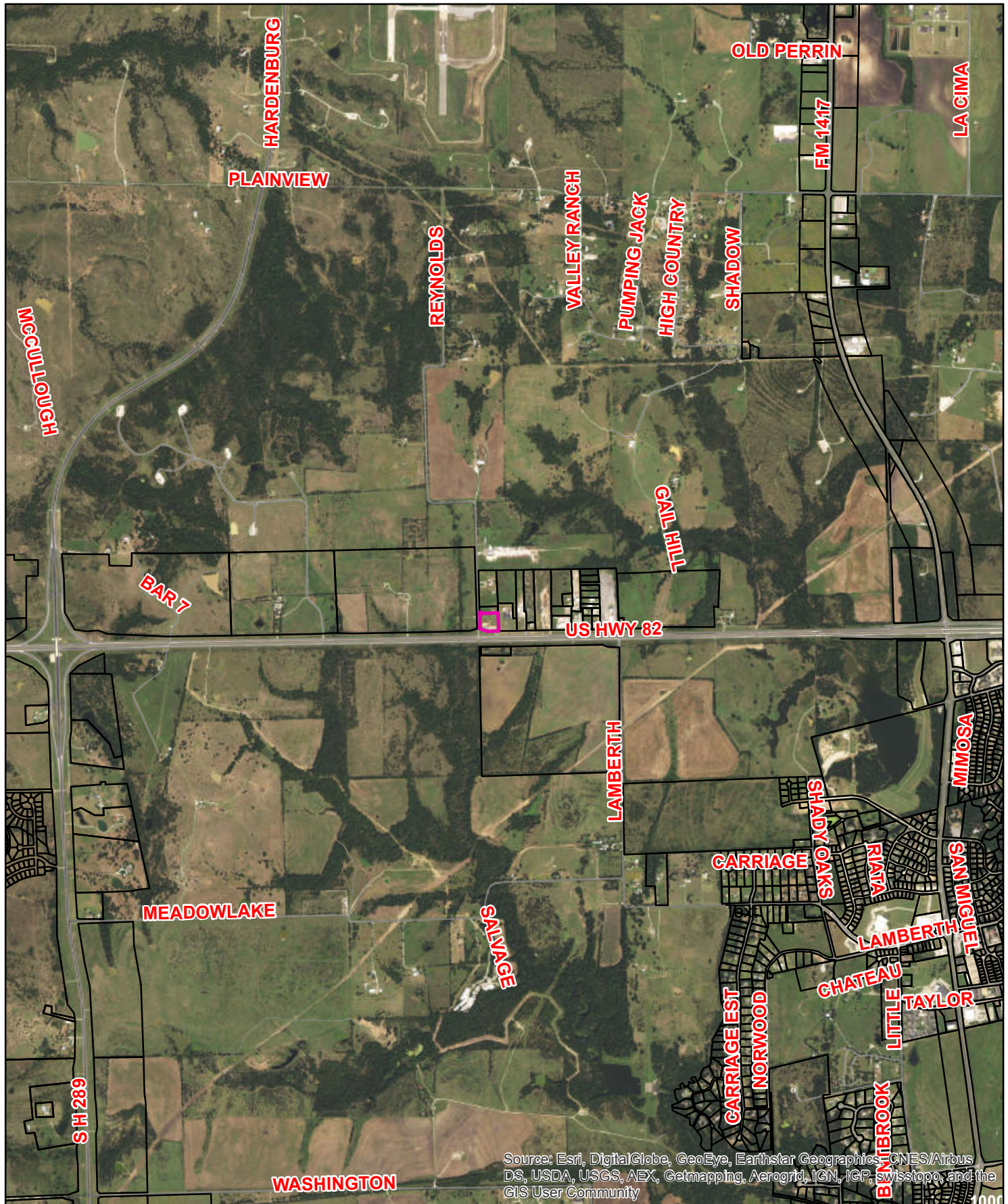
Zoning Map

Zoning Sign Photo

Survey/Site Plan

Elevations

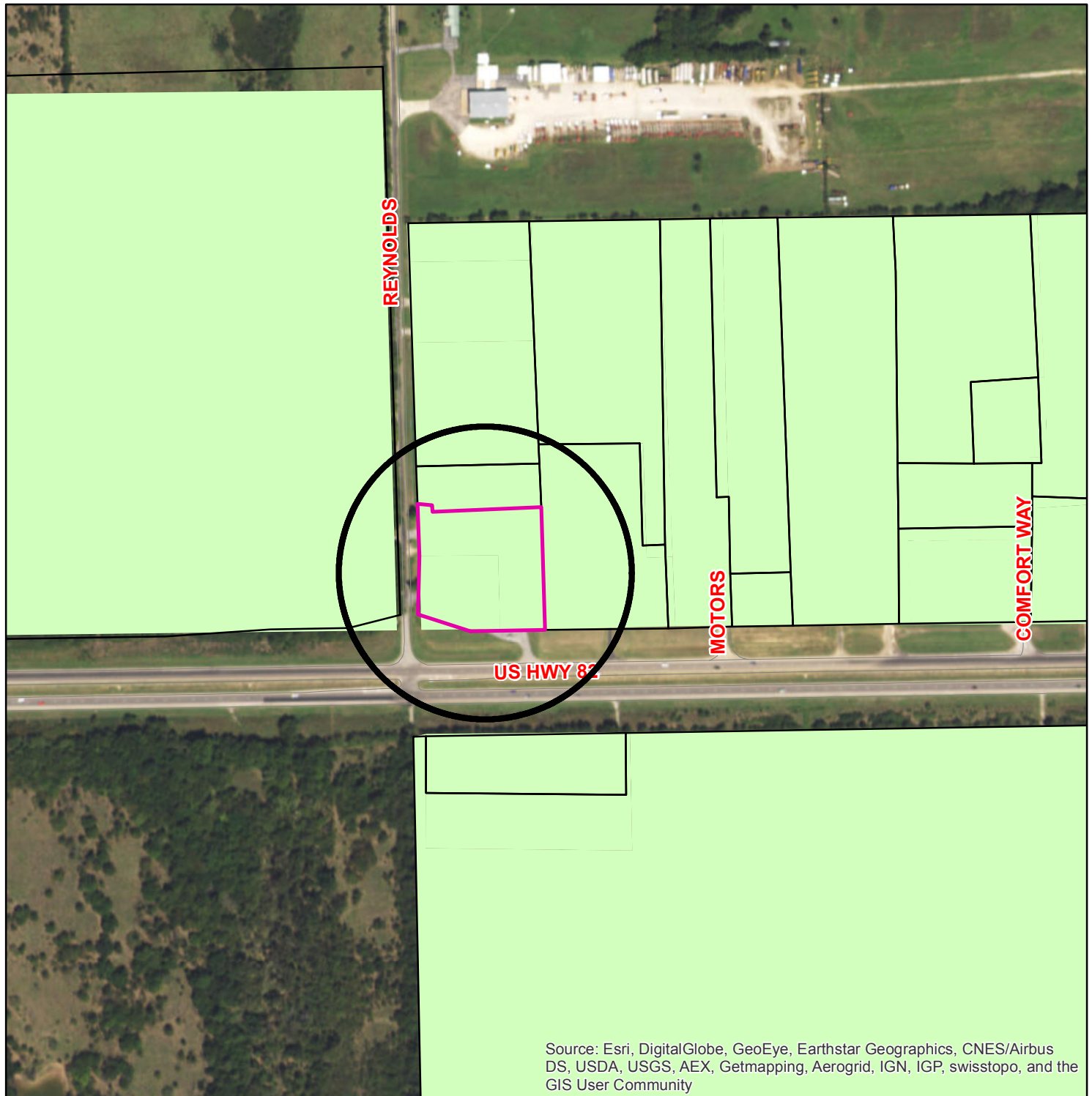
Staff Review Letter



19311 W. U.S. Highway 82



1 in = 2,500 ft



Zoning - 19311 W. U.S. Highway 82

Legend

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

Transportation Corridor Zoning Districts

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



City of Sherman, Texas
Developmental Services Department



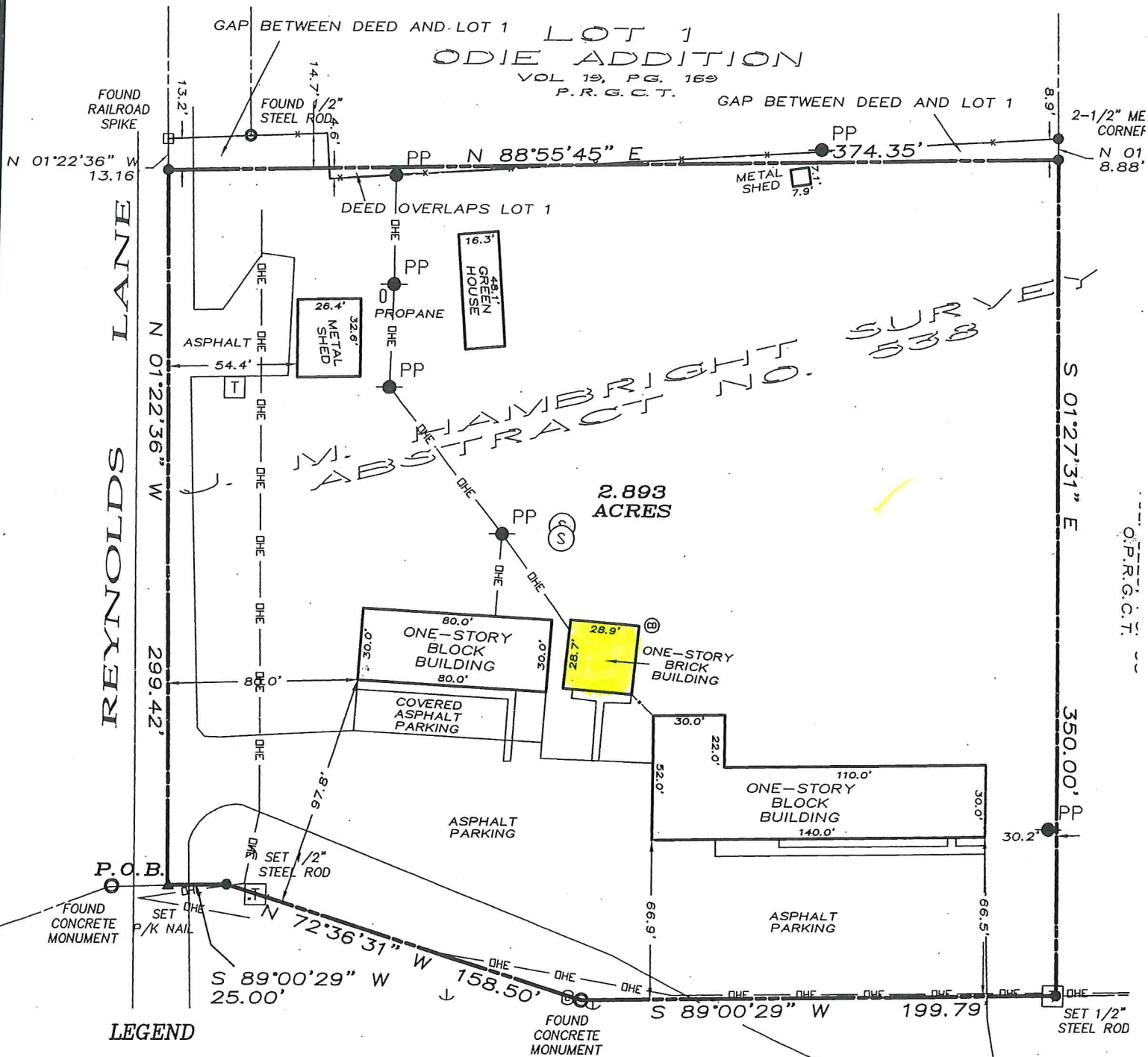
NOT TO SCALE

1 in = 403 ft

19311 W. U.S. Highway 82



**LOT 1
ODIE ADDITION**
VOL 19, PG. 169
P. R. G. C. T.



LEGEND

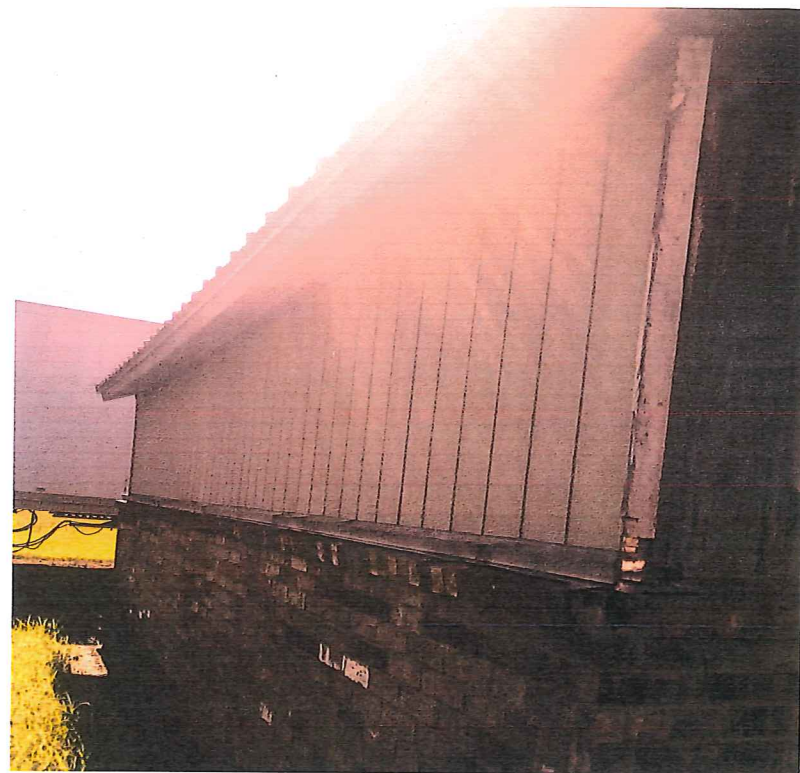
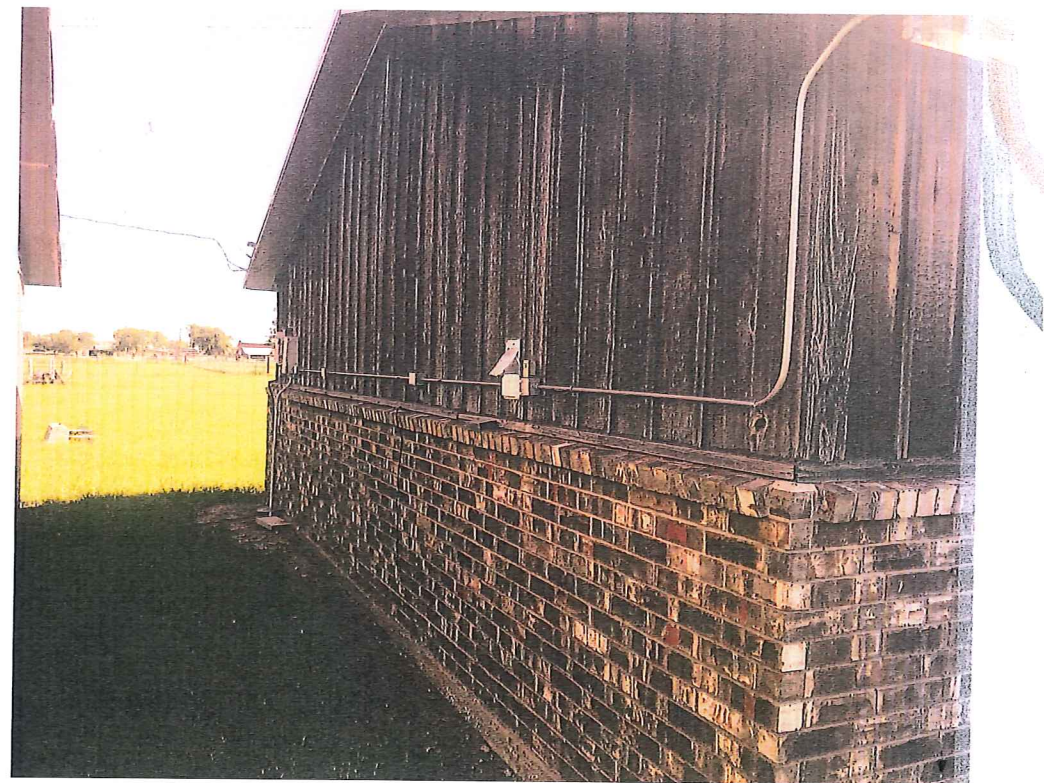
- PP POWER POLE
- T TELEPHONE PEDESTAL
- CD SEWER CLEANOUT
- MH SEWER MANHOLE
- C CABLE MARKER
- ↓ GUY WIRE
- BOUNDARY LINE
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- DHE - - - OVERHEAD ELECTRIC LINE
- □ - - - STOCKADE FENCE

U.S. HIGHWAY NO. 82

UNDERWAY

DRAFTING & SUR

3404 INTERURBAN ROAD DENISON, T



STAFF REVIEW LETTER

September 13, 2017

Derek Irvin
19295 W. U.S. Highway 82
Sherman, TX 75092

Madelyn Greenwood
2912 W. Day St.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a tattoo studio (permanent makeup) for the property located at 19311 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 82 or Reynolds Lane 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. Screening shall be provided and maintained abutting any residential zoned property.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Violation of the conditions of the SUP will terminate the Specific Use Permit.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

8.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 520 W BIRGE STREET & 900 BLOCK N. SAM RAYBURN FREEWAY**

The request of Sofey Construction & Design, LLC (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway, being part of the J.B. McAnair Survey, Abstract No. 763 and being the east 15 feet of Lot 10 and all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2 of Birge's Addition, containing 4.196 acres, as follows:

Planning and Zoning Commission

Replat approval of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition.

Background:

The property is located at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway, the southwest corner of Birge Street and Sam Rayburn Freeway. The owner would like to replat the property into three lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sofey Construction & Design, LLC (Owner)
Underwood Drafting & 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:

31

Objections Received:

0

Attachments

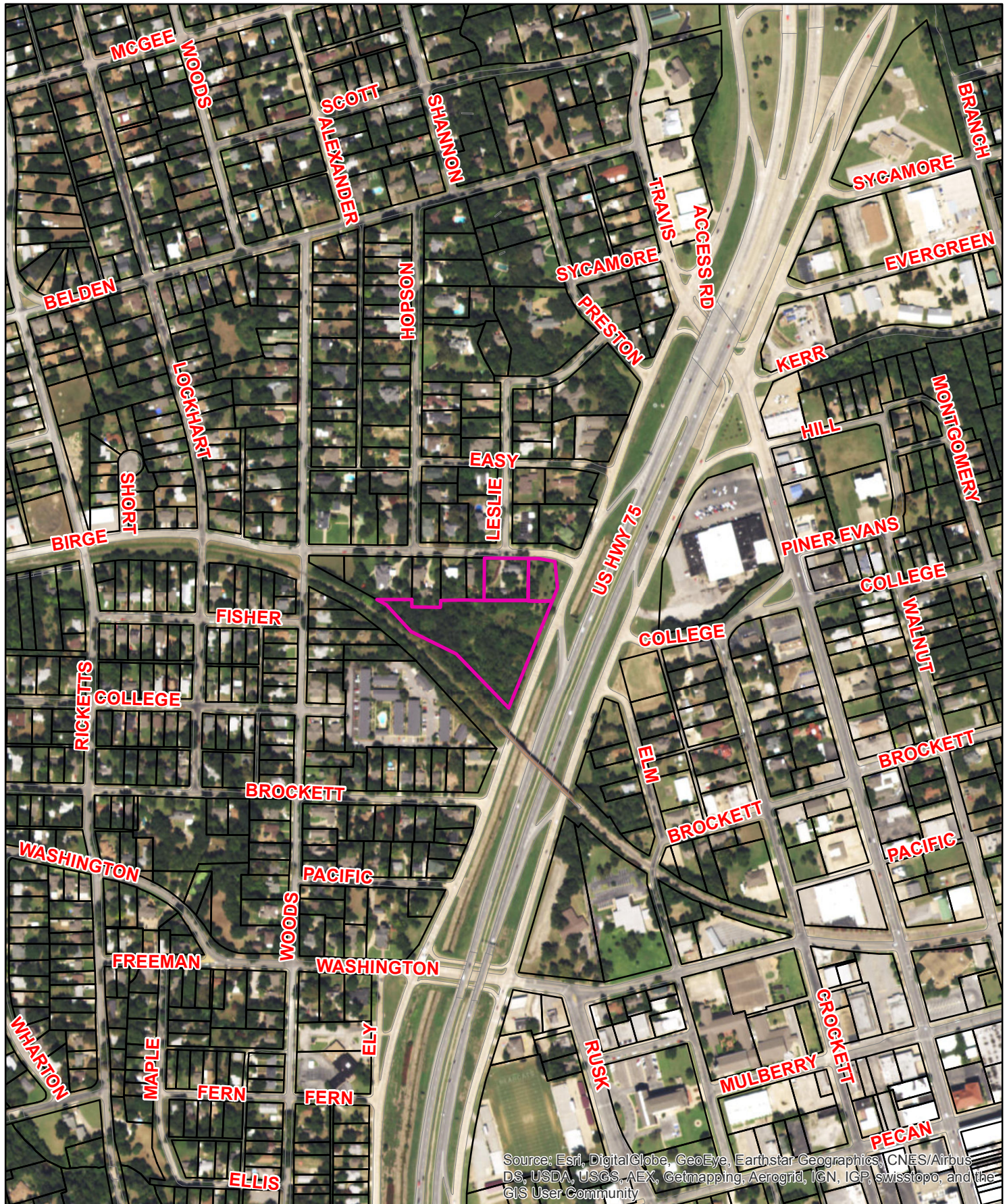
Location Map

Zoning Map

Zoning Sign Photo

Replat

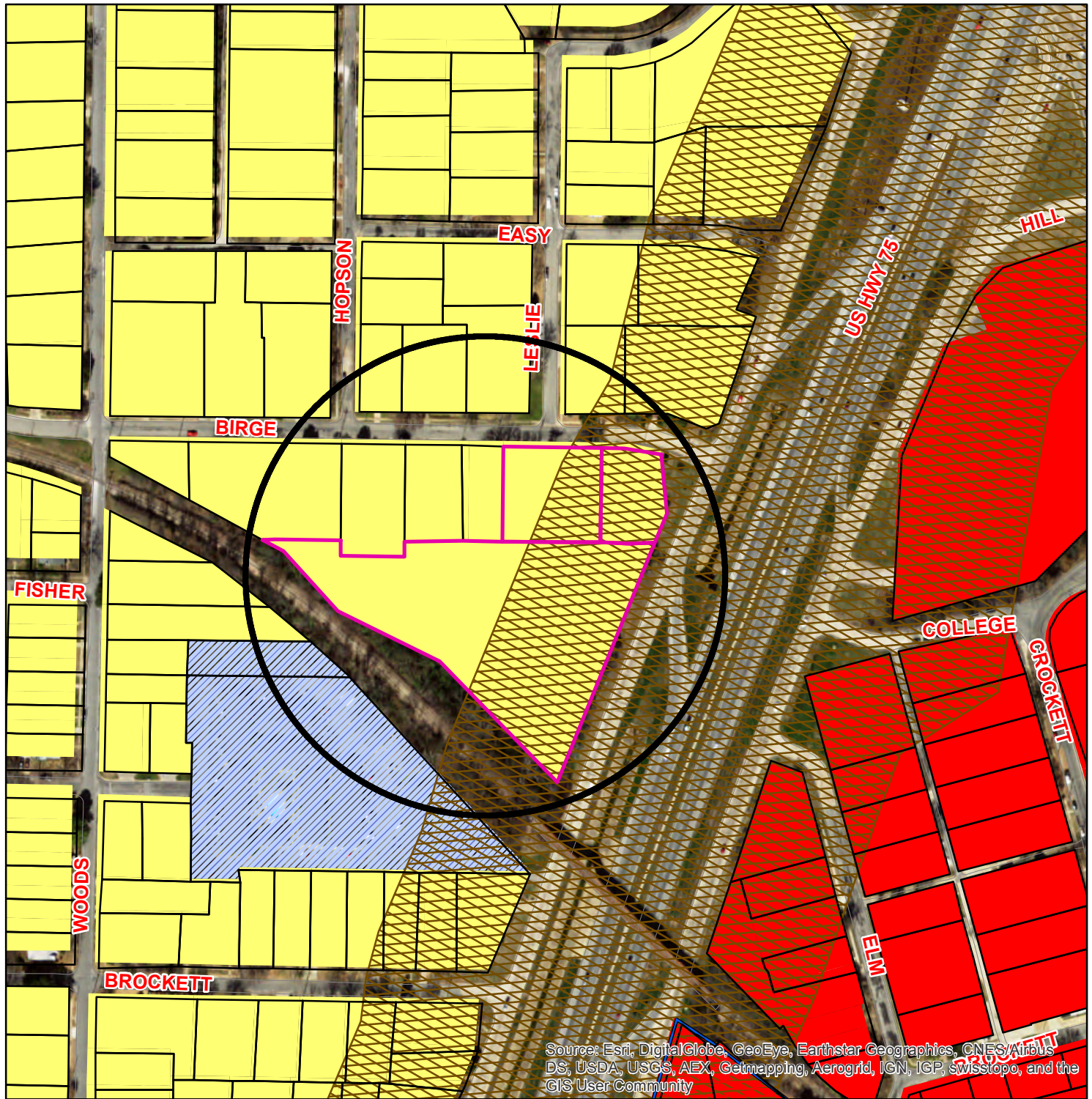
Staff Review Letter



520 West Birge Street & 900 Block North Sam Rayburn Freeway



1 in = 500 ft



Zoning - 520 West Birge Street & 900 Block North Sam Rayburn Freeway

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department

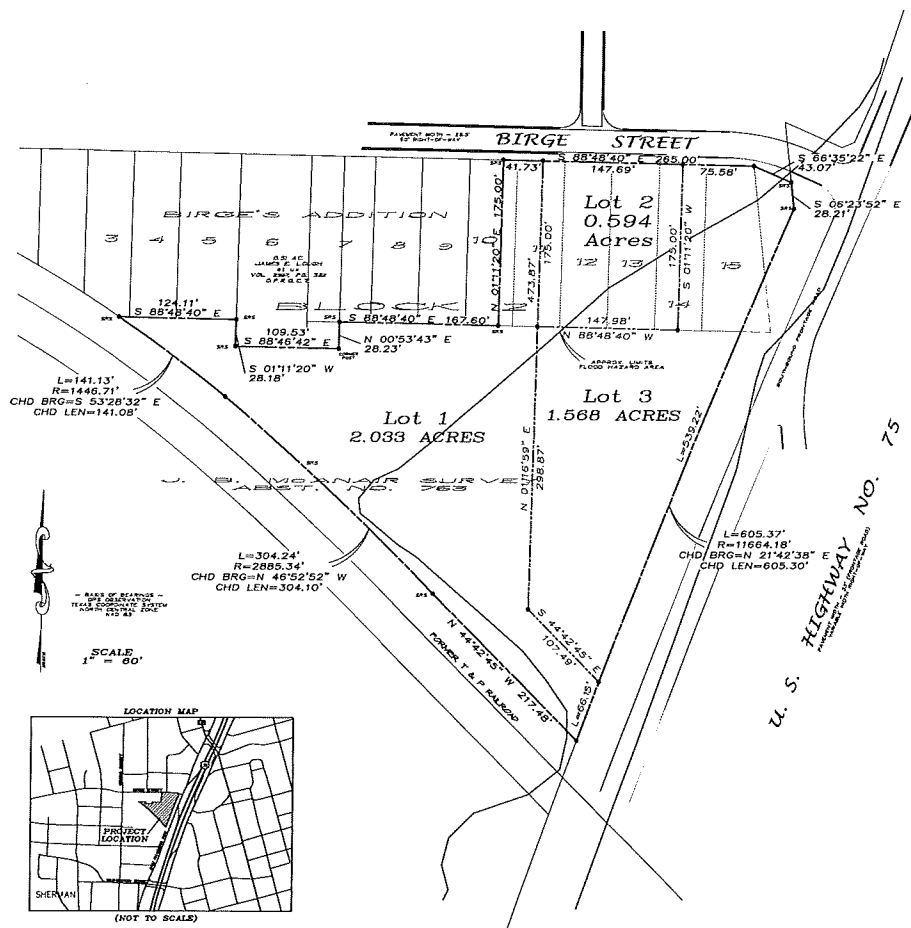


NOT TO SCALE

1 in = 242 ft

520 W. Birge & 900 Blk. N. Sam Rayburn Frwy.





REPLAT OF
PART OF BLOCK 2, BIRGE'S ADDITION
BEING THE EAST 15 FEET OF LOT 10, ALL OF LOTS 11, 12, 13,
AND 14, AND A PART OF LOT 15 IN BLOCK 2 OF BIRGE'S
ADDITION TO THE CITY OF SHERMAN AND A PART OF J. B.
MCANAIR SURVEY, ABSTRACT NO. 763
BEING A TOTAL OF 4.196 ACRES IN THE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
JASON SOLEY
P.O. BOX 2904
SHERMAN, TEXAS 75091

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

DR-24-17
UNDERWOOD

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

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being the East 15 feet of Lot 10, all of Lots 11, 12, 13, and 14, and a part of Lot 15 of record in Volume 130, Page 438, Deed Records, Grayson County, Texas to Jason Soley by deed dated May 10, 2016, recorded in Volume 2815, Page 269, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Northeast corner of the said Soley tract at the intersection of the West right-of-way line of U.S. Highway No. 75 with the South line of Birge Street or its extension;

Thence South 00°23'52" East with said West right-of-way line of Highway No. 75 a distance of 28.21 feet to a 1/2" steel rod set marking an angle point;

Thence in a Southeasterly direction continuing with said West right-of-way line along a curve to the left having a radius of 11,664.18 feet, (chord bears South 21°42'38" West, 605.30 feet), on a distance of 605.37 feet to the Southeast corner of the said Soley tract at the intersection of said West right-of-way line of Highway No. 75 with the North right-of-way line of the former I. & P. Railroad;

Thence North 44°42'45" West with said North right-of-way line of railroad a distance of 217.48 feet to a set 1/2" steel rod;

Thence continuing with said North right-of-way line of railroad and a curve to the left having a radius of 2865.34 feet, (chord bears North 46°22'52" West, 304.10 feet), on a distance of 304.24 feet to a set 1/2" steel rod;

Thence continuing with said North right-of-way line of railroad and a compound curve to the left having a radius of 1448.71 feet, (chord bears North 53°28'32" West, 141.08 feet), on a length of 141.13 feet to a set 1/2" steel rod;

Thence South 88°48'40" East a distance of 124.11 feet to a set 1/2" steel rod;

Thence South 01°11'20" West a distance of 28.18 feet to a set 1/2" steel rod;

Thence South 68°48'42" East a distance of 109.53 feet to a fence corner marking the Southwest corner of the said Soley tract at the intersection of said South line of the said Soley tract with the South line of Block 2;

Thence South 88°48'40" East continuing with said South line of Block 2 a distance of 167.60 feet to a 1/2" steel rod set for corner being of said Lot 10;

Thence North 88°48'42" West a distance of 15 feet from the Southeast corner of said Lot 10;

Thence North 00°23'52" East a distance of 28.21 feet to a point for corner being of said Lot 10;

Thence South 88°48'40" East with said North line of Block 2 and South line of Birge Street a distance of 225.00 feet to a point for the Northeast corner of both said Block 2 and Lot 15 in said concrete work;

Thence South 68°35'22" East continuing with said South line of Birge Street or its extension a distance of 43.07 feet to the Point-of-Beginning and containing 4.196 acres of land more or less.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

GENERAL NOTES

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Easement for the use of the City of Sherman for the purpose of installing and maintaining the sewer system is hereby granted.
4. Easement for the use of the City of Sherman for the purpose of installing and maintaining the water system is hereby granted.
5. Any existing easement or right-of-way for the purpose of installing and maintaining the sewer system is hereby granted.
6. Any existing easement or right-of-way for the purpose of installing and maintaining the water system is hereby granted.
7. The City of Sherman, Texas, is hereby authorized to acquire the land and easements shown hereon for the purpose of installing and maintaining the sewer system.
8. The City of Sherman, Texas, is hereby authorized to acquire the land and easements shown hereon for the purpose of installing and maintaining the water system.
9. The City of Sherman, Texas, is hereby authorized to acquire the land and easements shown hereon for the purpose of installing and maintaining the sewer system.
10. The City of Sherman, Texas, is hereby authorized to acquire the land and easements shown hereon for the purpose of installing and maintaining the water system.
11. The City of Sherman, Texas, is hereby authorized to acquire the land and easements shown hereon for the purpose of installing and maintaining the sewer system.

Approved by the City Council of the City of Sherman, Texas, on this 17th day of May, 2017.

Witness my hand this 17th day of May, 2017.

Mayor, City of Sherman, Texas

City Clerk, City of Sherman, Texas

City Engineer, City of Sherman, Texas

City Attorney, City of Sherman, Texas

City Auditor, City of Sherman, Texas

City Treasurer, City of Sherman, Texas

City Comptroller, City of Sherman, Texas

City Assessor, City of Sherman, Texas

City Collector, City of Sherman, Texas

City Marshal, City of Sherman, Texas

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STAFF REVIEW LETTER

September 13, 2017

Jason Sofey
P.O. Box 2904
Sherman, TX 75091

Underwood Drafting and Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Birge's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. New drive approaches off of the Hwy. 75 service road must be approved by TxDOT.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. All requirements of the Floodplain Ordinance should be followed.
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. Show Point of Beginning on drawing.
9. All easements must be verified and shown on plat.
10. Correct typos in Addition Name Block.
11. Tie at least one (1) additional found monument to verify location.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 10409 E. HIGHWAY 56 & THE 100 BLOCK MITCHELL RD**

The request of Jack Gurley (Owner), 44-40 Builders, LLC (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 10409 East Highway 56 and the 100 Block of Mitchell Road, being 7.671 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Board

Final Plat approval of Trails End Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

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

Adjacent Zoning:

Outside City.

Origination:

Jack Gurley (Owner)

44-40 Builders, LLC (Developer)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not a part of the Masterplan

Number of notices mailed:

Not required.

Objections Received:

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

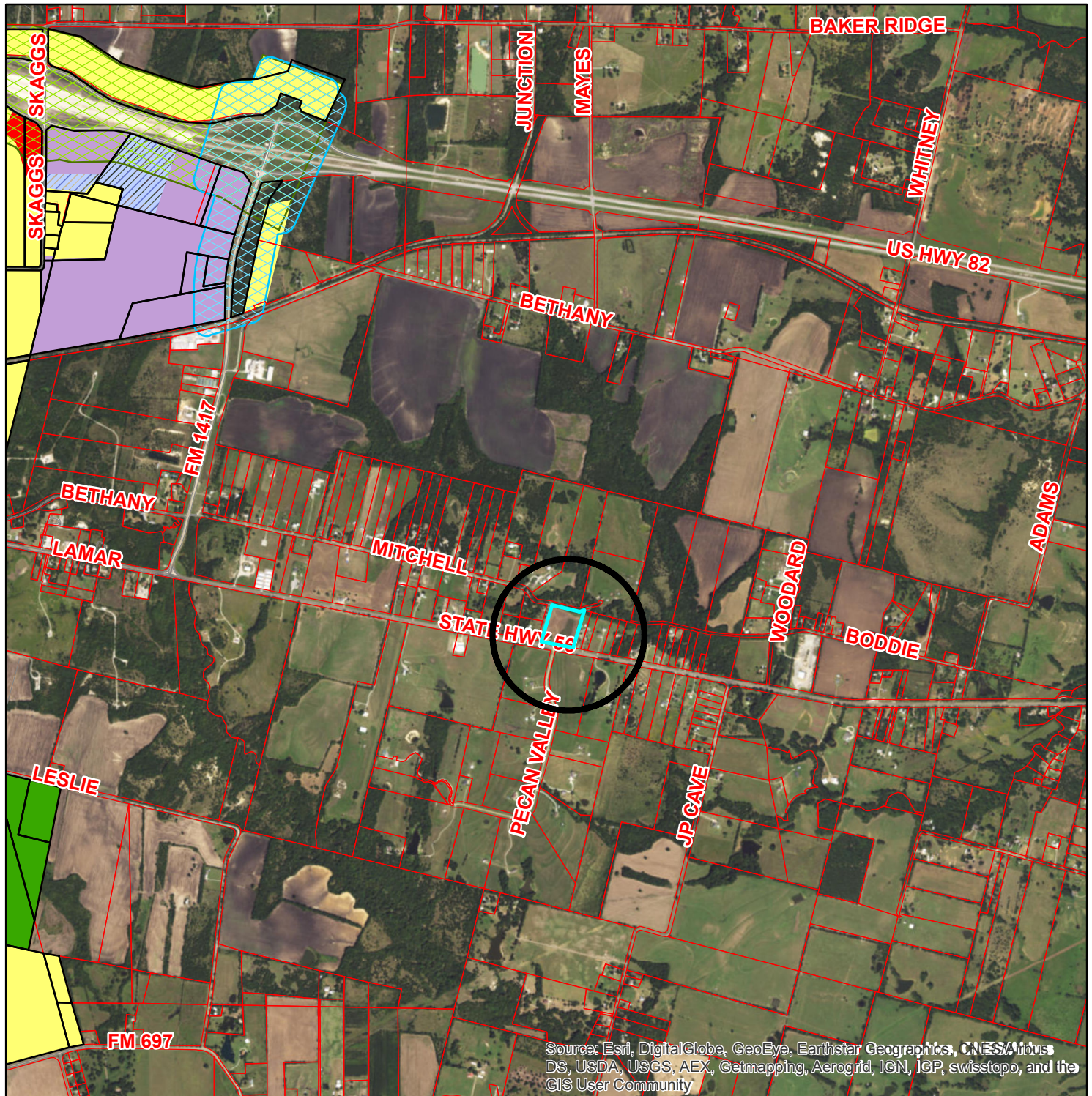


**10409 E. Highway 56 &
100 Block Mitchell Road**



1 in = 2,500 ft

City of Sherman, Texas
Developmental Services Department



Zoning -10409 E. Highway 56 & 100 Block Mitchell Road (ETJ)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

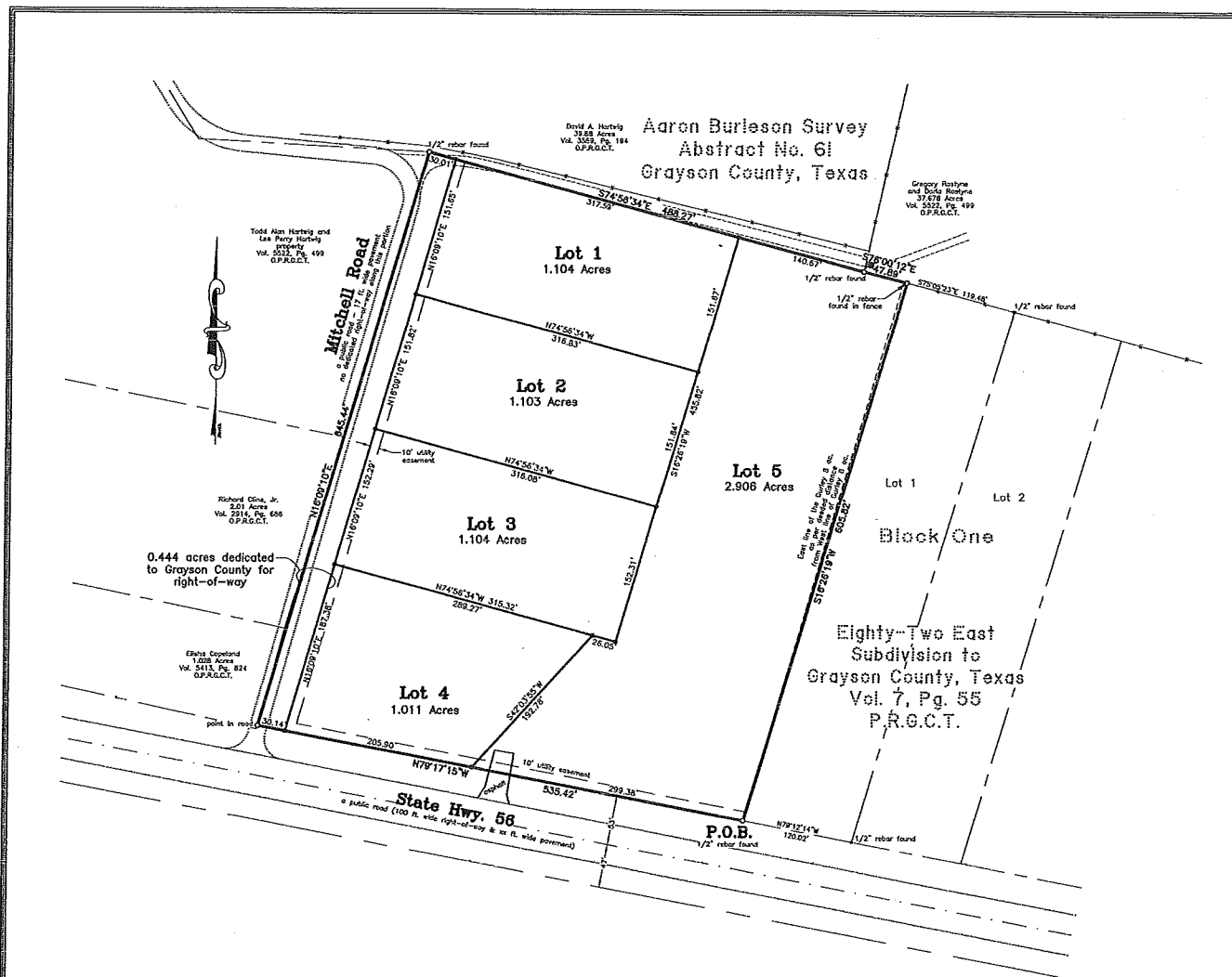
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 2,253 ft



Trails End Subdivision to Grayson County, Texas 7.671 Acres in the Aaron Burleson Survey Abstract No. 61

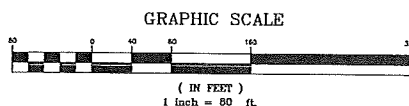
General Notes:

1. Water Supply to be provided by Phx H2O Water Supply.
2. Sewer service to be provided by on-site sewage facilities approved by Grayson County, Texas.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of easements.
7. The property shown on the plot hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0295F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. This plot addresses no easements of record and not of record, other than those shown hereon. The surveyor has not been provided a title commitment on subject property and is not held liable for any easement locations not shown on this plot.

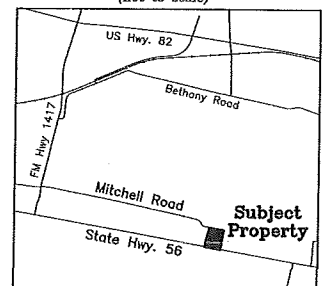
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas, 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cablenet.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Aaron Burleson Survey Abstract No. 61

Owner:
Jackie Gurley
237 Beaver Run Road
Sherman, Texas 75090
Job No. CGS55817



Site Location (not to scale)



STAFF REVIEW LETTER

September 13, 2017

Jackie Gurley
237 Beaver Run Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Trails End Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. New drive approaches off of Hwy. 56 must be approved by TxDOT.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
7. City of Sherman will not supply water or sewer utilities as noted in General Notes on plat.
8. All easements must be verified and shown on plat.
9. Verify/require access easement to adjoining properties, i.e. Rostyne tract.
10. Dedicate a 10' Utility Easement along North, West, and South sides of addition.
11. Metes and bounds must match drawing.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2700-2800 BLOCKS S. FRIENDSHIP ROAD & 5200 W. MEADOWRIDGE ROAD**

The request of RMT Visions, Inc. and the William O'Donnell Trust, John O'Donnell, Trustee (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road, being a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 and all of Lot 59 of Western Acres Installment Four, containing 39.030 acres, as follows;

Planning and Zoning Commission

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

Background:

The property is located in the 2700-2800 blocks of South Friendship Road and 5200 West Meadowridge Road between FM 1417 (Heritage Parkway) and Friendship Road and is zoned an R-1 (One Family Residential) District. The owners would like to replat Lot 59 of the Western Acres Addition, Installment Four by enlarging the lot and plat a 37.856 acre tract in the Jason Stamps Survey into two lots for a total of three lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

RMT Visions, Inc. and the William O'Donnell Trust, John O'Donnell, Trustee (Owners)
Underwood Drafting and Surveying, (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

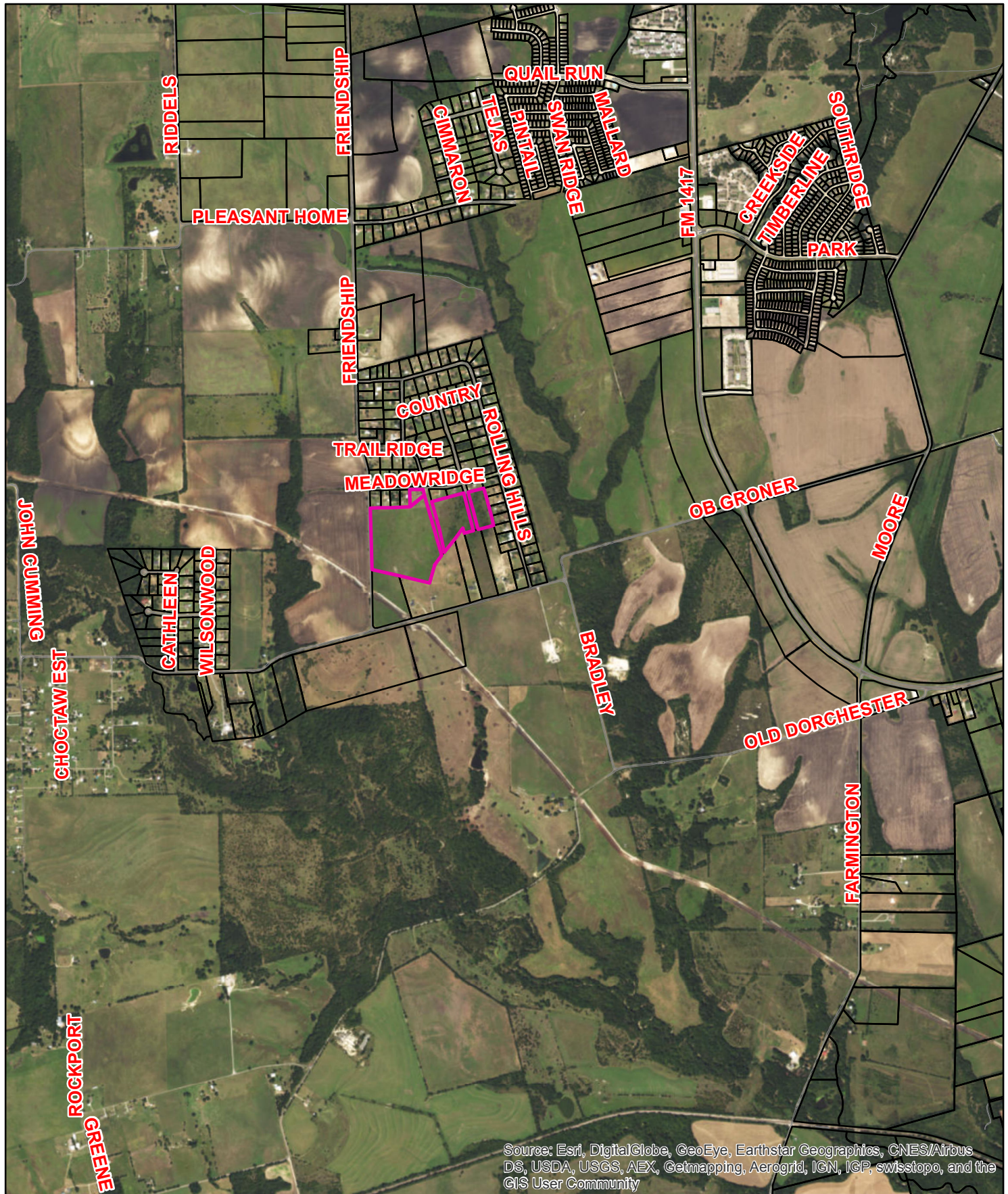
Location Map

Zoning Map

Zoning Sign Photo

Plat

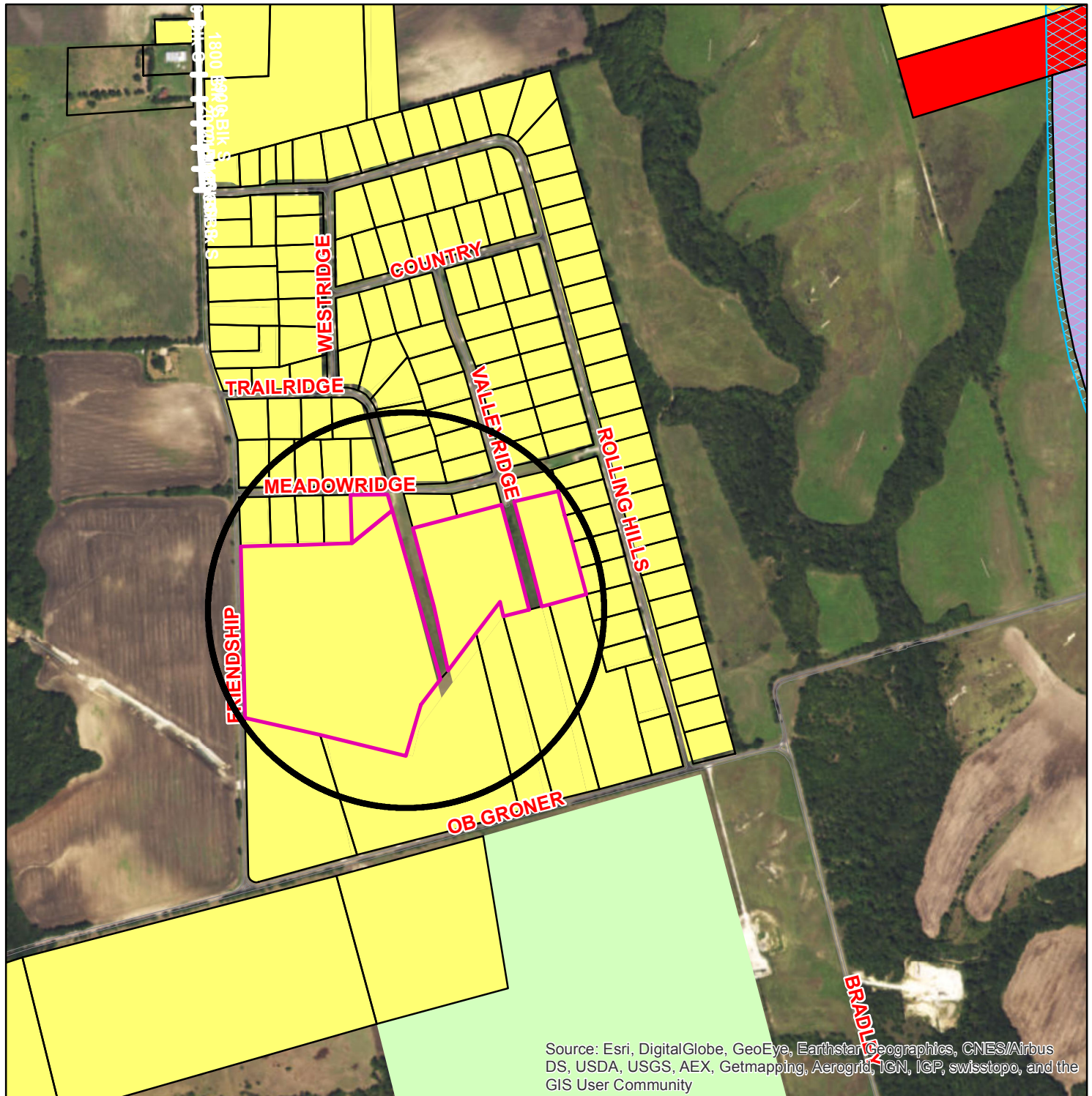
Staff Review Letter



2700-2800 Blocks S. Friendship Road & 5200 W. Meadowridge Road



1 in = 2,000 ft



Zoning - 2700-2800 Blks. S. Friendship Road & 5200 W. Meadowridge Road

Legend

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

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
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- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
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- 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

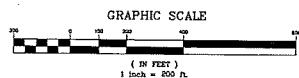
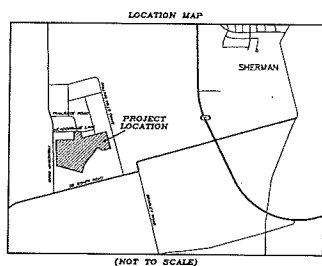
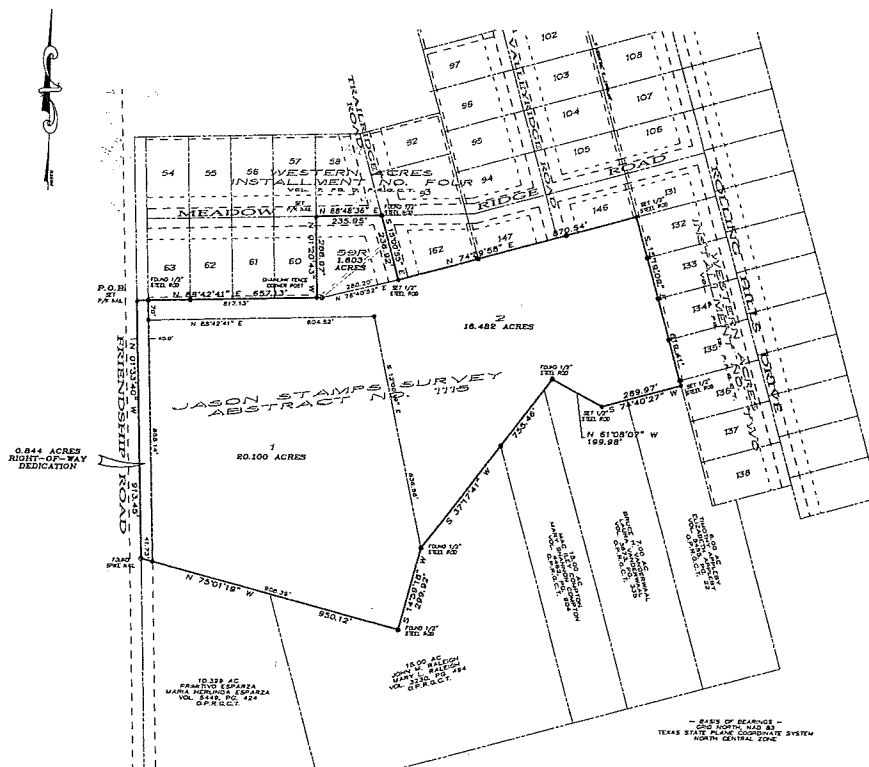
1 in = 775 ft

2700-2800 Blks. S. Friendship Road



5200 W. Meadowridge Road





FINAL PLAT
RMT VISIONS ADDITION
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
BEING LOT 59 OF WESTERN ACRES INSTALLMENT FOUR
AN ADDITION TO THE CITY OF SHERMAN
AS SHOWN BY PLAT OF RECORD
IN VOLUME 7, PAGE 7, P.R.G.C.T.
AND A 37.856 ACRE TRACT
BEING A TOTAL OF 39.030 ACRES IN THE
JASON STAMPS SURVEY, ABSTRACT NO. 1115

OWNERS/DEVELOPER
RMT VISIONS, INC.
P.O. BOX 2062
SHERMAN, TEXAS 75090

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



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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Jason Stamps Survey, Abstract No. 1115, and being 21 of Lot 59 of Western Acres Installment No. Four, an addition to the City of Sherman as shown by plat of record in Volume 7, Page 7, Plat Records, Grayson County, Texas, and being a part of a 33.577 acre tract of land conveyed to RMT Visions, Inc. by deed of record in Volume 5754, Page 98, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a P/K nail set in the center of Friendship Road, said nail being the northwest corner of said 33.577 acre tract and being the southwest corner of said Western Acres Installment No. 4;

Thence North 88°42'41" East, along the south line of Lots 63, 62, 61 & 60, a distance of 638.29 feet to a chainlink fence corner post found maintaining the southeast corner of said Lot 60 and the southeast corner of said Lot 59;

Thence North 01°20'43" West, along the west line of said Lot 59, a distance of 288.97 feet to a P/K nail set in the center of Friendship Road for the northwest corner of said Lot 59;

Thence North 88°40'36" East, along the north line of said Lot 59, a distance of 235.95 feet to a 1/2" steel rod found maintaining the northeast corner of said Lot 59;

Thence South 15°00'55" East, along the east line of said Lot 59, a distance of 236.92 feet to a 1/2" steel rod set with a cap marked RPLS 4709 at the southeast corner of Lot 162;

Thence North 74°39'58" East, along the south line of Lot 162, 147' & 146, a distance of 670.54 feet to a 1/2" steel rod set with a cap marked RPLS 4709 in the west line of Western Acres Installment No. Two, an addition to the City of Sherman as shown by plat of record in Volume 6, Page 12, of said Plat Records;

Thence South 15°19'09" East, along the west line of said Western Acres Installment No. Two, a distance of 618.41 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northeast corner of a 6.00 acre tract of land conveyed to Timothy Murphy at us by deed of record in Volume 5455, Page 26, of said Official Public Records;

Thence South 74°40'32" West, along the north line of said 6.00 acre tract passing the northwest corner of a 7.00 acre tract of land conveyed to Bruce M. Vandewest at us by deed of record in Volume 5673, Page 335 of said Official Public Records, a distance of 289.97 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

Thence North 61°00'07" West, along the north line of said 7.00 acre tract, a distance of 198.98 feet to a 1/2" steel rod found maintaining an angle point in the north line of said 7.00 acre tract;

Thence South 37°17'41" West, along the north line of said 7.00 acre tract passing a 1/2" steel rod found maintaining the northeast corner of a 5.00 acre tract of land conveyed to Mac Ivey Compton at us by deed of record in Volume 4452, Page 904, of said Official Public Records, continuing along the north line of said 5.00 acre tract passing the northeast corner of a 15.00 acre tract of land conveyed to John M. Raleigh at us by deed of record in Volume 3230, Page 184 of said Official Public Records, and continuing for a total distance of 765.48 feet to a 1/2" steel rod found maintaining an angle point in the north line of said 15.00 acre tract;

Thence South 14°59'18" West, continuing along the north line of said 15.00 acre tract, a distance of 299.92 feet to a 1/2" steel rod found maintaining an angle point;

Thence North 75°01'19" West, continuing along the north line of said 15.00 acre tract passing the northeast corner of a 10.389 acre tract of land conveyed to Primitive Express at us by deed of record in Volume 5449, Page 424, of said Official Public Records, and continuing along the north line of said 10.389 acre tract, a distance of 950.12 feet to a spike nail found in the center of said Friendship Road;

Thence North 01°33'40" West, along the center of said Friendship Road, a distance of 913.45 feet to the Point-of-Beginning and containing 39.030 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

GENERAL NOTES

- Water Supply to be provided by the City of Sherman.
- These lands to be located by the City of Sherman.
- Shading the fee of water or installation of improvements in drainage easements, and being a dedication of the fee to the City of Sherman.
- When all easements and all improvements are installed, the fee of water or installation of improvements in drainage easements, and being a dedication of the fee to the City of Sherman.
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OWNERS/DEVELOPER
RMT VISIONS, INC.
P.O. BOX 2062
SHERMAN, TEXAS 75090

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



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

OWNERS DEDICATION

HOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, RMT VISIONS, INC. do hereby dedicate this plat dedicating the hereinabove property as the Final Plat of RMT VISIONS ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the future use and accommodation of all public and private utilities existing to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fence, tree, shrub or other improvement or structure, or any portion thereof, or interfere with the construction, maintenance, or efficiency of its lines, conduits, or appurtenances, easements, rights 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 purpose of constructing, reconstructing, inspecting, maintaining, or repairing its or its appurtenances as part of its respective system, without the payment of any compensation, this plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

ROD TATCHEL, Managing Partner
RMT VISIONS, INC.

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 ROD TATCHEL 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 respectively.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, by the
City Planning Commission of the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of RMT VISIONS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, and the City Council, by formal action, has accepted and approved the addition of public streets, easements, and appurtenances, and all other in and upon said map or plat, and said City Council further submitted the map to the City of Sherman, Texas, for its approval.

Witness my hand this _____ day of _____, 2017.

City Clerk of Sherman, Texas

FINAL PLAT
RMT VISIONS ADDITION
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
BEING LOT 59 OF WESTERN ACRES INSTALLMENT FOUR
AN ADDITION TO THE CITY OF SHERMAN
AS SHOWN BY PLAT OF RECORD
IN VOLUME 7, PAGE 7, P.R.G.C.T.
AND A 37.856 ACRE TRACT
BEING A TOTAL OF 39.030 ACRES IN THE
JASON STAMPS SURVEY, ABSTRACT NO. 1115

STAFF REVIEW LETTER

September 13, 2017

RMT Visions, Inc.
P.O. Box 2062
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of RMT Visions Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All easements must be verified and shown on plat.
6. Name of Plat should reference that it is a Replat of Lot 59, Western Acres, Installment 4.
7. Require 43' Roadway Dedication to accommodate plans to widen Friendship Road.
8. Dedicate a 10' Utility Easement along perimeter of addition.
9. Metes and bounds must match drawing.
10. Water shall be extended to serve the development.
11. Sewer will be provided by privately owned and maintained on-site sewage systems.
12. Detention in accordance with City criteria will required as the site develops.
13. 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.
14. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

811 GRAHAM DRIVE

The request of Moe Hospitality, LLC (Owners) and Anil Ram, ADR-Designs, LLC (Representative/Architect) concerning the property at 811 Graham Drive, being Lot 3, Block 1, Sherman Town Center, Section Two, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a five (5) story, 61' tall Residence Inn Marriott Hotel and a four (4) story, 56' tall "Hotel 2" in lieu of the 45 foot, three (3) story permitted in a C-1 (Retail Business) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two hotels and an event center in a C-1 (Retail Business) District.

Background:

The property is located at 811 Graham Drive in the Sherman Town Center Addition, Section Two behind Central Freight and is zoned a C-1 (Retail Business) District. The owners would like to construct two hotels and an event center at this location. The event center will be one-story, 6,220 square foot, the Residence Inn Marriott will be a five-story, 81,618 square foot building with 120 rooms and the second hotel (Hotel #2) will be a four-story, 47,075 square foot building with 77 rooms. The exterior finish on all the buildings will be brick with stone accents. Parking will be provided for 284 spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Moe Hospitality, LLC (Owners)

Anil Ram, ADR-Designs, LLC (Representative/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:

3

Objections Received:

0

Attachments

Location Map

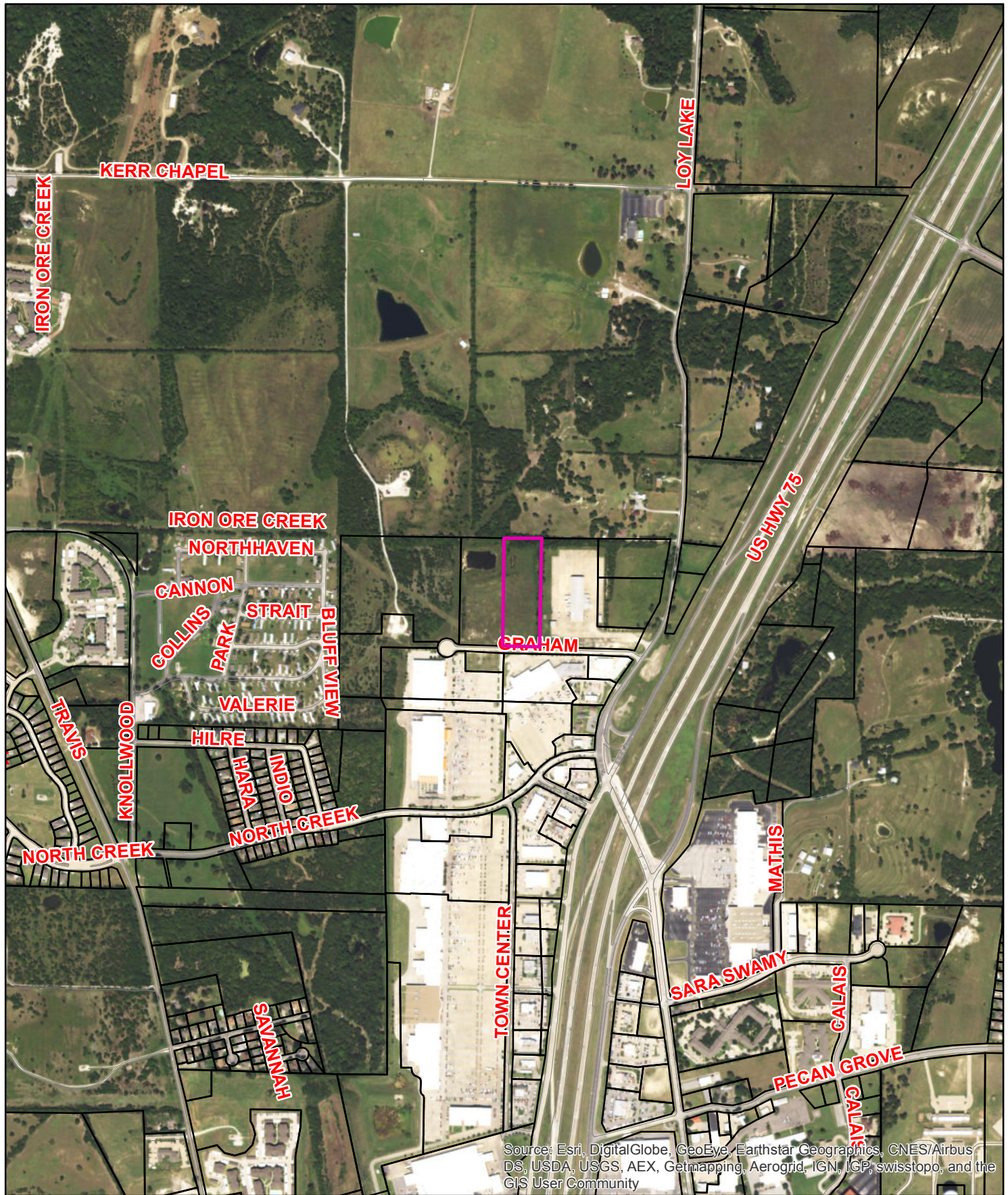
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

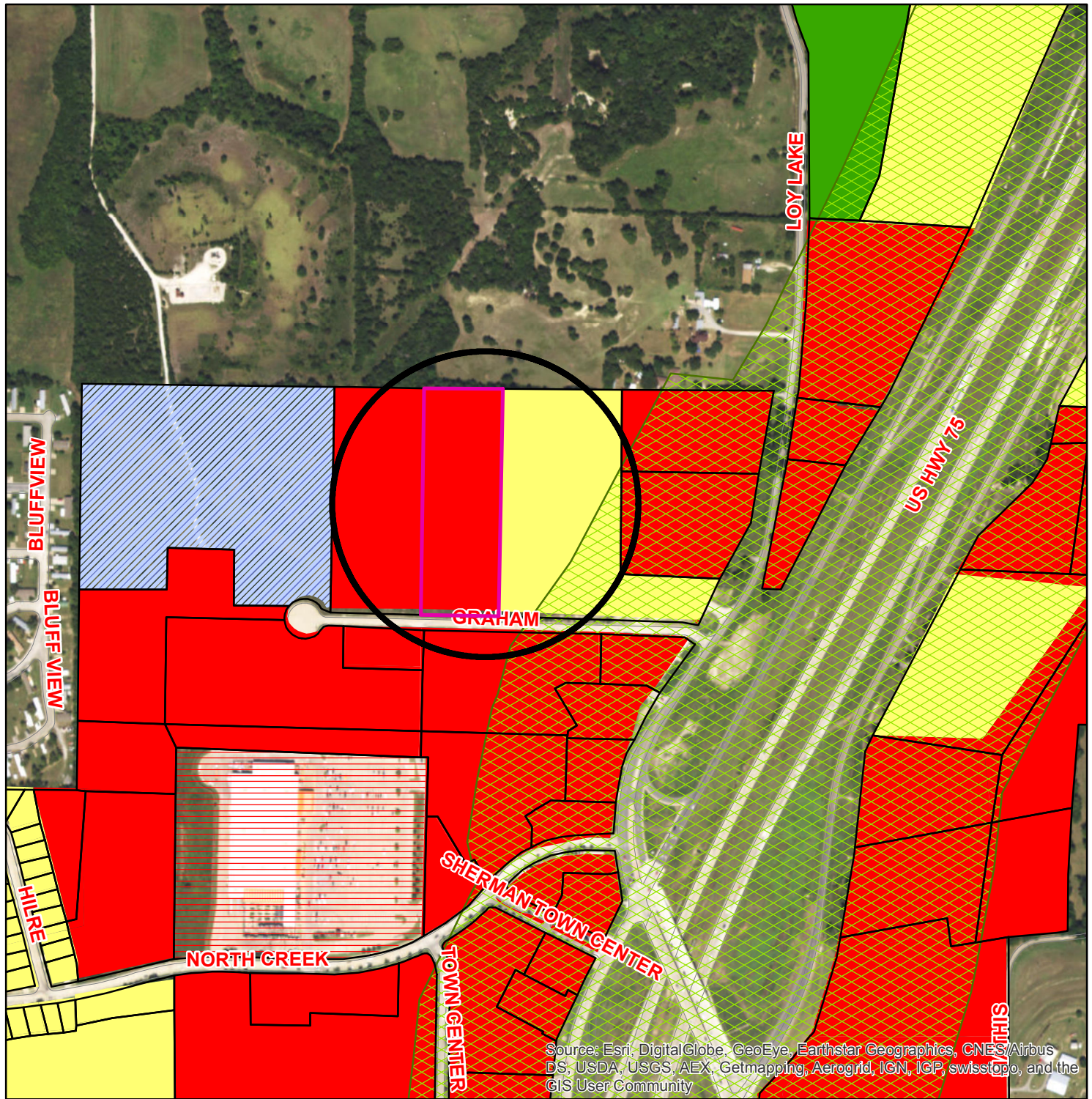


811 Graham Drive



1 in = 968 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 811 Graham Drive

Legend

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

Transportation Corridor Zoning Districts

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

- 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

Unknown



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

811 Graham Drive



PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DAYNE RAM
DESIGN MANAGER:
RCM
PROJECT DATE:
03/01/14
REVISION DATE:
08/21/17

Moe Hospitality
418 CAVERN DRIVE
SHERMAN, TEXAS 75069
PHONE: 903-535-6400
manny@moehospitality.com

PROPOSED DEVELOPMENT
SHERMAN TOWN CENTER
GRAHAM DRIVE
SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRINCE, TX 75050
PHONE: 903-572-2887
FAX: 903-572-2887
FOR: JOHN C. SARGENT

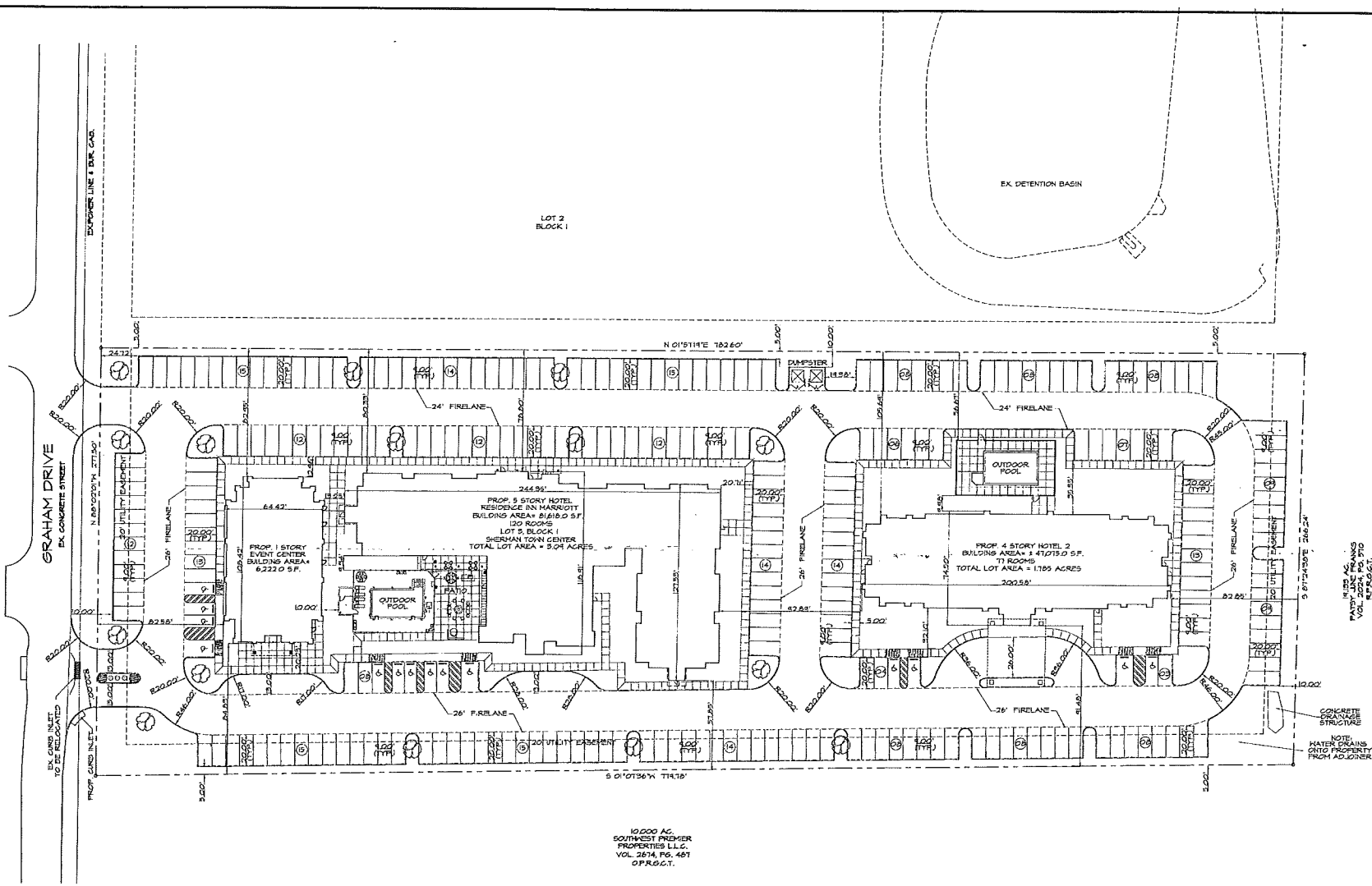
JOB NUMBER:

SHEET NUMBER
ASP

ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"
GRAPHIC SCALE
0 15 30 60

10,000 AC.
SOUTHWEST PREMIER
PROPERTIES L.L.C.
VOL. 2674, PG. 481
O.P.R.D.C.T.

	PROP. 5 STORY HOTEL RESIDENCE INN HARRIOTT	PROP. 1 STORY EVENT CENTER	PROP. 4 STORY HOTEL 2	TOTAL
TOTAL BUILDING AREA	81,618.0 SF.	6,222.0 SF.	141,075.0 SF.	1,134,815 SF.
PARKINGS REQUIRED	1 SPACE/ROOM UNIT = 120 SPACES	1,000 SF = 63 SPACES	1 SPACE/ROOM UNIT = 77 SPACES	260 SPACES
PARKINGS PROVIDED				284 SPACES
HC PARKINGS REQUIRED	5 SPACES (1 VAN)	5 SPACES (1 VAN)	4 SPACES (1 VAN)	12 SPACES (3 VANS)
HC PARKINGS PROVIDED	6 SPACES (1 VAN)	4 SPACES (1 VAN)	4 SPACES (1 VAN)	14 SPACES (3 VANS)
TOTAL LOT AREA				4.875 ACRES





PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 032317
REVISION DATE: 081417

436 CAVE RIVER DR.
MURPHY, TEXAS 75094
PHONE: 903-535-6400
anny@moehospitality.com

LOT 3, BLOCK 1
SHERMAN TOWN CENTER
GRAHAM DRIVE
SHERMAN, TEXAS

01 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
 PH: 972-262-1333 FAX: 214-272-2987
 E-Mail: adrdesigns@indrdesigns.com
 PO: JOHN C. SARGENT

SHEET NUMBER

A210



02 LEFT ELEVATION
SCALE: 3/32"=1'-0"



01 REAR ELEVATION
SCALE: 3/32"=1'-0"

FINISH LEGEND		
COLOR SCHEME		
BRN	BROWN VANDESBILT BY AGHE BRICK	
GLD	GOLDEN BARDET BY AGHE BRICK	
SLV	SILVERADO BY AGHE BRICK	
DRD	DIO DRD BY AGHE BRICK	
CTY	COUNTRY LEDESTON-APEN BY DORAL	
MATERIAL TABULATION		
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	1200 SQ.FT.	61 %
STONE	1206 SQ.FT.	61 %
TOTAL	2406 SQ.FT.	100 %
REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	5402 SQ.FT.	78 %
STONE	1004 SQ.FT.	22 %
TOTAL	6406 SQ.FT.	100 %

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
03/23/17
REVISION DATE:
08/14/17

Moe Hospitality

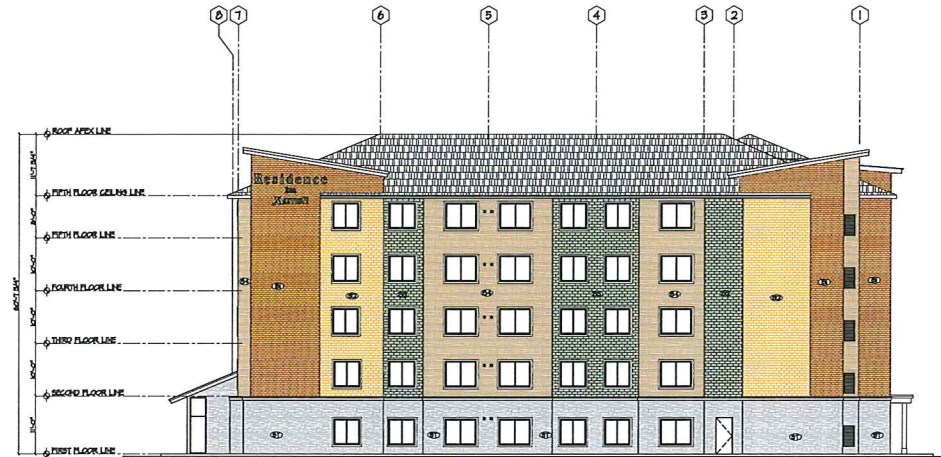
435 CAVE RIVER DR.
MURPHY, TEXAS 75054
PHONE: 903-505-0400
moe@moehospitality.com

RESIDENCE INN MARRIOTT
LOT 3, BLOCK 1
SHERMAN TOWN CENTER
SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
801 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-320-1333 FAX: 972-472-2887
CAD: 972-320-1333
FOR JOHN C. SARGENT

JOB NUMBER:

SHEET NUMBER
A311



02 RIGHT ELEVATION
SCALE: 3/32"=1'-0"



01 FRONT ELEVATION
SCALE: 3/32"=1'-0"

FINISH LEGEND				
COLOR SCHEME				
	BROWN VANDERBILT BY AGIE BRICK			
	GOLDEN BLURST BY AGIE BRICK			
	SILVERADO BY AGIE BRICK			
	DIA DEMO BY AGIE BRICK			
	COUNTRY LEADSTONE-APRIN (BY BOWAL)			
MATERIAL TABULATION				
FRONT ELEVATION				
MATERIAL	AREA	PERCENTAGE		
BRICK	1200 SQ.FT.	61 %		
STONE	1206 SQ.FT.	61 %		
TOTAL	2406 SQ.FT.	100 %		
RIGHT ELEVATION				
MATERIAL	AREA	PERCENTAGE		
BRICK	8402 SQ.FT.	79 %		
STONE	1068 SQ.FT.	22 %		
TOTAL	9470 SQ.FT.	100 %		

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DER
DESIGN MANAGER:
RCM
PROJECT DATE:
03/23/17
REVISION DATE:
08/14/17

Moe Hospitality
438 CAVE RIVER DR.
MURPHY, TEXAS 75054
PHONE 903-353-6400
moe@moehospitality.com

RESIDENCE INN MARRIOTT
LOT 3, BLOCK 1
SHERMAN TOWN CENTER
SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
801 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-309-1333 FAX: 214-472-2887
C:\Users\johnc\Documents\ADR-DESIGNS-LLC\PROJECTS\RESIDENCE INN MARRIOTT\RESIDENCE INN MARRIOTT.dwg
FOR JOHN C. SARGENT

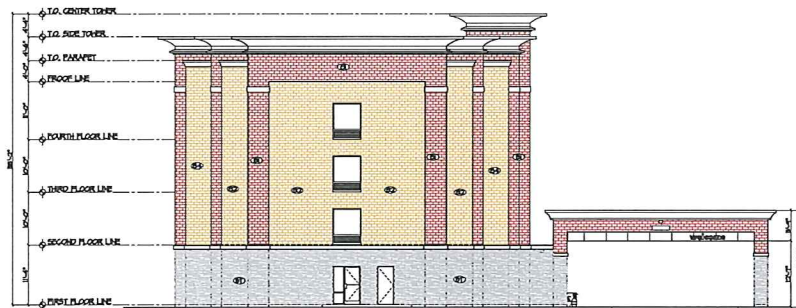
JOB NUMBER:

SHEET NUMBER
A310

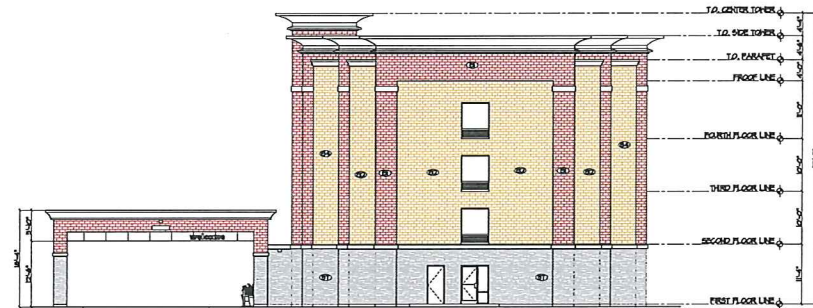


04 REAR ELEVATION
SCALE: 5/32"=1'-0"

FINISH LEGEND		
COLOR SCHEME		
(101)	BROWN VAN DYKE BY AGRI BRICK	
(102)	GOLDEN SAND BY AGRI BRICK	
(103)	SILVERADO BY AGRI BRICK	
(104)	SEA BED BY AGRI BRICK	
(105)	COUNTRY LEADERSTONE-AMEN (BY BORAL)	
MATERIAL TABULATION		
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	6,023 SQ.FT.	38 %
STONE	1,665 SQ.FT.	23 %
TOTAL	7,688 SQ.FT.	100 %
LEFT ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	2,448 SQ.FT.	77 %
STONE	726 SQ.FT.	23 %
TOTAL	3,174 SQ.FT.	100 %
RIGHT ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	2,448 SQ.FT.	77 %
STONE	726 SQ.FT.	23 %
TOTAL	3,174 SQ.FT.	100 %
REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
BRICK	5,101 SQ.FT.	76 %
STONE	1,665 SQ.FT.	24 %
TOTAL	6,766 SQ.FT.	100 %



02 LEFT ELEVATION
SCALE: 5/32"=1'-0"



03 RIGHT ELEVATION
SCALE: 5/32"=1'-0"



01 FRONT ELEVATION
SCALE: 5/32"=1'-0"

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
03/21/17
REVISION DATE:
08/23/17

Moe Hospitality

438 CAVE RIVER DR.
MURPHY, TEXAS 75004
PHONE: 903-535-5400
moe@moehospitality.com

HOTEL 2

SHERMAN TOWN CENTER
GRAHAM DRIVE
SHERMAN, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS

801 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-250-1333 FAX: 214-772-2887
CAD: 972-250-1333
FOR JOHN C. SARGENT

JOB NUMBER:

SHEET NUMBER

A310

STAFF REVIEW LETTER

September 13, 2017

Moe Hospitality
438 Cave River Dr.
Murphy, TX 75094

ADR Designs, LLC
Anil Ram
601 Saddle Hill Dr.
Grand Prairie, TX 75050

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow two hotels and an event center in a C-1 (Retail Business) District for the property located at 811 Graham Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The exterior finish on all buildings must meet the masonry requirements.
3. The trash dumpster will need to be located inside the main building area.
4. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
5. All parking shall be on private property and shall not encroach into Graham Drive right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. A parking space is considered to be 9'x20'.
8. Screening shall be provided and maintained abutting any residential zoned property.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Water and Sewer Pro-Rata will be due at the time of development.
13. Verify fire lane requirements with Fire Marshall.
14. The location of the trash receptors must be approved by the Public Works Department.
15. Internal water and sewer lines will be privately owned and maintained.
16. New drive approaches shall conform to City of Sherman standards and a permit is required.
17. Privately owned and maintained detention in accordance with City criteria is required.
Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

217 S. TRAVIS STREET

The request of Courtney and Steven Mitchell (Owners) concerning the property located at 217 South Travis Street, being part of Lot 4, Block 8, Original Town Plat, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow an awning to project 4'3" over the sidewalk in lieu of the permitted 4' and a wall sign to project 2'9" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 217 South Travis Street between Jones and Lamar Streets; Glass Works was the former tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. Steven and Courtney Mitchell would like to open a photography studio at this location. They would like to install an awning in the front of the building, which would project 4' 3" over the sidewalk and a wall sign which would project 2' 9" off the wall.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Courtney and Steven Mitchell (Owners)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

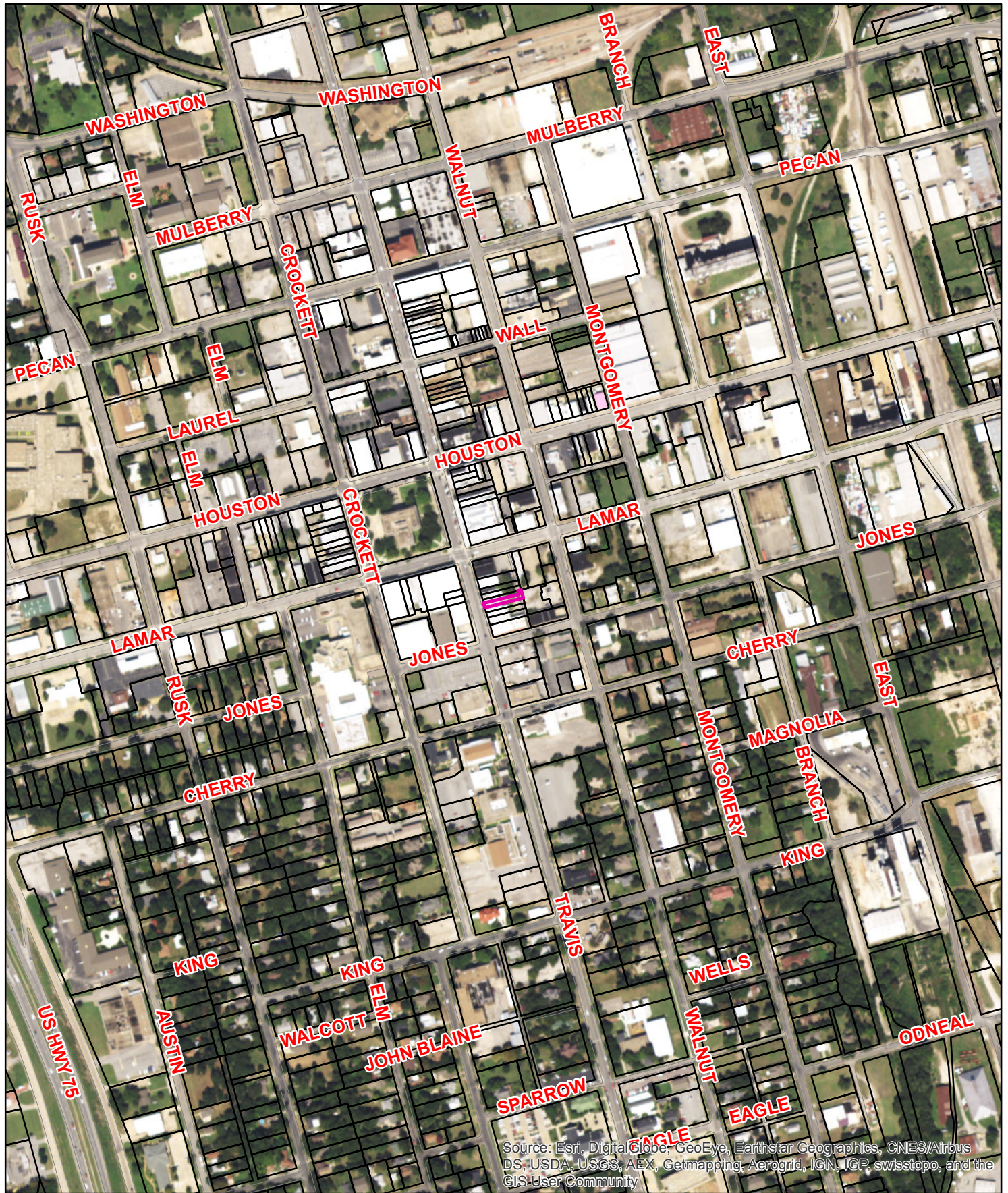
Location Map

Zoning Map

Zoning Sign Photo

Site Plan/Elevations

Staff Review Letter

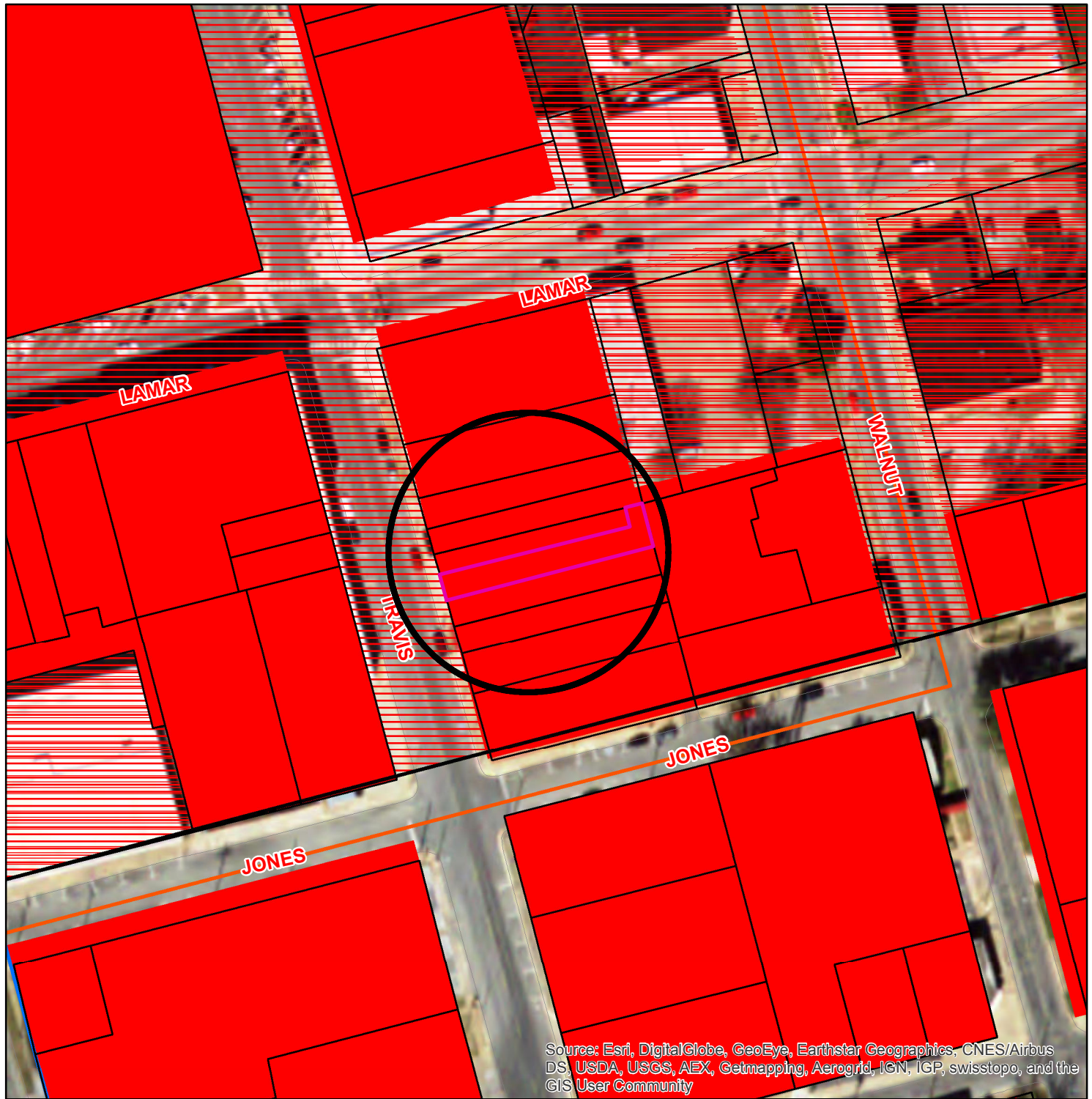


217 S. Travis Street



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 217 S. Travis

Legend

- Parcels_Buffer131
- CountyParcels_Buffer
- SpermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

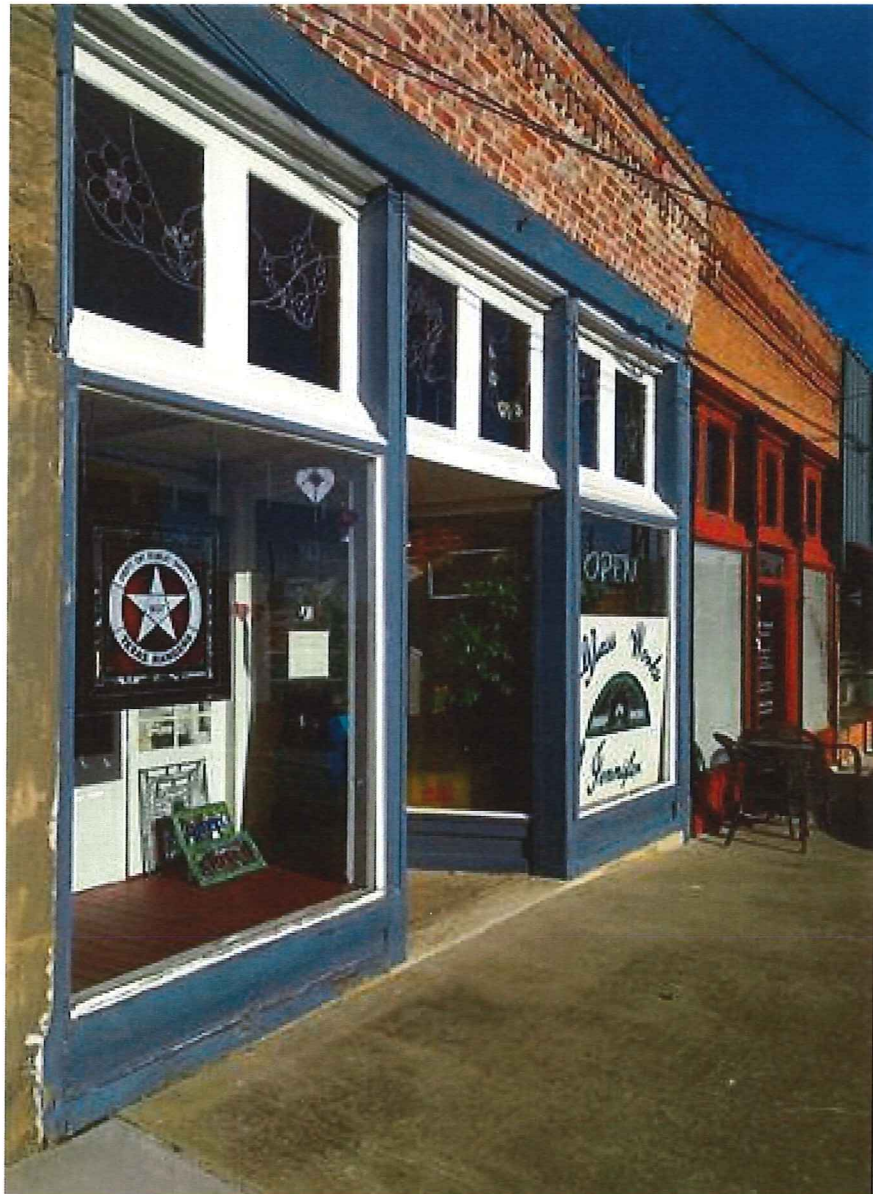
1 in = 100 ft

217 S. Travis

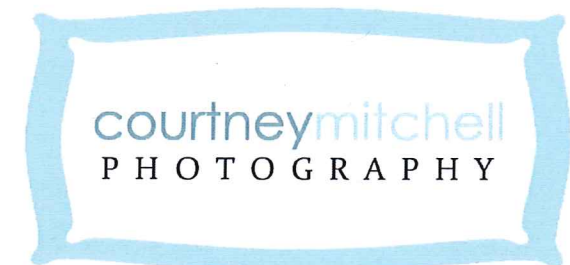
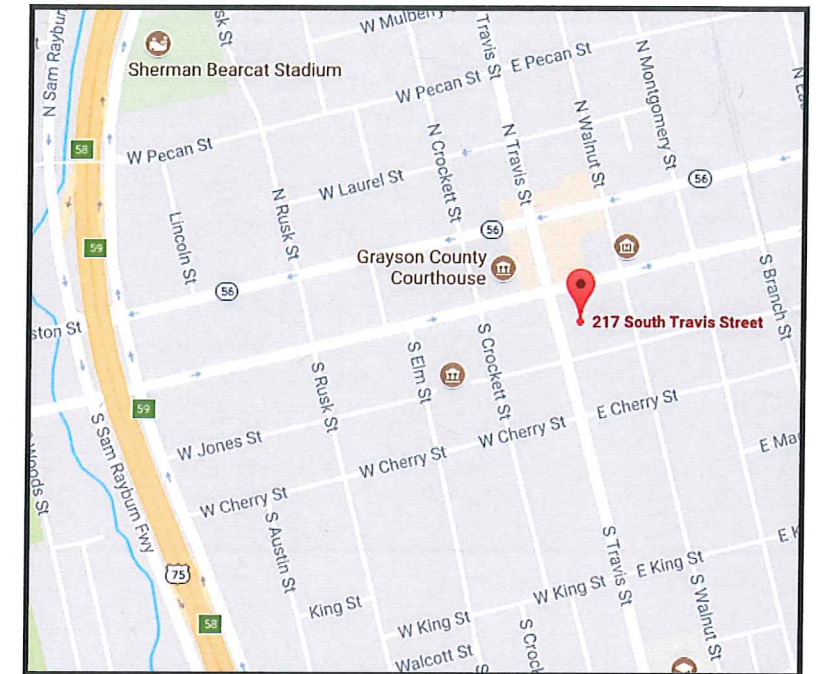


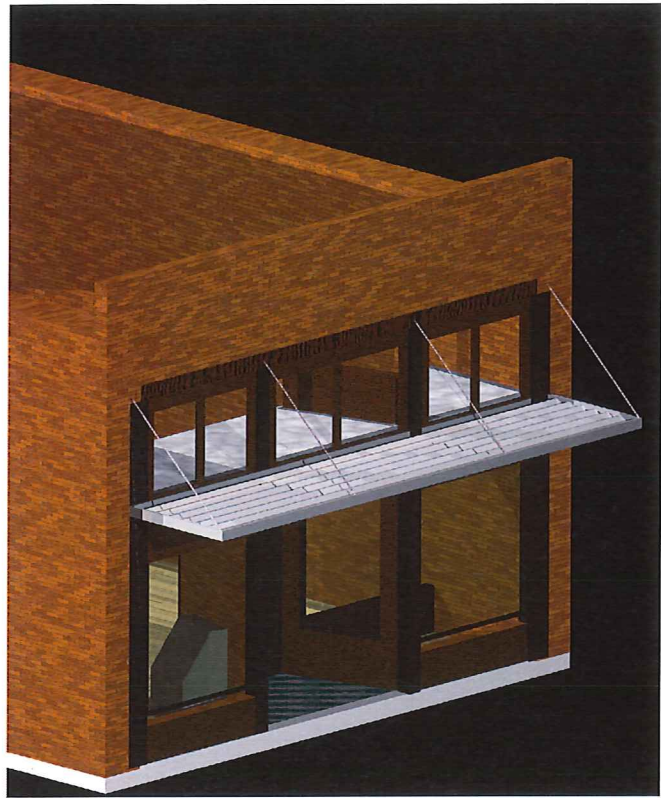
RENOVATIONS TO 217 S. TRAVIS STREET, TX SHERMAN DOWNTOWN

EXISTING PHOTO

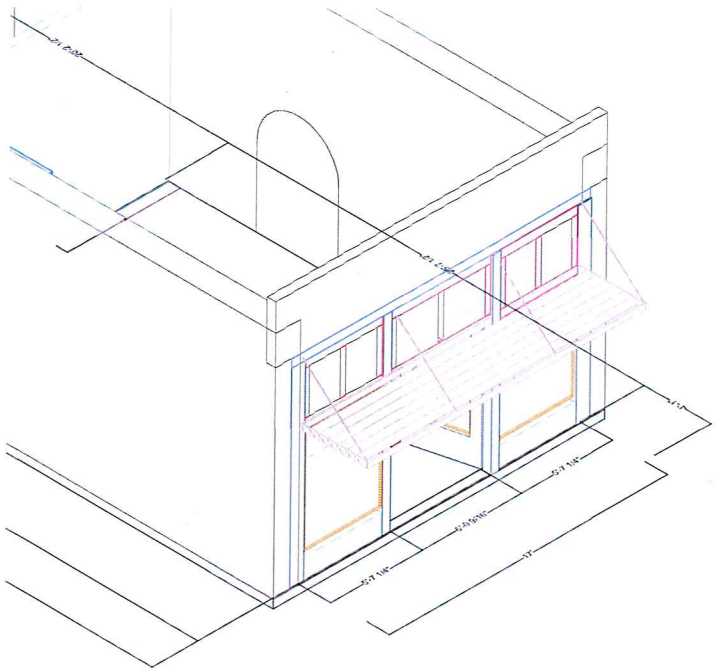
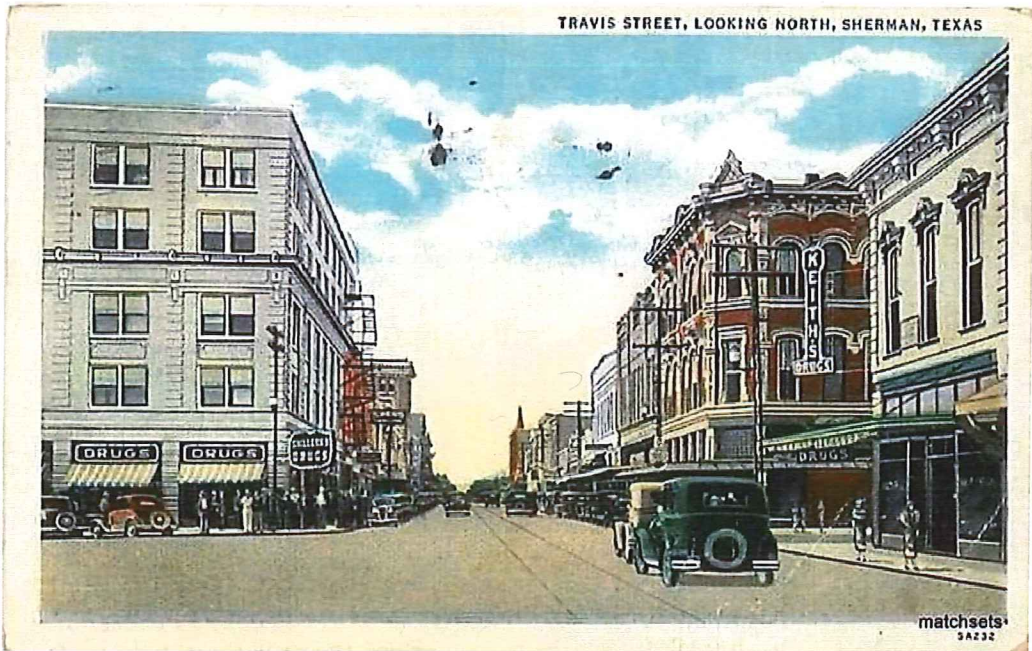


RENDERING AS PROPOSED



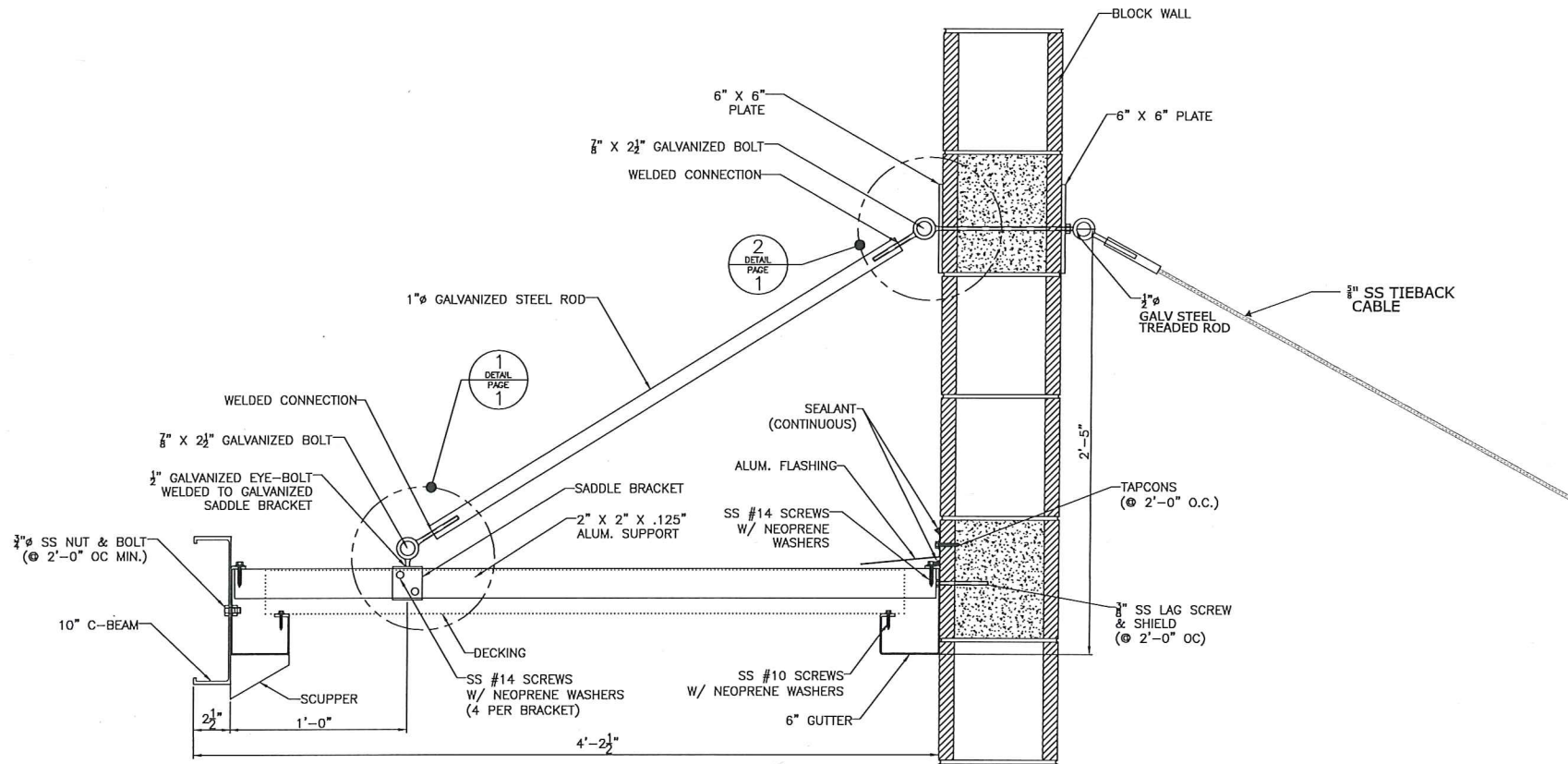


ORIGINAL IRON AWNING RODS FOUND IN BUILDING CLOSET.

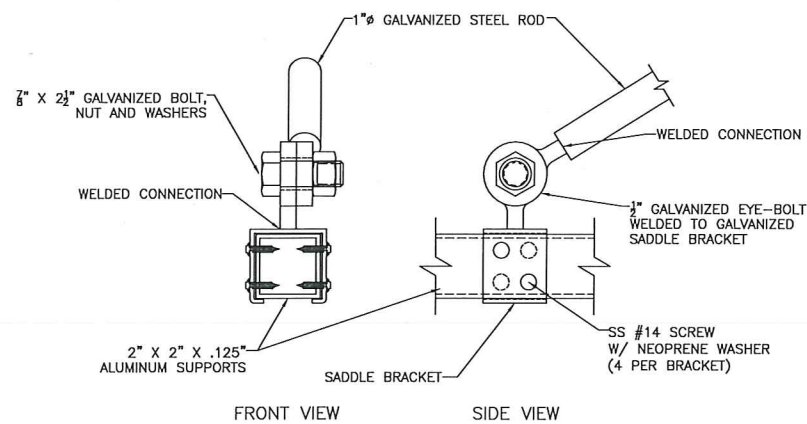


PROPOSED ALUMINUM CHANNEL W/GALVALUME DECK AWNING FOR THE PURPOSE OF WEATHER PROTECTION AND SUN SHADE FOR BUILDING WEST FACE.

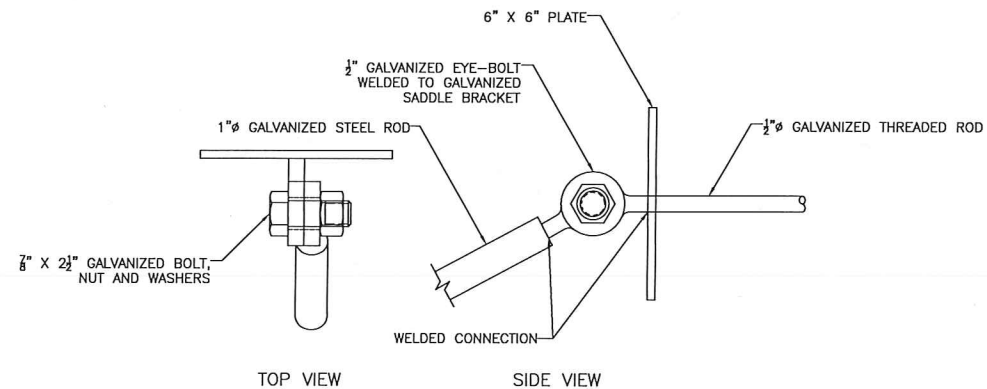
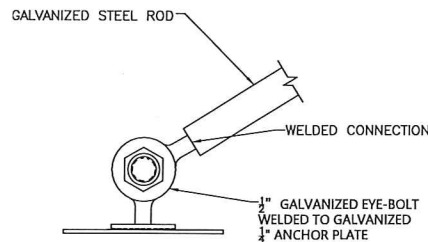
PROJECT:	217 S. Travis CLM Studio	VAR REQ
SHEET TITLE:	Document1.pdf HISTORICAL COMPARISON	
AUTHOR/DATE:	S. Mitchell 08/21/2017	
 700 N. CROCKETT STREET SHERMAN, TX 75090 (903) 893-6593		



SECTION VIEW OF CANOPY
SCALE: 1"=1'



DETAIL VIEW OF CANOPY
SCALE: 2"=1'



DETAIL VIEW OF CANOPY
SCALE: 2"=1'

Specifications

Section 10530-Aluminum Canopies

1.01 General Description of Work

- A. Work shall include design and fabrication of pre-engineered aluminum canopies
- B. Canopies are to be fabricated and installed according to approved shop drawings

1.02 Design Criteria:

- A. International Building Code 2012
- B. ASCE 7-10
- C. Aluminum Design Manual 2010
- D. Local Governing Codes and standards for site location

1.03 Materials:

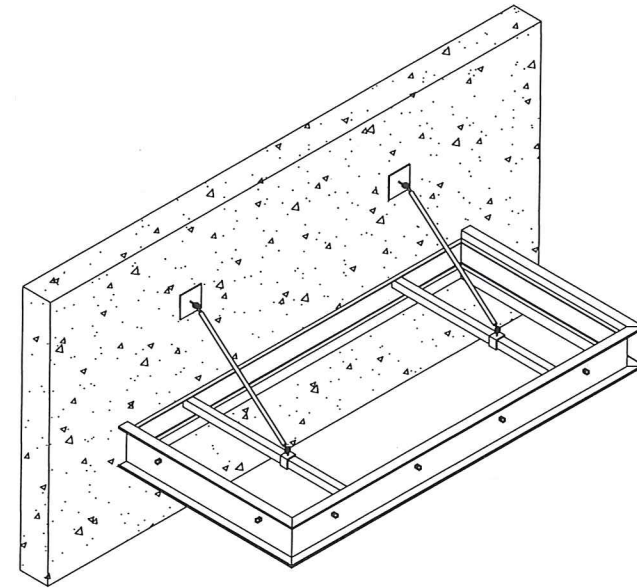
- A. All materials shall be extruded aluminum unless indicated otherwise on the drawing
- B. Material sizes shall meet or exceed the design criteria on 1.02

1.04 Finishes:

- A. Factory applied baked enamel to comply with AAMA 2603
- B. Color selected from manufacturers standard colors

1.05 Manufacturers:

- A. Mitchell Metals, LLC.-www.mitchellmetals.net-770-431-7300
- B. Dittmer-www.dittdeck.com-407-699-1755
- C. Superior Metal Products-www.superiormetalproducts.com-205-945-1200



1761 McCoba Drive, Suite A, Smyrna, GA 30080
Phone: (770) 431-7300 Fax: (770) 431-7305

Revisions
#

General Contractor:
Arch:

SCALE: AS NOTED
DATE: 09-03-09

DRAWING NUMBER:
PAGE: 1 OF 1

C - BEAM
OHS DOOR CANOPY

Approved as Noted

S. Shane Mitchell - PM

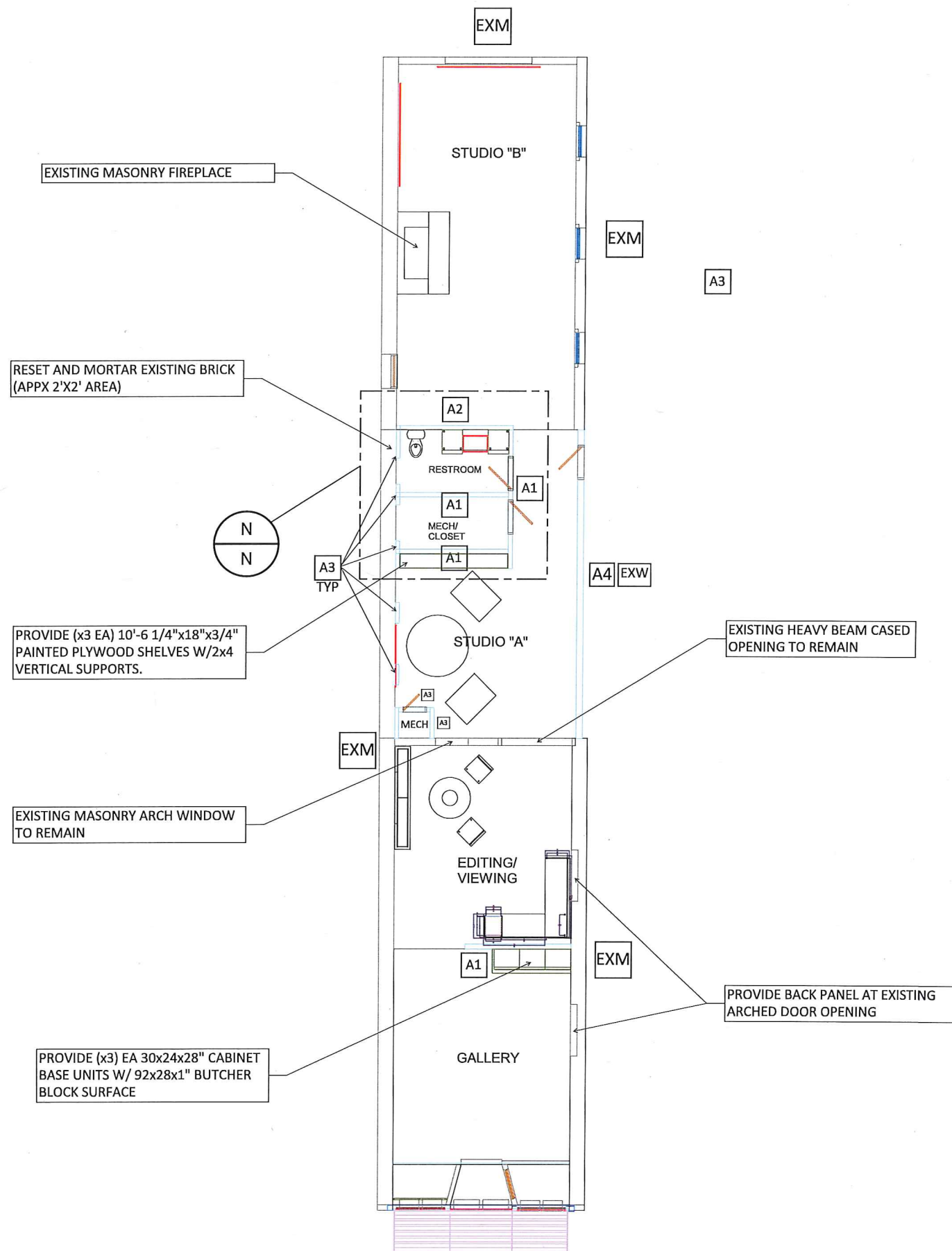
PROVIDE ANCHOR LAGS AND
ELASTOMERIC SEALANT PAD FOR
ANCHOR (NOT SHOWN)

Shane Mitchell

217 S TRAVIS

17400

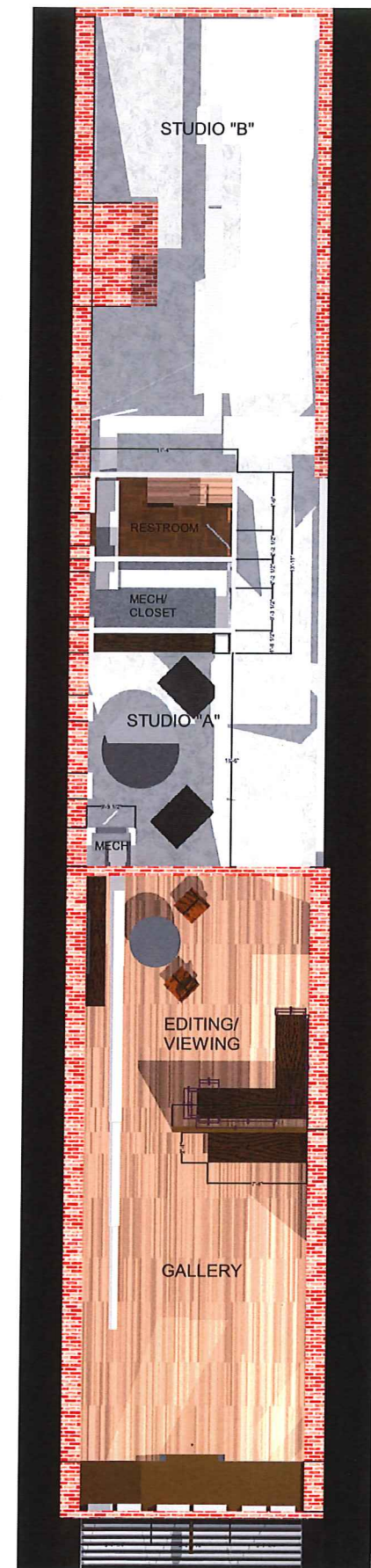
08/22/2017 5:34:52 PM



1

FLOOR PLAN OVERVIEW

N.T.S



2

BIM FLOORPLAN MODEL OVERVIEW

N.T.S

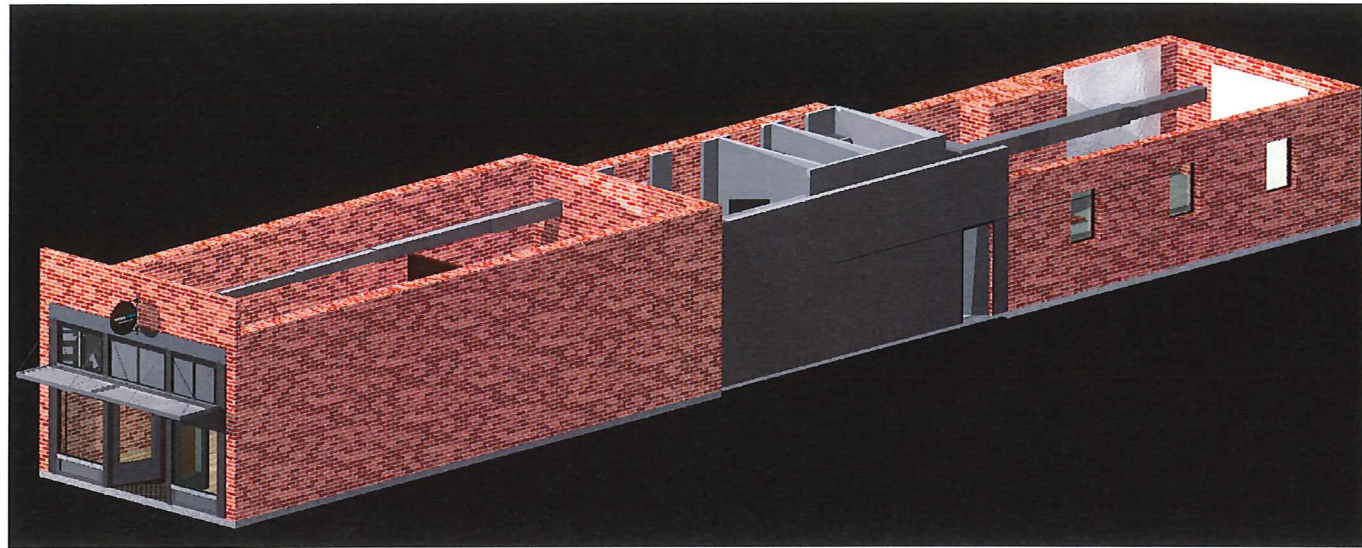
WALL TYPES

- EXM** EXISTING MASONRY WALL
- EXW** EXISTING WOOD FRAMED WALL
- A1** SOUND CONTROL WALL - 2x4" WW WOOD STUDS AT 16" ON CENTER WITH 1 LAYER OF 5/8" GYPSUM WALL BOARD ON EACH SIDE. GYPSUM BOARD TO CEILING HEIGHT. CLEAR WALL CAVITY OF ALL CONSTRUCTION DUST AND FILL VOID WITH R-13 ACOUSTICAL BATT INSULATION
- A2** WET WALL - 2x6" WW WOOD STUDS AT 16" ON CENTER WITH 1 LAYER OF 5/8" MOISTURE GYPSUM WALL BOARD ONE SIDE, 5/8" GYPSUM WALL BOARD ON OTHER SIDE. GYPSUM BOARD TO CEILING HEIGHT. CLEAR WALL CAVITY OF ALL CONSTRUCTION DUST AND FILL VOID WITH R-13 ACOUSTICAL BATT INSULATION. PROVIDE SHOT PLATES FOR EXISTING PLUMBING LINES.
- A3** FALSE COLUMN - 2x6" WW WOOD STUDS AT 12" ON CENTER WITH 1 LAYER OF 5/8" GYPSUM WALL BOARD ONE SIDE, 5/8" GYPSUM WALL BOARD ON OTHER SIDE. GYPSUM BOARD TO CEILING HEIGHT.
- A4** EXTERIOR WALL REBUILD - 2x6" WW WOOD STUDS AT 16" ON CENTER WITH 1 LAYER OF 5/8" GYPSUM WALL BOARD INTERIOR, 5/8" WALL SHEATHING BOARD ON EXTERIOR. PROVIDE EXTERIOR CEMENT SIDING BOARD 10" BY JAMES HARDIE.

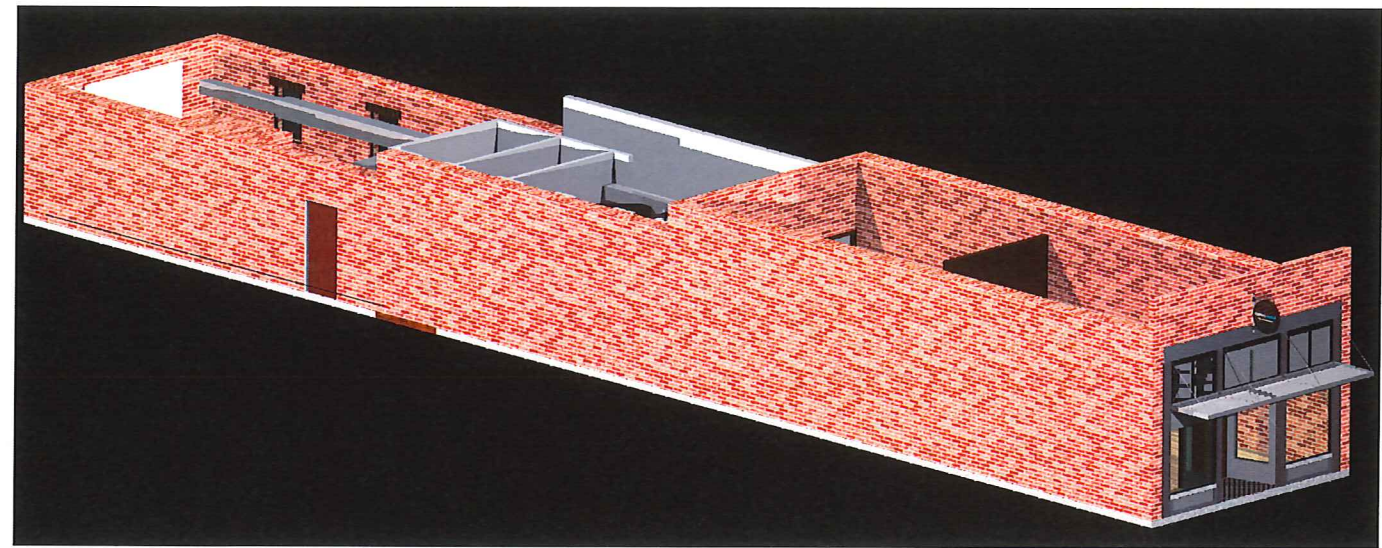
CLIENT LAYOUT FOR NEW PHOTOGRAPHY STUDIO, TWO SHOOTING ROOMS, STORAGE, RECEPTION OFFICE AND GALLERY.

PROJECT:	217 S. Travis CLM Studio
SHEET TITLE:	Document1.pdf FLOOR PLAN
AUTHOR/DATE:	S. Mitchell 08/21/2017
 700 N. CROCKETT STREET SHERMAN, TX 75090 (903) 893-6593	

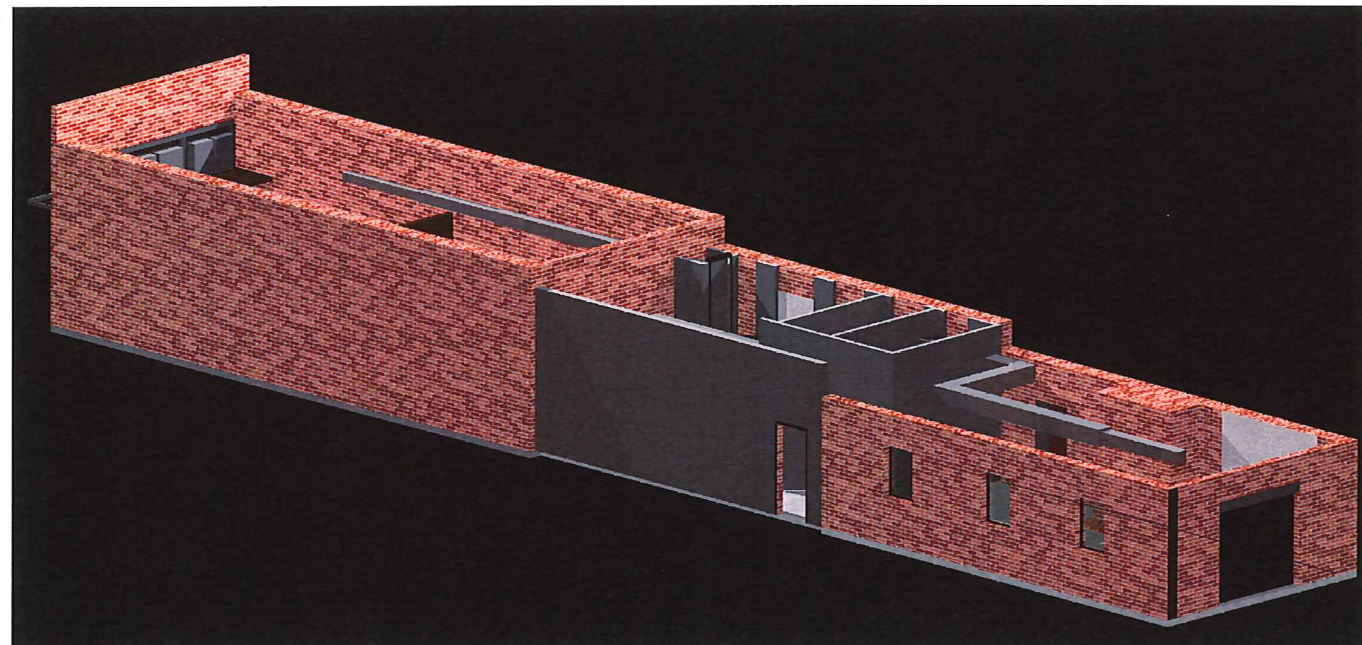
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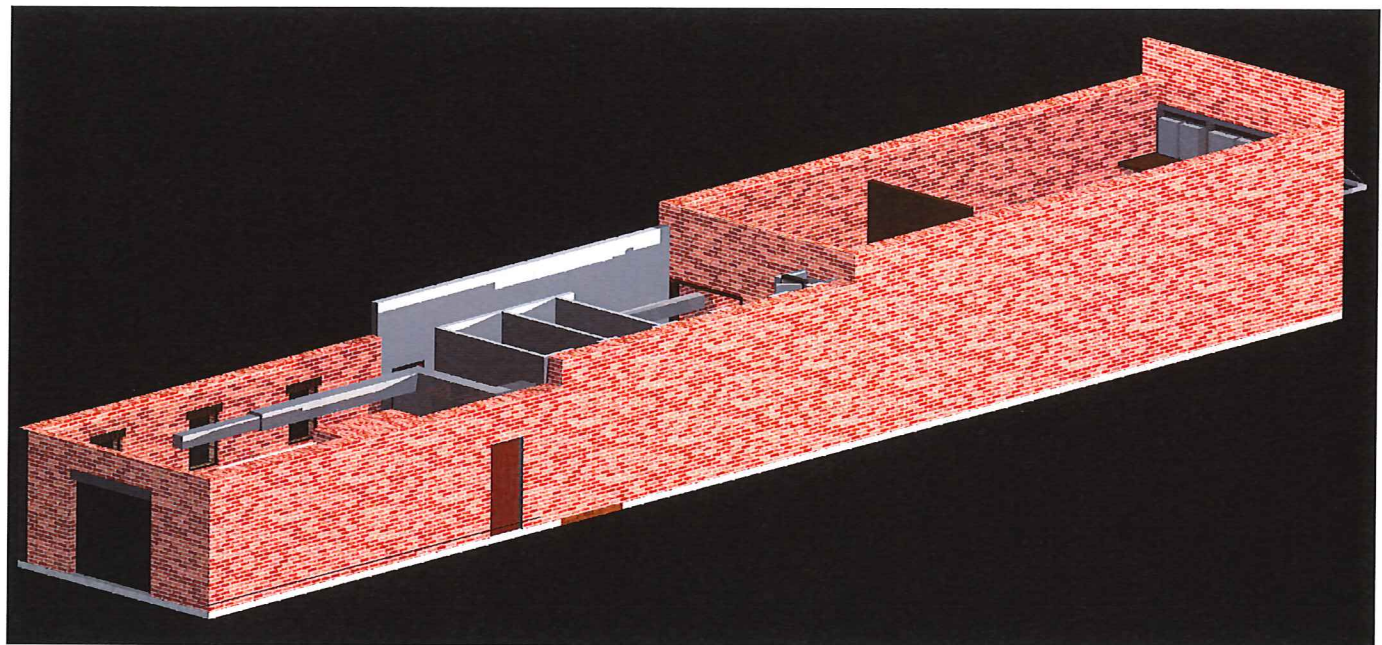
1 BIM FLOORPLAN ISO MODEL - NE
N.T.S



2 BIM FLOORPLAN ISO MODEL - SE
N.T.S

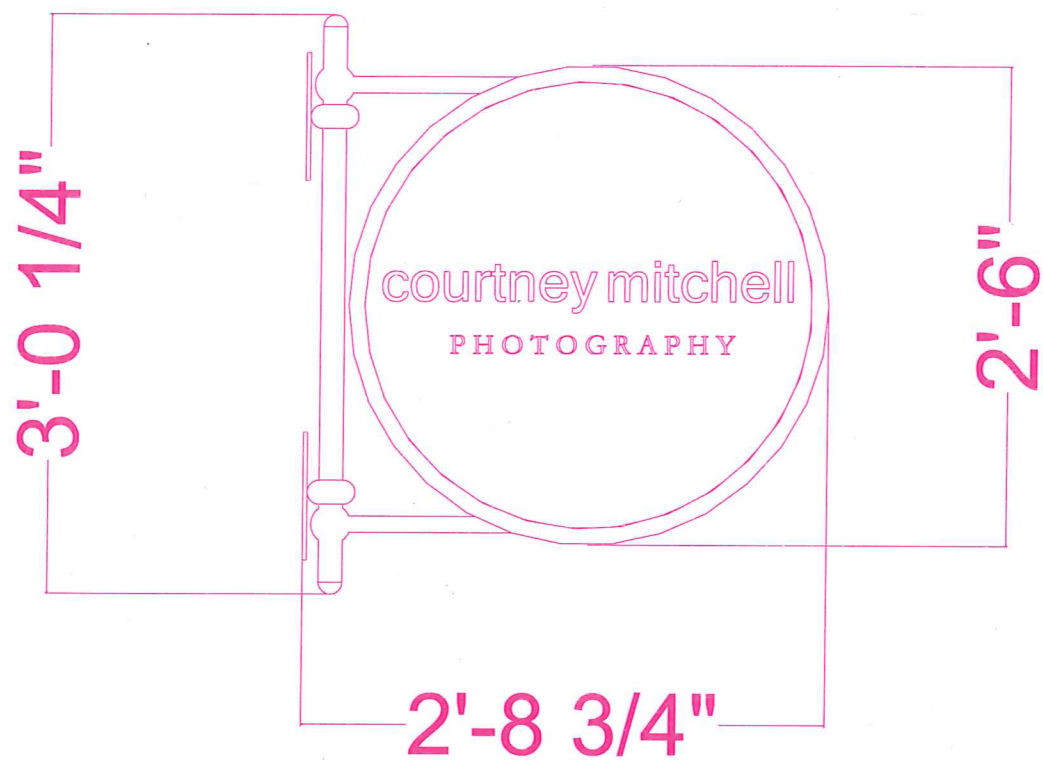


3 BIM FLOORPLAN ISO MODEL - NW
N.T.S



4 BIM FLOORPLAN ISO MODEL - SW
N.T.S

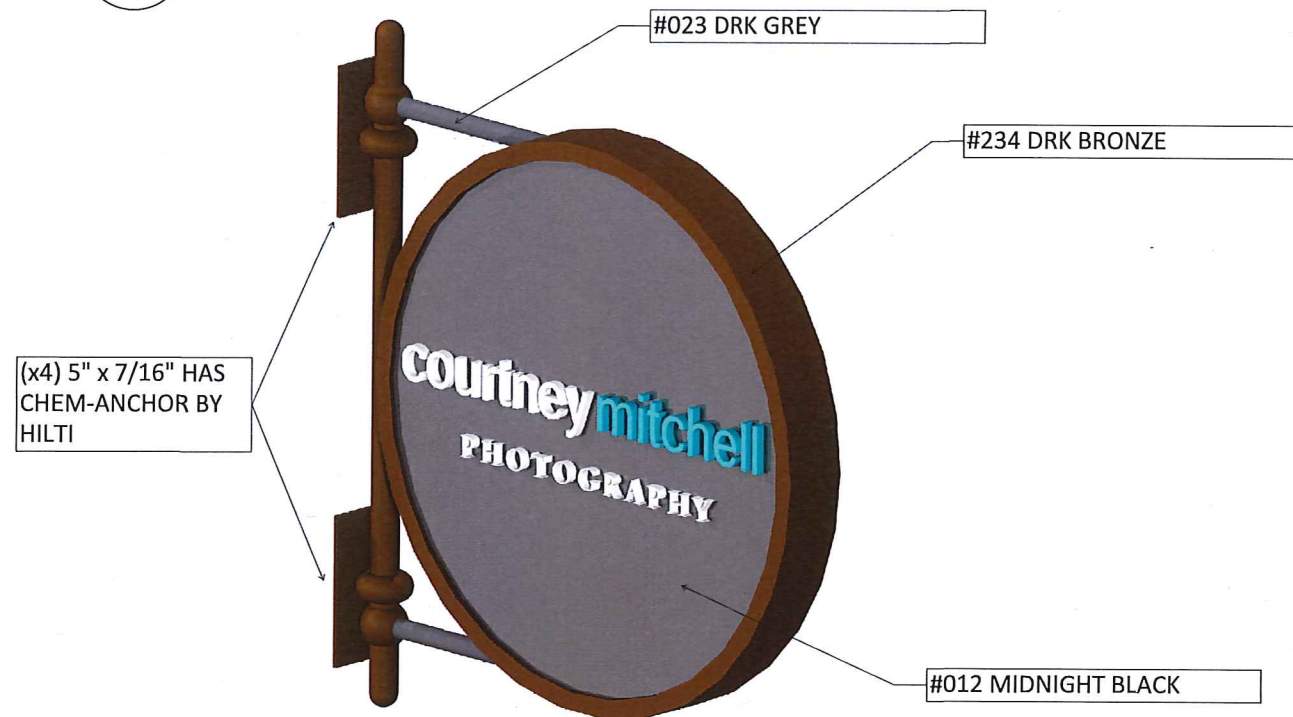
PROJECT:	217 S. Travis CLM Studio	A0.02
SHEET TITLE:	Document1.pdf ISO MODEL ELEVATOINS	
AUTHOR/DATE:	S. Mitchell 08/21/2017	
 700 N. CROCKETT STREET SHERMAN, TX 75090 (903) 893-6593		



1

NORTH/SOUTH ELEVATION

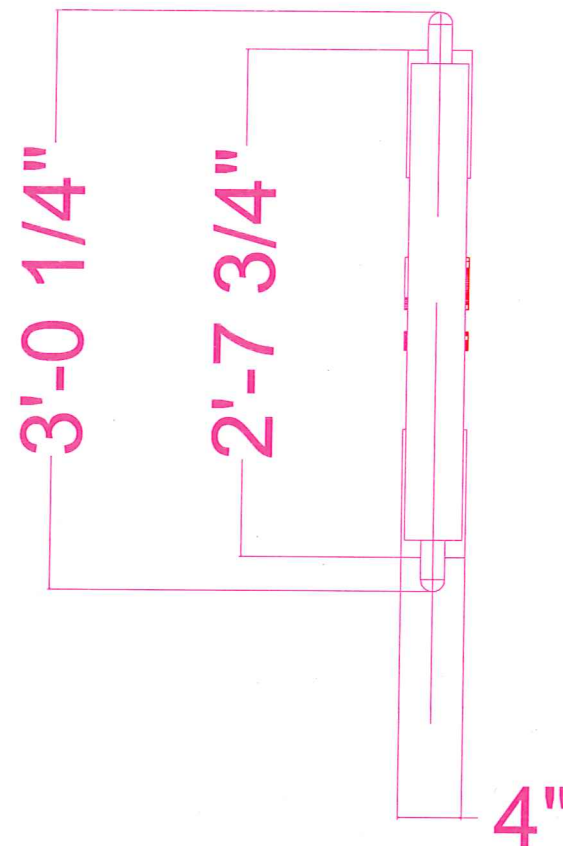
SCALE: 1"=1'-0"



3

TRAVELING NORTH ON TRAVIS RENDER

SCALE: N.T.S.



2

NORTH/SOUTH ELEVATION

SCALE: 1"=1'-0"



4

TRAVELING SOUTH ON TRAVIS RENDER

SCALE: N.T.S.

SIGN NOTES

1. "COURTNEY" TO BE CAST LOWER CASE PLASTIC LETTERS BY MOJAVEE CASTINGS, 4 INCH, SANS SERIF-WHITE
2. "MITCHELL" TO BE CAST LOWER CASE PLASTIC LETTERS BY MOJAVEE CASTINGS, 4 INCH, SANS SERIF-TEAL
3. "PHOTOGRAPHY" TO BE CAST UPPER CASE PLASTIC LETTERS BY MOJAVEE CASTINGS, 2 INCH, GARAMOND-WHITE

PROJECT:	217 S. Travis CLM Studio	A5.01
SHEET TITLE:	Document1.pdf SIGN PLAN	
AUTHOR/DATE:	S. Mitchell 08/21/2017	
 700 N. CROCKETT STREET SHERMAN, TX 75090 (903) 893-6593		

STAFF REVIEW LETTER

September 13, 2017

Courtney & Steven Mitchell
1000 Yorkshire Drive
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow an awning to project 4'3" over the sidewalk in lieu of the permitted 4' and a wall sign to project 2'9" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District for the property located at 217 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the sign ordinance must be followed.
2. The exterior finish on all buildings must meet the masonry requirements.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD**

The request of Barton Capital, LTD (Owner), KJE Environmental & Civil Engineering (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Final Plat approval of Sweetwater Springs Subdivision

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Barton Capital, LTD (Owner)

KJE Environmental & Civil Engineering (Civil Engineer)

Sartin & Associates, 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

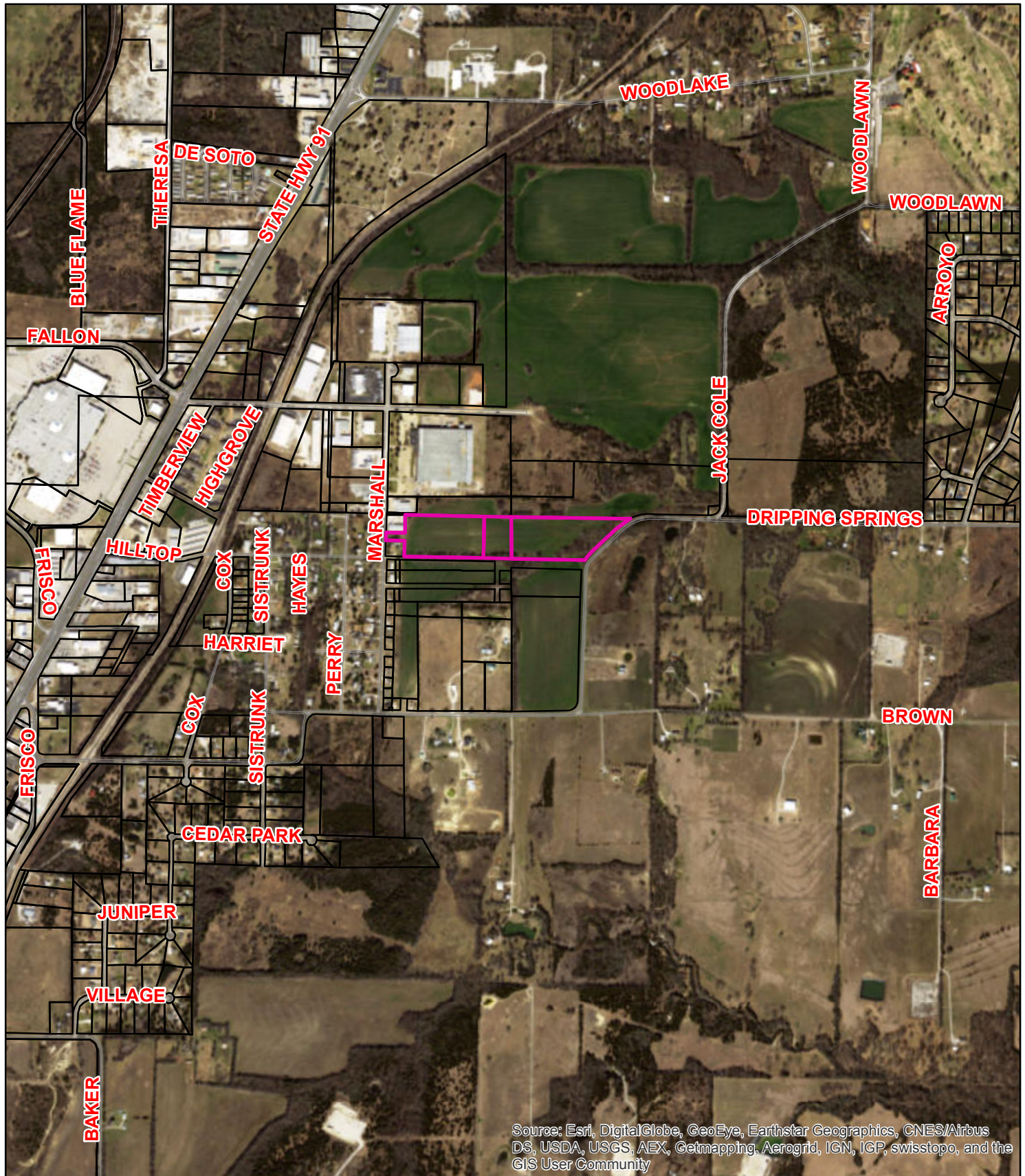
Attachments

Location Map

Zoning Map

Final Plat

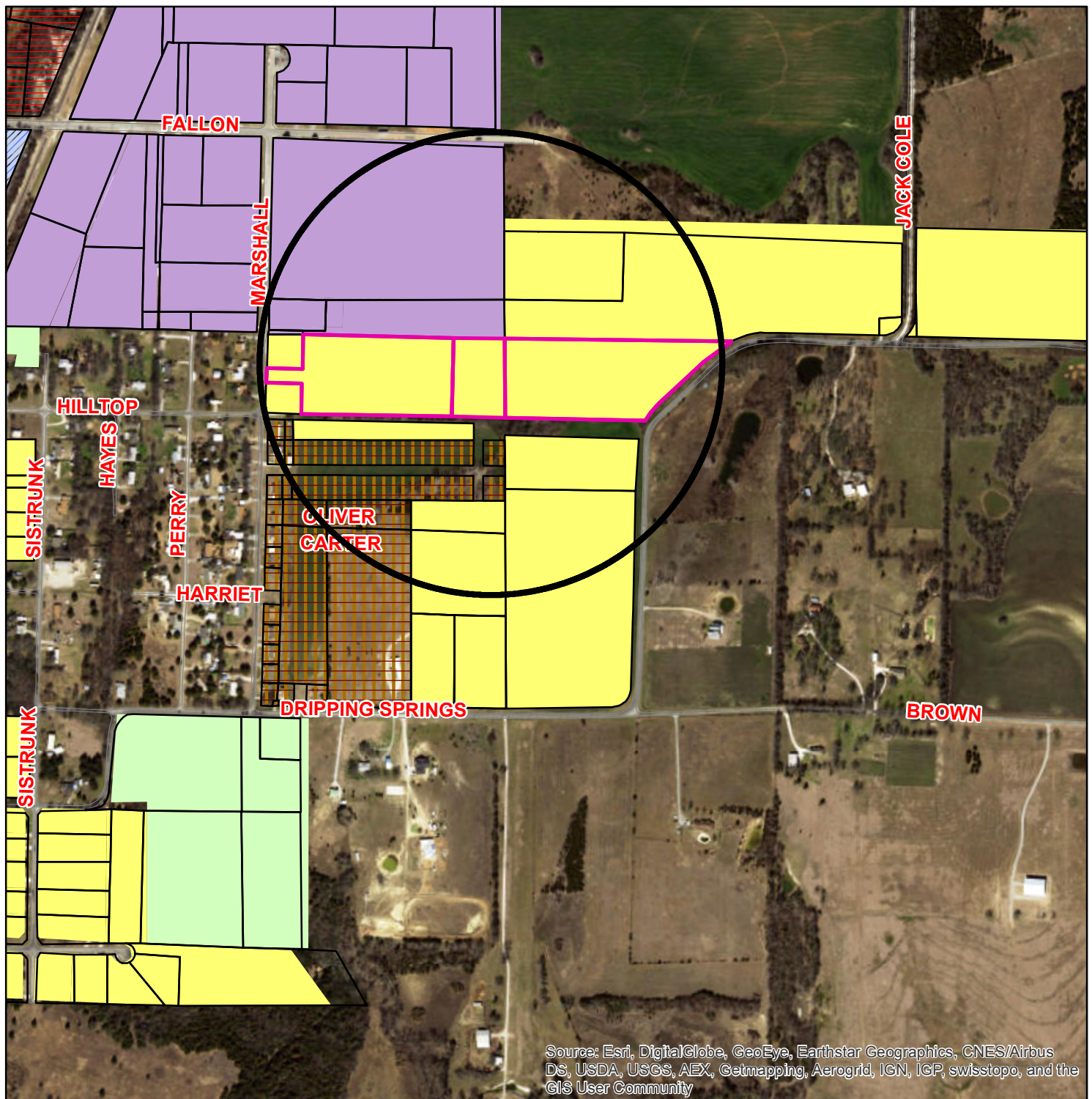
Staff Review Letter



**4700 Blk. Marshall Street & 3800-3900 Blks. Dripping Springs Rd.
Sweetwater Springs Addition**



1 in = 1,250 ft



Zoning - 4700 Blk. Marshall St. & 3800-3900 Blks. Dripping Springs Sweetwater Springs Subdivision

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department

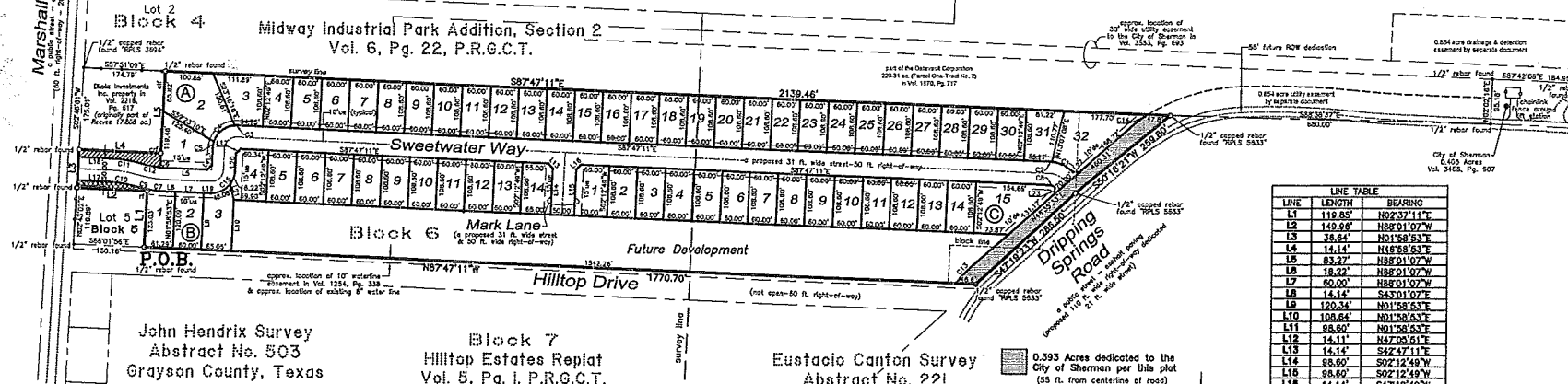


1 in = 700 ft

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

Legend/Symbols:
d = ditch/lot fence
d = 1/2" capped rebar found "NPLS 5533"
d = 1/2" rebar found
d = 1/2" rebar found
d = drainage easement

James B. Shannon Survey
Abstract No. 1085
Grayson County, Texas



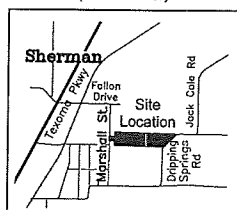
John Hendrix Survey
Abstract No. 503
Grayson County, Texas

Block 7
Hilltop Estates Replat
Vol. 5, Pg. 1, P.R.G.C.T.

Eustacio Canton Survey
Abstract No. 221
Grayson County, Texas

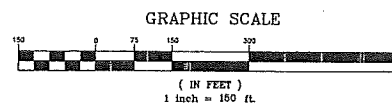
Area Table Block "A"		Area Table Block "A"		Area Table Block "B"		Area Table Block "C"	
Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
Lot 1	9830.58	Lot 17	6516.00	Lot 1	7316.64	Lot 1	7552.00
Lot 2	15041.54	Lot 18	6516.00	Lot 2	7212.93	Lot 2	6516.00
Lot 3	9340.51	Lot 19	6516.00	Lot 3	8140.30	Lot 3	6516.00
Lot 4	6516.00	Lot 20	6516.00	Lot 4	7798.10	Lot 4	6516.00
Lot 5	6516.00	Lot 21	6516.00	Lot 5	6516.00	Lot 5	6516.00
Lot 6	6516.00	Lot 22	6516.00	Lot 6	6516.00	Lot 6	6516.00
Lot 7	6516.00	Lot 23	6516.00	Lot 7	6516.00	Lot 7	6516.00
Lot 8	6516.00	Lot 24	6516.00	Lot 8	6516.00	Lot 8	6516.00
Lot 9	6516.00	Lot 25	6516.00	Lot 9	6516.00	Lot 9	6516.00
Lot 10	6516.00	Lot 26	6516.00	Lot 10	6516.00	Lot 10	6516.00
Lot 11	6516.00	Lot 27	6516.00	Lot 11	6516.00	Lot 11	6516.00
Lot 12	6516.00	Lot 28	6516.00	Lot 12	6516.00	Lot 12	6516.00
Lot 13	6516.00	Lot 29	6516.00	Lot 13	6516.00	Lot 13	6516.00
Lot 14	6516.00	Lot 30	6516.00	Lot 14	7009.00	Lot 14	6516.00
Lot 15	6516.00	Lot 31	7684.28	Lot 15	14017.29		
Lot 16	6516.00	Lot 32	14624.33				

Vicinity Map
(not to scale)



SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
109 S. Travis Street • Sherman, TX 75090
Phone: (903)992-6003 • Fax: (903)463-6191 • Email: sartin@surveying@gmail.com

Owner/Developer:
Barton Capital, LTD
715 S. Sam Rayburn Frwy.
Sherman, Texas 75090



LINE	LENGTH	BEARING
L1	119.85	N02°37'11"E
L2	149.88	N88°01'07"W
L3	38.64	N01°58'53"E
L4	14.14	N46°58'53"E
L5	83.27	N88°01'07"W
L6	18.22	N88°01'07"W
L7	50.00	N88°01'07"W
L8	14.14	S45°01'07"E
L9	120.34	N01°58'53"E
L10	109.64	N01°58'53"E
L11	98.90	N01°58'53"E
L12	14.11	N47°09'51"E
L13	14.14	S42°47'11"E
L14	88.62	S02°12'49"W
L15	88.62	S02°12'49"W
L16	14.14	S47°12'49"W
L17	67.26	S88°01'07"E
L18	68.62	S88°01'07"E
L19	15.00	S88°01'07"E
L20	38.64	N01°58'53"E
L21	34.59	N13°05'13"W
L22	14.27	N88°55'44"W
L23	13.79	N02°11'17"E

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.48	75.00	38°33'48"	N64°40'53"W 49.53'
C2	5.00	75.00	3°49'24"	N85°52'29"W 5.00'
C3	5.25	50.00	8°01'02"	S02°12'16"W 5.25'
C4	60.00	50.00	68°45'18"	S51°49'00"W 58.49'
C5	13.49	50.00	15°27'38"	S02°42'42"W 13.45'
C6	18.27	225.00	4°08'32"	S85°56'50"E 18.26'
C7	41.85	275.00	8°51'10"	S93°39'28"E 41.82'
C8	14.89	25.00	34°21'10"	S78°35'32"W 14.77'
C9	27.23	275.00	5°40'23"	S76°26'40"E 27.22'
C10	58.53	225.00	14°23'38"	S80°49'17"E 58.38'
C11	69.02	275.00	14°23'38"	S80°49'17"E 68.61'
C12	40.20	225.00	12°15'04"	S76°45'01"E 40.21'
C13	81.85	263.84	12°26'45"	N43°22'19"E 81.56'
C14	20.87	372.87	3°09'36"	N56°27'03"E 20.87'
C15	78.54	50.00	80°00'00"	N46°58'53"E 70.71'

Sweetwater Springs Subdivision to the City of Sherman, Texas 17.112 Acres in the

John Hendrix Survey, Abst. No. 503
& E. Canton Survey, Abstract No. 221
61 residential lots - 0.516 acres dedicated for right-of-way

STAFF REVIEW LETTER

September 13, 2017

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

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Plat of Sweetwater Springs Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Extend Mark Lane Right-of-Way South to property line.
6. Metes and bounds must match drawing.
7. Water and Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
8. Minimum lot width is 60.'
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. Detention in accordance with City criteria will required as the site develops.
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.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1004 E EPSTEIN STREET**

The request of Cupid Investments, Inc. (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1004 East Epstein Street, being 0.37 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Epstein at Hazelwood Addition

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Cupid Investments, Inc. (Owner)

Sartin & Associates, 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

Final Plat

Staff Review Letter



1004 E. Epstein Street

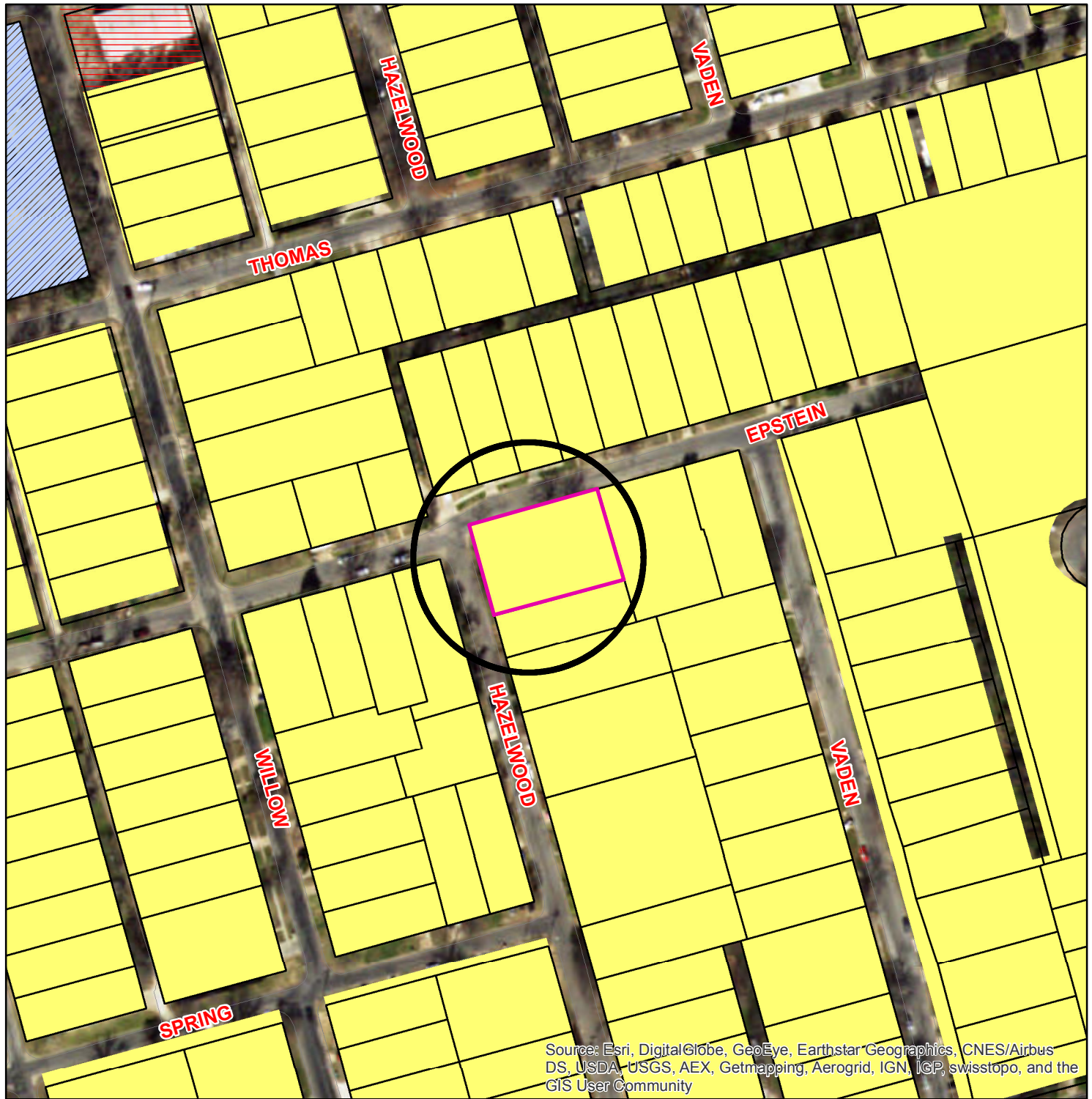


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



Zoning - 1004 E. Epstein Street

Legend

- Parcels_Buffer131
- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

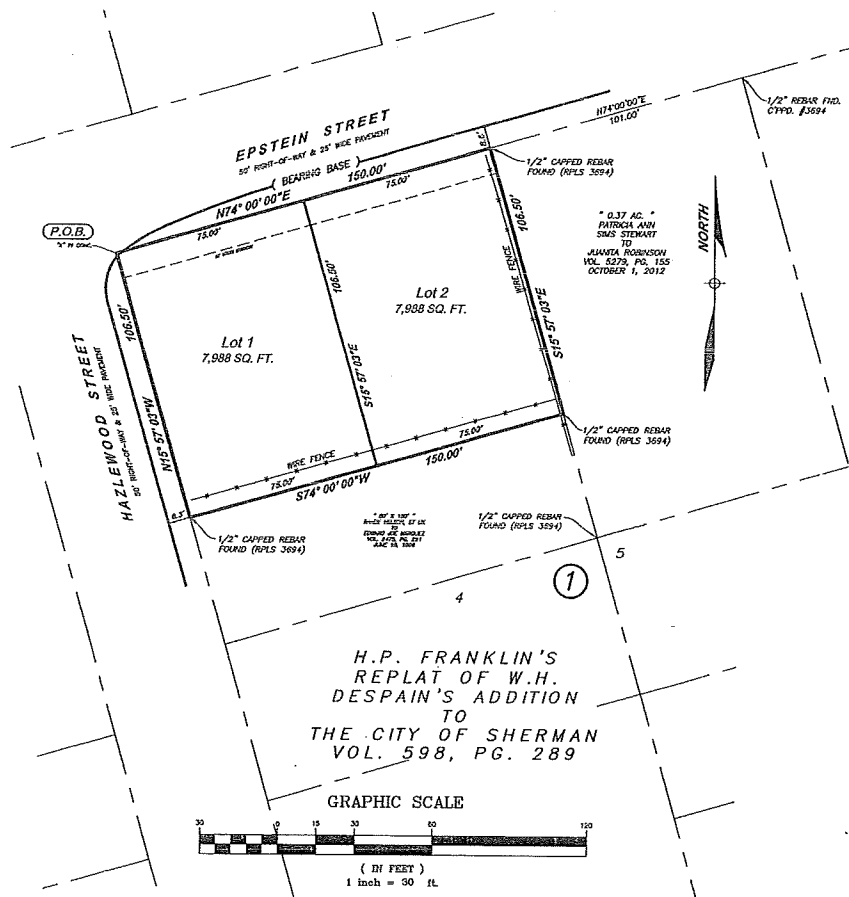
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District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



City of Sherman, Texas
Developmental Services Department



1 in = 158 ft



FINAL PLAT
OF
EPSTEIN AT
HAZLEWOOD ADDITION
TO
THE CITY OF SHERMAN, TEXAS
BEING 0.37 ACRES OUT OF THE
G.B. PILANT SURVEY ABSTRACT NO. 963
TO THE CITY OF SHERMAN

General Notes:

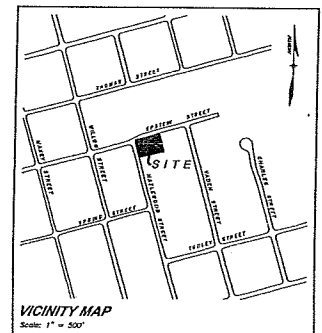
1. Water Supply to be provided by City Of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Cupid Investments, Inc.
OWNER/DEVELOPER
715 S. U.S. Hwy. 75
Sherman, Texas 75090

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
100 S. Travis • Sherman, TX 75090

Phone: (903) 922-5003 • Fax: (903) 463-4058 • Email: sartin@surveying@gmail.com

Gray001_165287



SHEET 01 OF 02

STAFF REVIEW LETTER

September 13, 2017

Cupid Investments, Inc.
715 S. US Hwy. 75
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Plat of Epstein at Hazlewood Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate a 10' Utility Easement along street frontage.
6. Metes and bounds must match drawing.
7. Sewer shall be extended to serve the development. Verify sewer location.
8. Water Pro-Rata will be due at the time of development.
9. Dedicate a 15'x10' corner clip on Lot 1.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

15.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1714 N. WOODS STREET

The request of Barton Capital, LTD (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1714 North Woods Street, being the north 15' of Lot 17 and the south 45' of Lot 15, Block B, Maxey Addition, as follows:

Planning and Zoning Board

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

Background:

The property is located at 1714 North Woods Street between Texas and Fairview Street. The property was zoned a C-1 (Retail Business) District at the May 20, 1966, City Council Meeting. The owner would like to change the zoning to an R-1 (One Family Residential) District to construct a new home on the lot.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Barton Capital, LTD (Owners)

Sartin & Associates, 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:

11

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Staff Review Letter

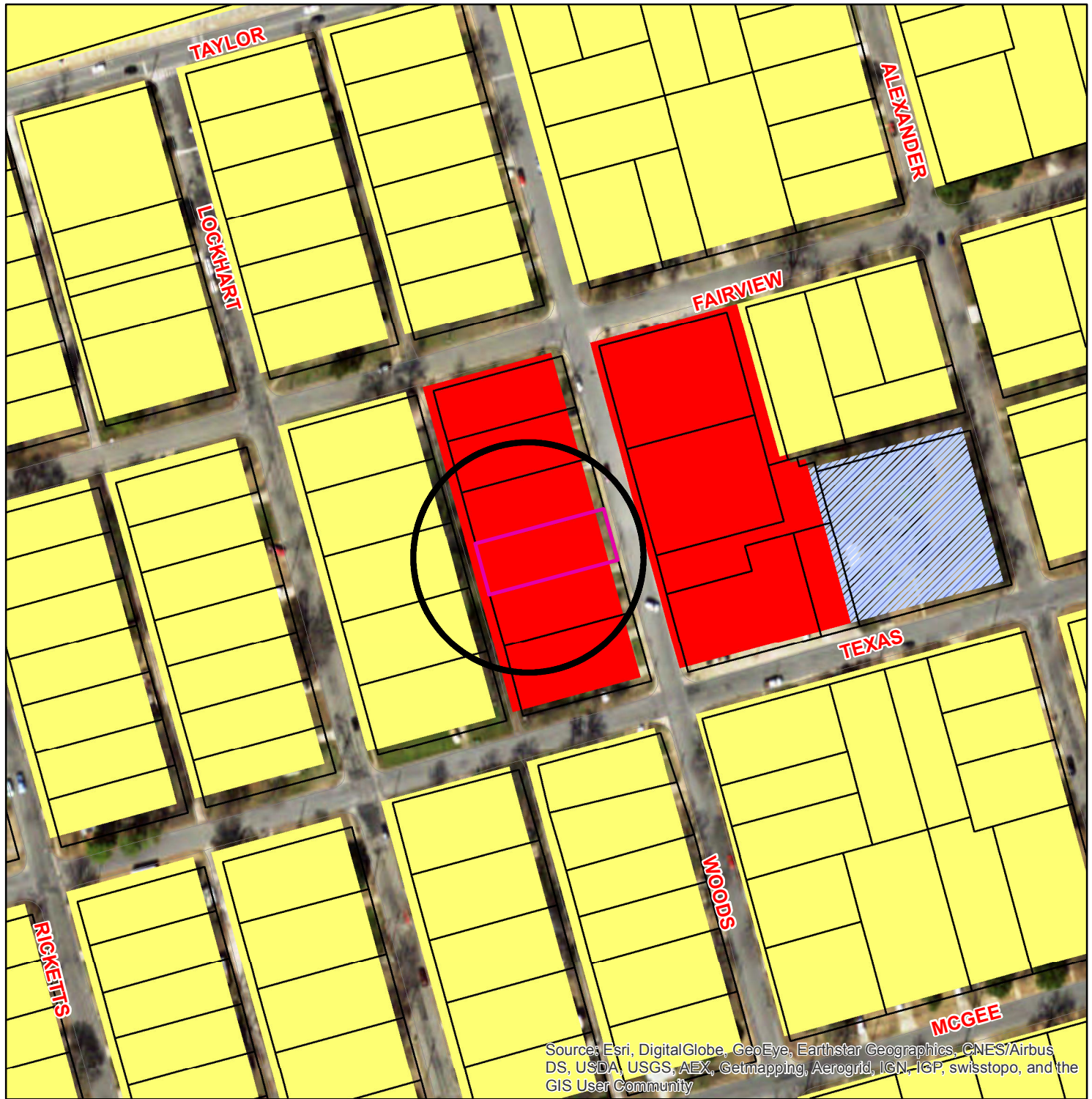


1714 N. Woods



1 in = 323 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1714 N. Woods Street

Legend

- Parcels_Buffer131
- CountyParcels_Buffer
- SpermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



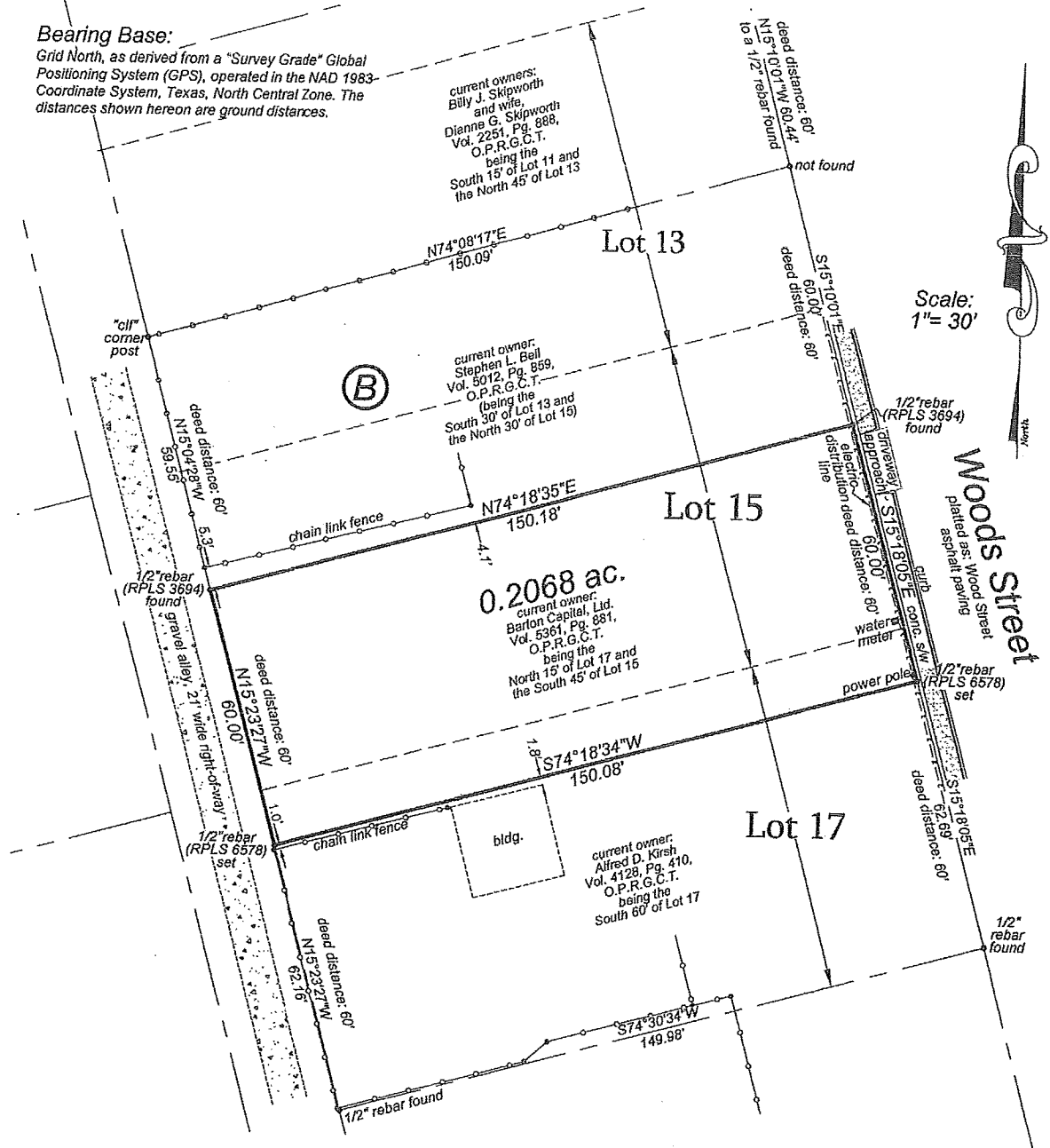
NOT TO SCALE

1 in = 158 ft

1714 N. Woods



Grid North, as derived from a "Survey Grade" Global Positioning System (GPS), operated in the NAD 1983-Coordinate System, Texas, North Central Zone. The distances shown hereon are ground distances.



REGISTERED PROFESSIONAL LAND SURVEYORS

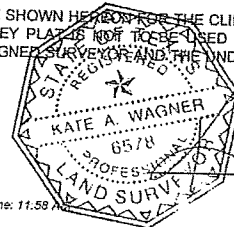
109 S. Travis • Sherman, TX 75090

Phone: (903)892-8003 • Fax: (903)463-4088 • Email: sartinsurveying@gmail.com

I, Kate A. Wagner, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 17th day of August, 2017 of the following described property:

That the improvements on said property are known as **1714 N. WOODS STREET, SHERMAN, TEXAS** that the survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.



Kate A. Wagner, R.P.L/S 6578

PROJECT # 17SA1608

Land Projects R21714-N-Woods-St-Sherman\dwg\1714-N-Woods.dwg Layout: Legal-Portrait Plot Date Aug 23 17 Time: 11:58

N. WOODS STREET

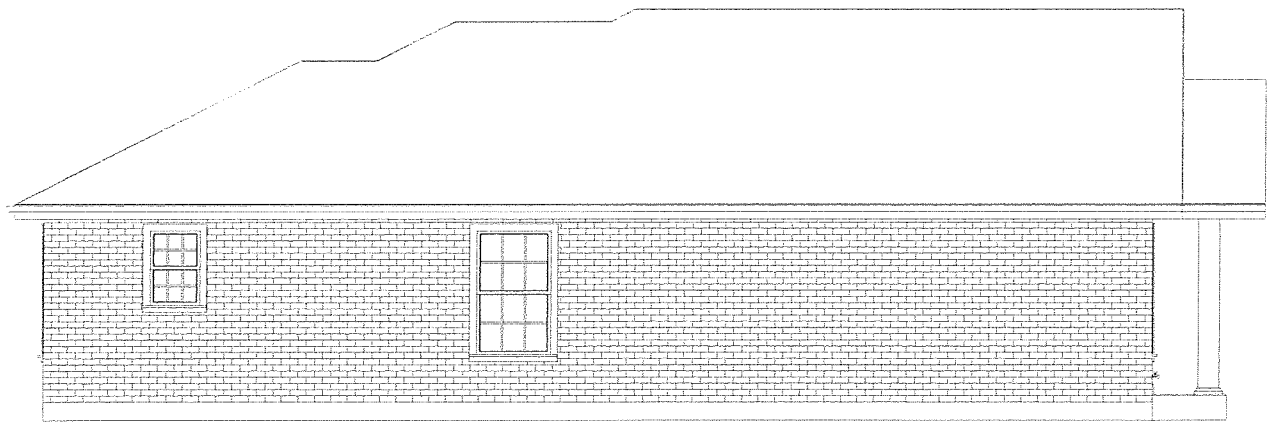


Front Elevation

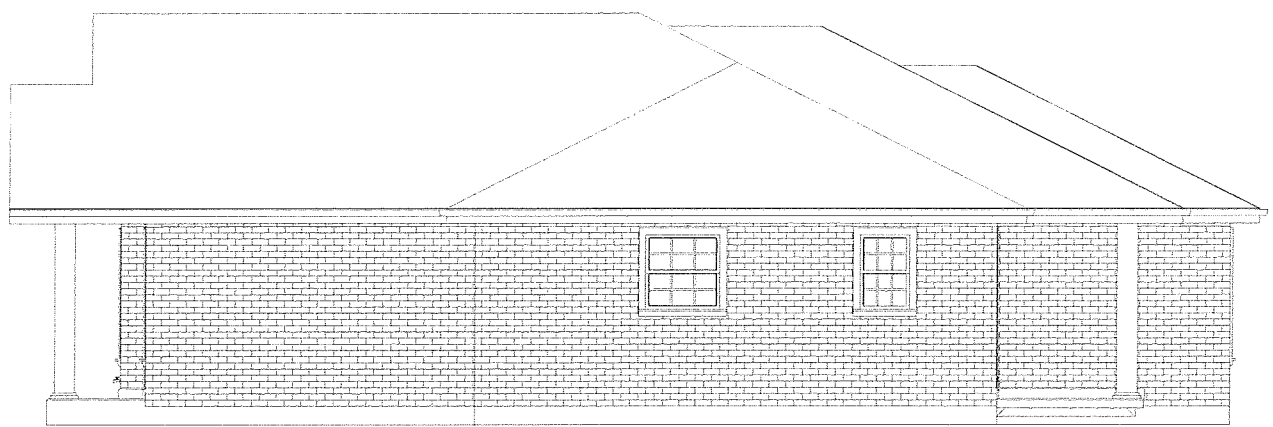
1714 N. Woods
1182 sq. ft.



Rear Elevation



Left Elevation



Right Elevation

STAFF REVIEW LETTER

September 13, 2017

Cupid Investments Inc.
715 S. Sam Rayburn Freeway
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located at 1714 North Woods Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

4. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. Parking will be permitted on improved surfaces only.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. The City of Sherman does not maintain alleys.

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

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

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

Respectfully,



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

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

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



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

16.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

112 W. STAPLES STREET

The request of Young Enterprises (Owners), Todd Young (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 112 West Staples Street, being a part of Block B, Staples Addition, containing 6,292 square feet of land, as follows:

Planning and Zoning Board

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

Background:

The property is located at 112 West Staples Street between Travis and Crockett Streets. The property is zoned a C-1 (Retail Business) District and the owners are requesting a zone change on the property to an SF-1 (Single Family Residential) District for the construction of a new home.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises (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:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Elevations

Staff Review Letter



112 W. Staples Street

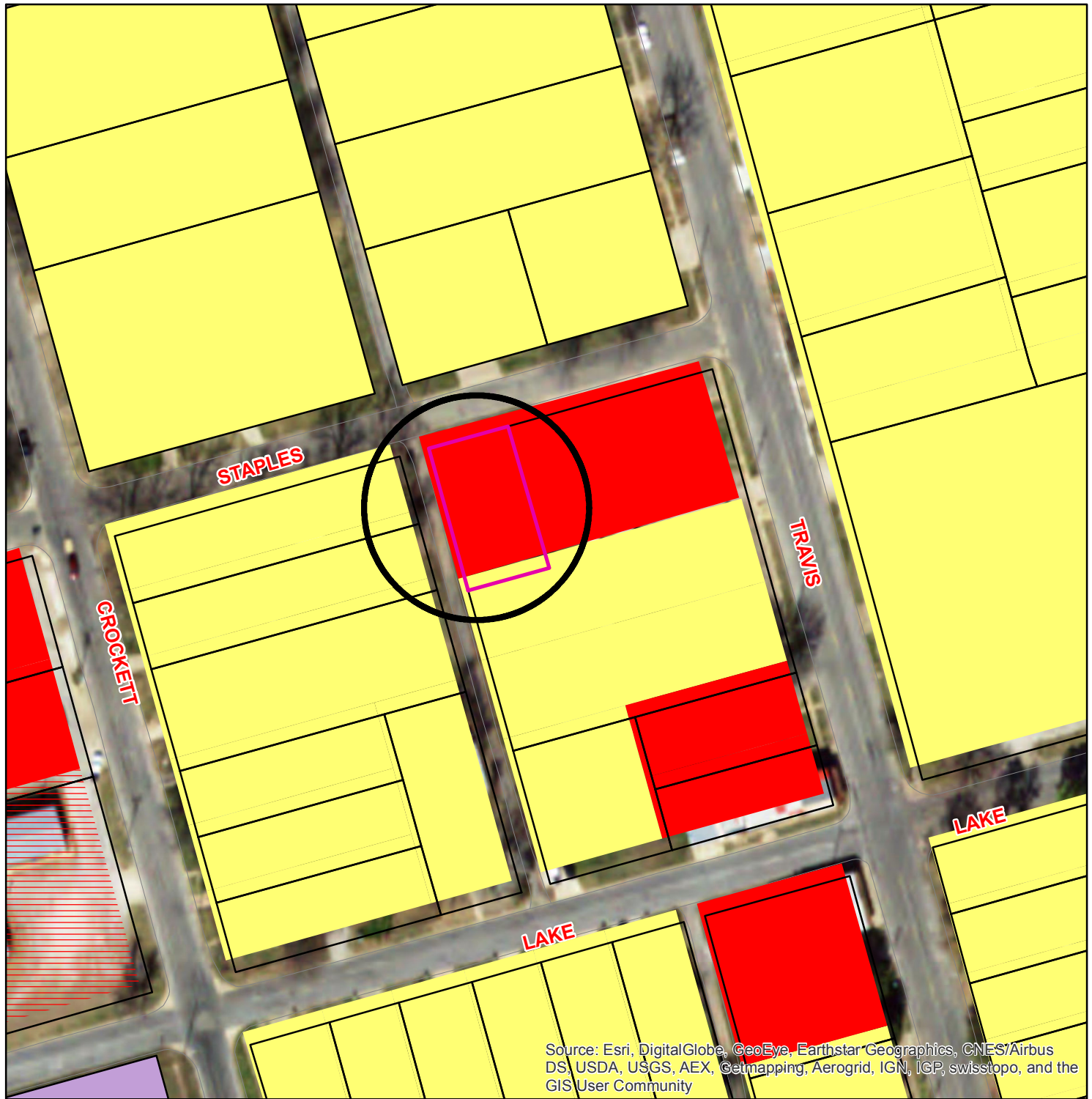


Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels selection

1 in = 581 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 112 W. Staples

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department

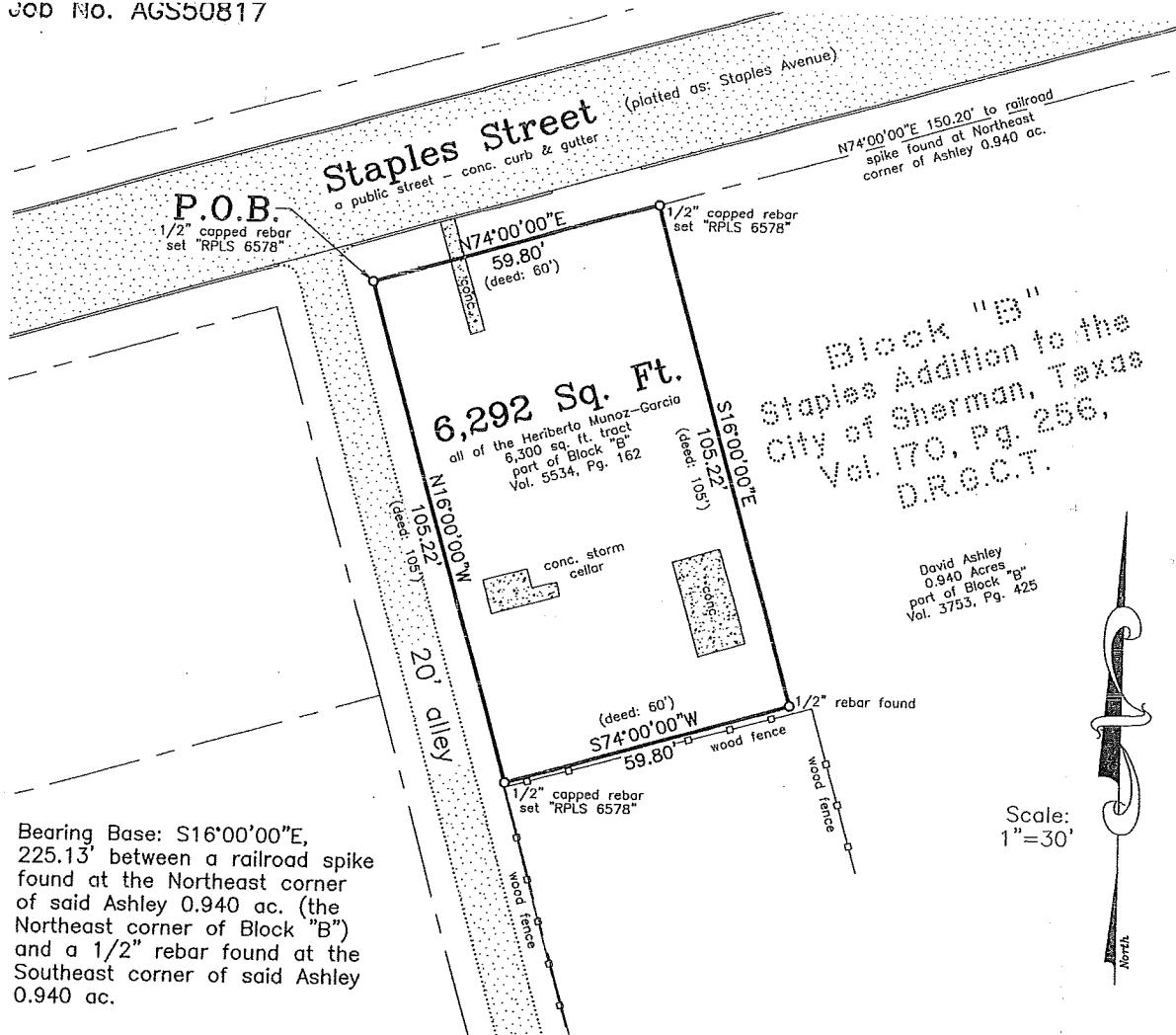


NOT TO SCALE

1 in = 100 ft

112 W. Staples Street





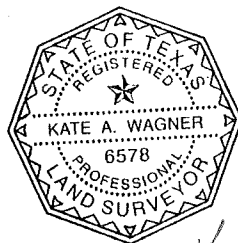
Bearing Base: S16°00'00"E,
225.13' between a railroad spike
found at the Northeast corner
of said Ashley 0.940 ac. (the
Northeast corner of Block "B")
and a 1/2" rebar found at the
Southeast corner of said Ashley
0.940 ac.

Owner: Heriberto Munoz-Garcia
Buyer: Young Enterprises, LP
Address: 112 W. Staples Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify
that the above plat was prepared from a survey made on the ground of part of
Block B, Staples Addition to the City of Sherman, Texas, as per plat of record in
Volume 170, Page 256, Deed Records, Grayson County, Texas and being more
particularly described in field notes attached herewith.

The subject property shown hereon does not lie within the limits of any
designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance
Rate Map for Grayson County, Texas, Map No. 48181C0405 F, Revised Date:
September 29, 2010.



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 18, 2017

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



STAFF REVIEW LETTER

September 13, 2017

Young Enterprises
PO Box 517
Sherman, TX 75091

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

Todd Young
PO Box 517
Sherman, TX 75091

Dear Applicants,

The request for a zone change and site plan approval from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District for the property located at 112 West Staples Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 19, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Review the zoning and development ordinance for additional requirements.
3. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

4. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. The City of Sherman does not maintain alleys.
6. Water shall be extended to serve the development.

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

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

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

Respectfully,

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

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

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

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



Planning & Zoning Commission and Board of Adjustments

17.

Meeting Date: 09/19/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3310 TOWN CENTER STREET

The request of MB Sherman Town Center, LP (Owners), Cinemark USA, Inc. (Tenant) and Megan Auderer, Chandler Signs (Representative) concerning the property located at 3310 Town Center Street, being Lots 1, 3 & 4, Block 4, Sherman Town Center, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n)(1) to allow total wall signage on the east elevation of the Cinemark Building to be 435 square foot in lieu of the allowed 300 square foot in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

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

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

MB Sherman Town Center, LP (Owners)
Cinemark USA, Inc. (Tenant)
Megan Auderer, Chandler Signs (Representative)

Master Plan Designation:

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

Number of notices mailed:

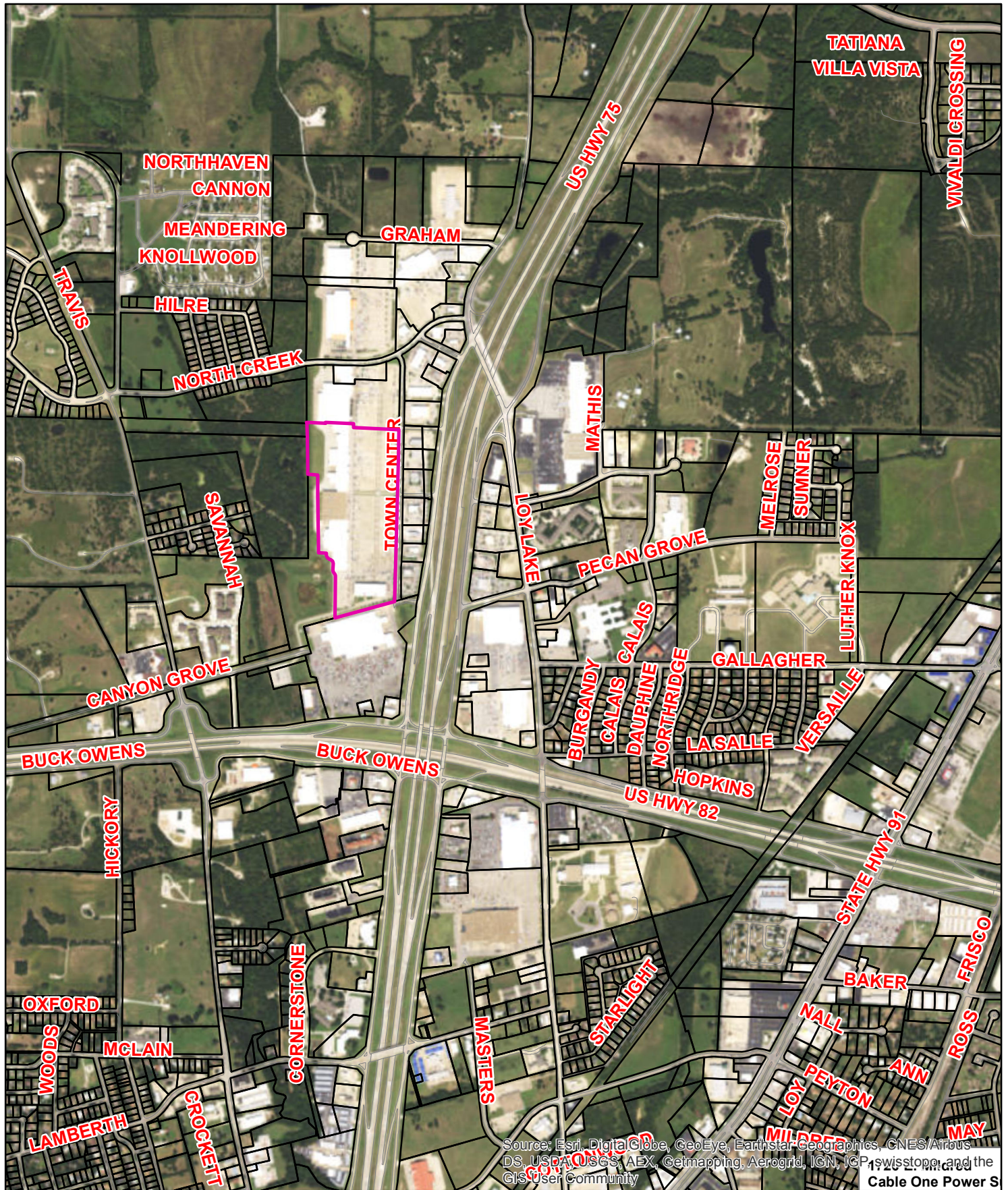
9

Objections Received:

0

Attachments

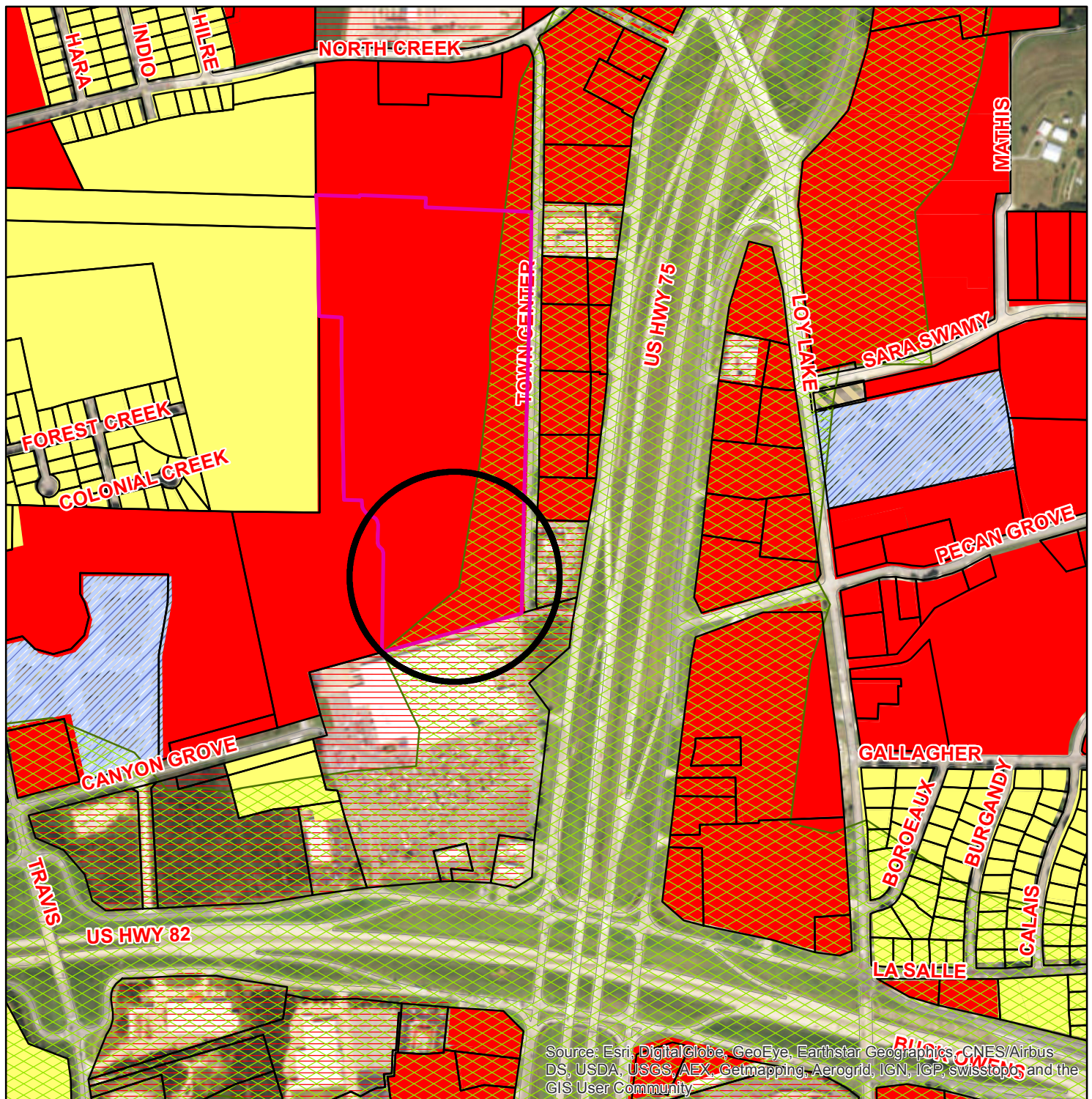
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations



3310 Town Center Street



1 in = 1,291 ft



Zoning - 3310 Town Center Street

Legend

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

Transportation Corridor Zoning Districts

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

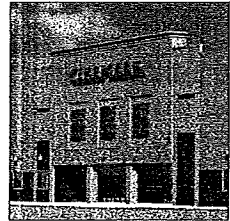


NOT TO SCALE

1 in = 600 ft

3310 Town Center Street





BECK
BECK ARCHITECTURE
7001 PRESTON ROAD
SUITE 200
DALLAS, TEXAS 75241
TEL: 214.422.2444
FAX: 214.422.2007
www.beckgroup.com

RICHARD SCOTT WALKER
TX. STATE REG.# 10484



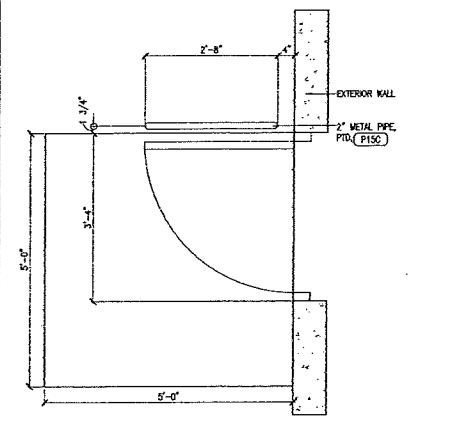
ARCHITECT SEAL 02.28.2003

#	DATE	SUBMISSION
01	11.06.2002	PROGRESS PRINTING
02	12.12.2002	PROGRESS PRINTING
03	12.20.2002	ASK PROGRESS SET
04	02.28.2003	ISSUE FOR PERMIT

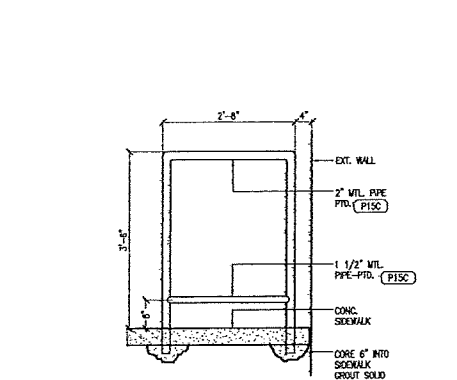
CINEMARK USA, INC
CINEMARK 12
SHERMAN, TX

PAD PLAN
AND DETAILS

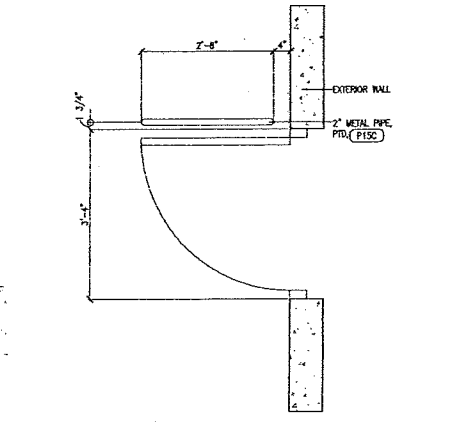
02328.00
JOB NO. BEET
CINEMARK PROJECT NUMBER 338



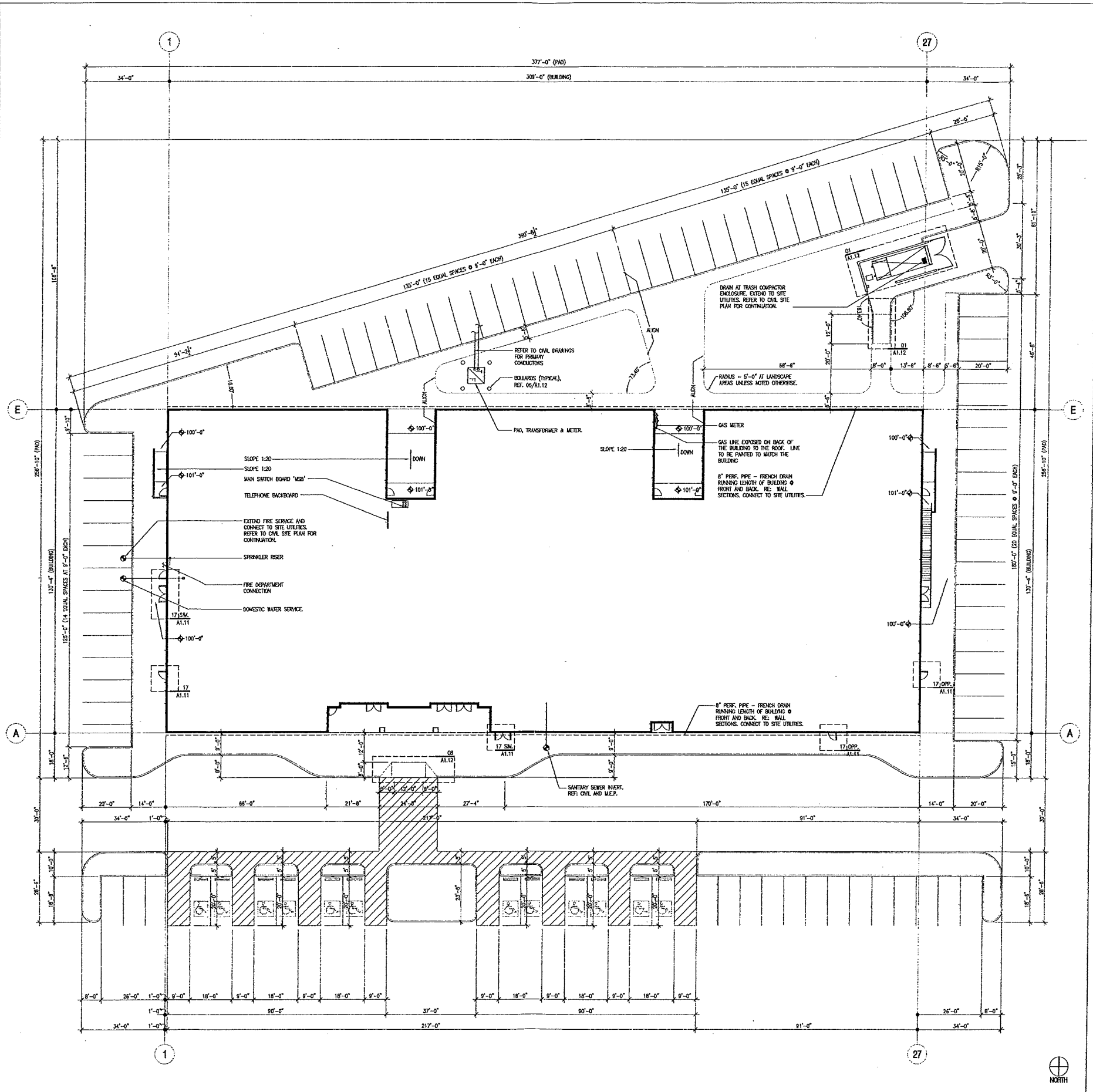
19 | PLAN DETAIL 3/4"=1'-0"



18 | RAIL DETAIL 3/4"=1'-0"



17 | PLAN DETAIL 3/4"=1'-0"



01 | PAD PLAN 1/16"=1'-0"

EXISTING CINEMARK SIGN	5'-6" X 56'-5" = 312.12 SQ FT
PROPOSED LUXURY LOUNGERS SIGN	6'-0" X 20'-5" = 122.51 SQ FT
TOTAL = 434.63 SQ FT	



SCALE 1/8" = 1'-0"



The Best Seat in Town

Design #	
0615897AR1 PERMIT	
Sheet	1 of 2
Location	
#339	
Address	
3310 Town Center Street, Sherman, TX	
Acd. Rep.	DEBBIE MOLTZ
Coordinator	MEGAN AUDERER
Designer	INES HERRASTI
Date	5/24/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(6-20-17)Ht A: Update art per survey information - Have letters externally jump to logo - Note on art that electrician is responsible for strapping and painting conduit black 7-25-17 Ht PERMITS add dimensions to existing "CINEMARK" sign. Letter set 5'-4" tall and add square footage chart.	



Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
3220 Executive Ridge Drive Ste 250 760-734-1708	Vista, CA 92081 Fax 760-734-3752

This drawing is property of Chandler Signs, LLC. and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





SELF CONTAINED LOGO AND PCL'S

ONE (1) SET REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/8"=1'-0"

122.51 SQ FT

LOUNGER LOGO

5" DEEP ALUM. LOGO WITH RETURNS AND RETAINERS PAINTED BLACK.

FORMED WHITE POLYCARBONATE FACE WITH 3M #3630-53 CARDINAL RED VINYL APPLIED 1ST SURFACE, WHITE SHO-THRU LOGO AND BLACK VINYL PERIMETER.

CHANNEL LOGO ILLUMINATED WITH WHITE LED's.

SELF-CONTAINED POWER SUPPLY MOUNTED INSIDE LOGO CABINET.

"LUXURY LOUNGERS" LETTERS

5" ALUMINUM RETURNS PRE-FINISHED BLACK
1" BLACK TRIM CAPS.
WHITE PLEX FACES.

"LUXURY" TO HAVE 3M #3630-53 CARDINAL RED VINYL APPLIED 1ST SURFACE.

CHANNEL LETTERS ILLUMINATED WITH WHITE LED's.

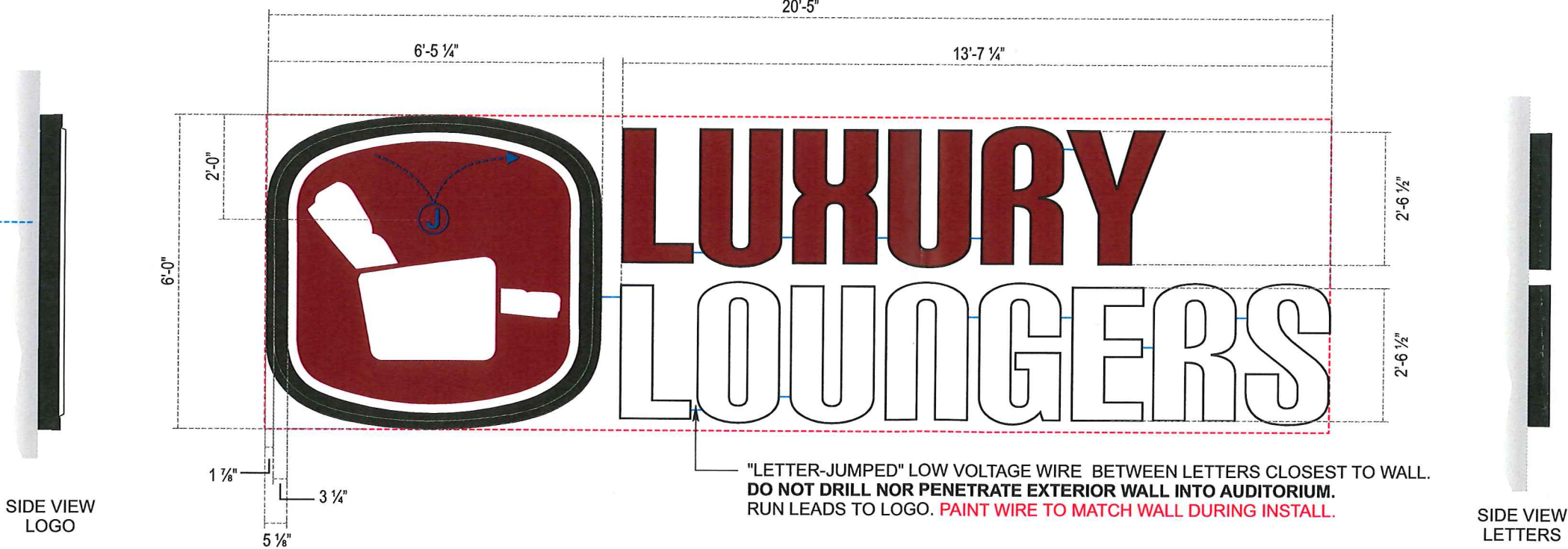
SELF-CONTAINED POWER SUPPLIES MOUNTED INSIDE LOGO.

INSTALLER TO VERIFY (1) 120V 20 AMP CIRCUIT.

SURVEY REQUIRED TO OBTAIN PLACEMENT OF ROOF AND DROP CEILING BEHIND SIGN AREA

PRIMARY ELECTRICAL TO BE BY OTHERS (NOT INCLUDED BY CSI).

NOTE: ELECTRICIAN IS RESPONSIBLE FOR STRAPPING AND PAINTING CONDUIT BLACK

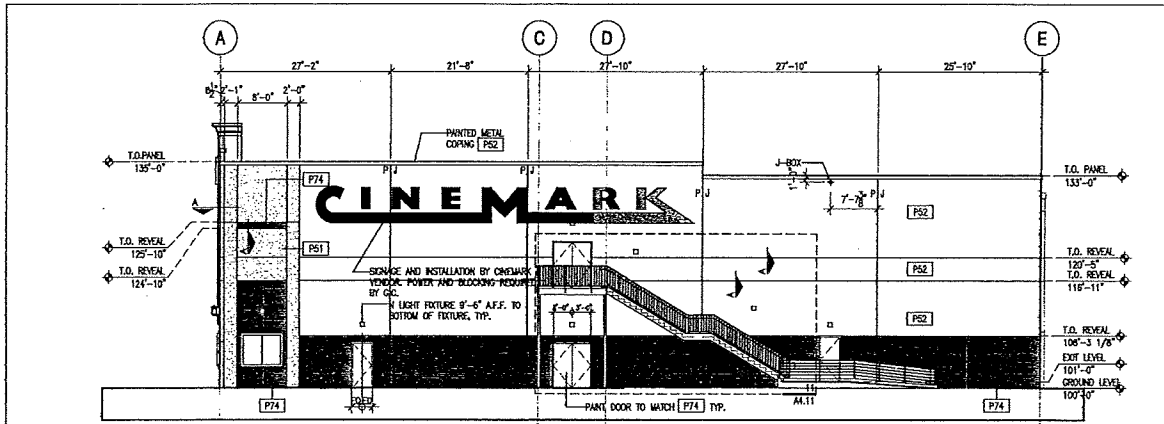
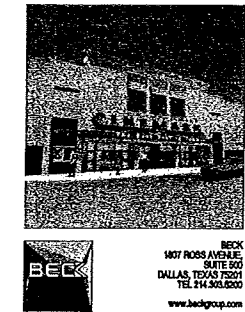


Design #	
0615897AR1 PERMIT	
Sheet	2 of 2
Location	
#339	
Address	
3310 Town Center Street, Sherman, TX	
Acc. Rep.	DEBBIE MOLTZ
Coordinator	MEGAN AUDERER
Designer	INES HERRASTI
Date	5/24/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date

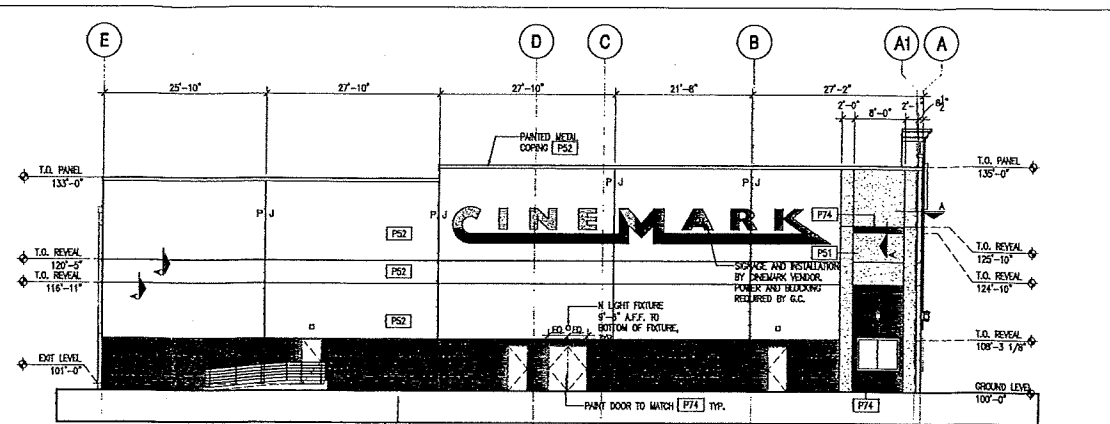
R1(5-20-17)H: A: Update art per survey information
- Have letters externally jump to logo
- Note on art that electrician is responsible for strapping and painting conduit black

7-25-17 H: PERMITS add dimensions to existing "CINEMARK" sign. Letter set 5'-4" tall and add square footage chart.



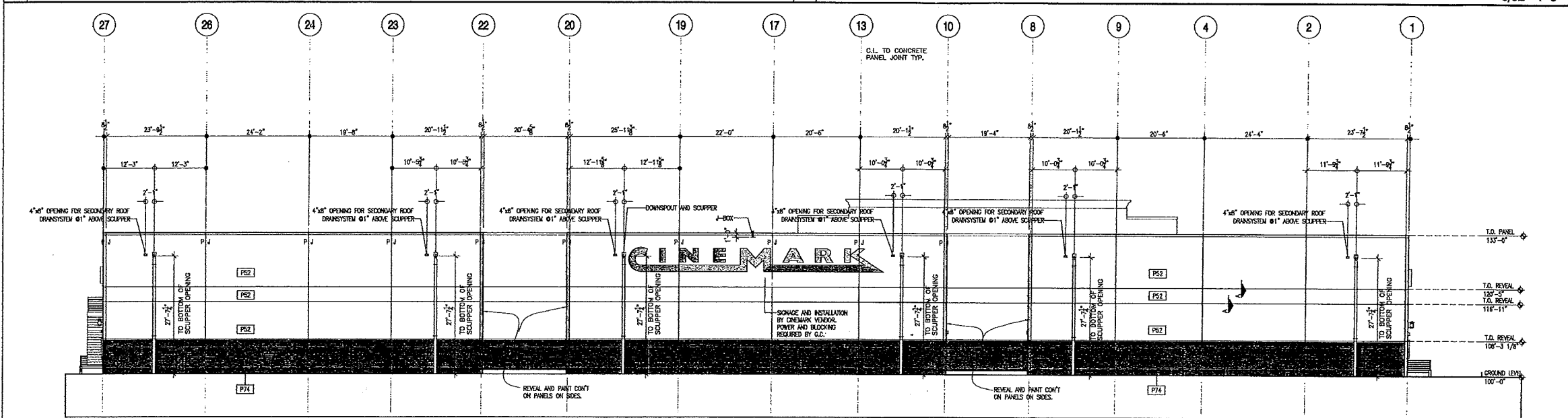
04 ELEVATION

3/32"=1'-0"



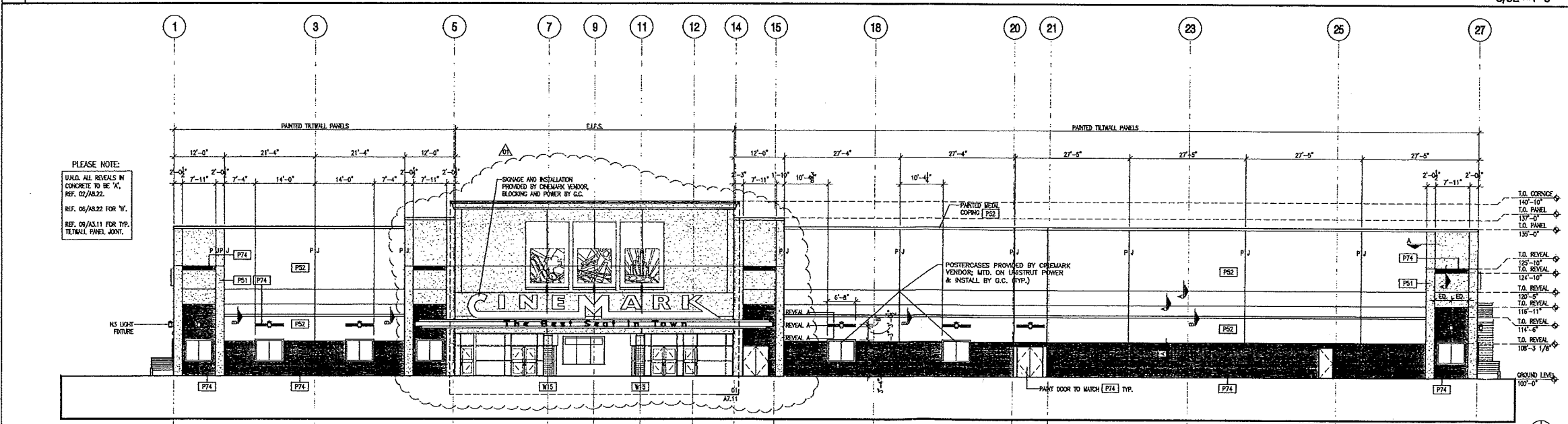
03 ELEVATION

3/32"=1'-0"



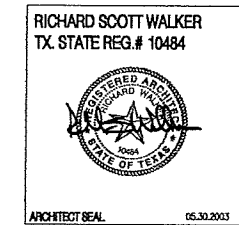
02 ELEVATION

3/32"=1'-0"



01 ELEVATION

3/32"=1'-0"



#	DATE	SUBMISSION
1	02.28.2003	SIZE FOR PERMIT
2	05.30.2003	ISSUE FOR CONSTRUCTION

CINEMARK USA, INC
CINEMARK 12
SHERMAN, TX

EXTERIOR
ELEVATIONS



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

19.

Meeting Date: 09/19/2017

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

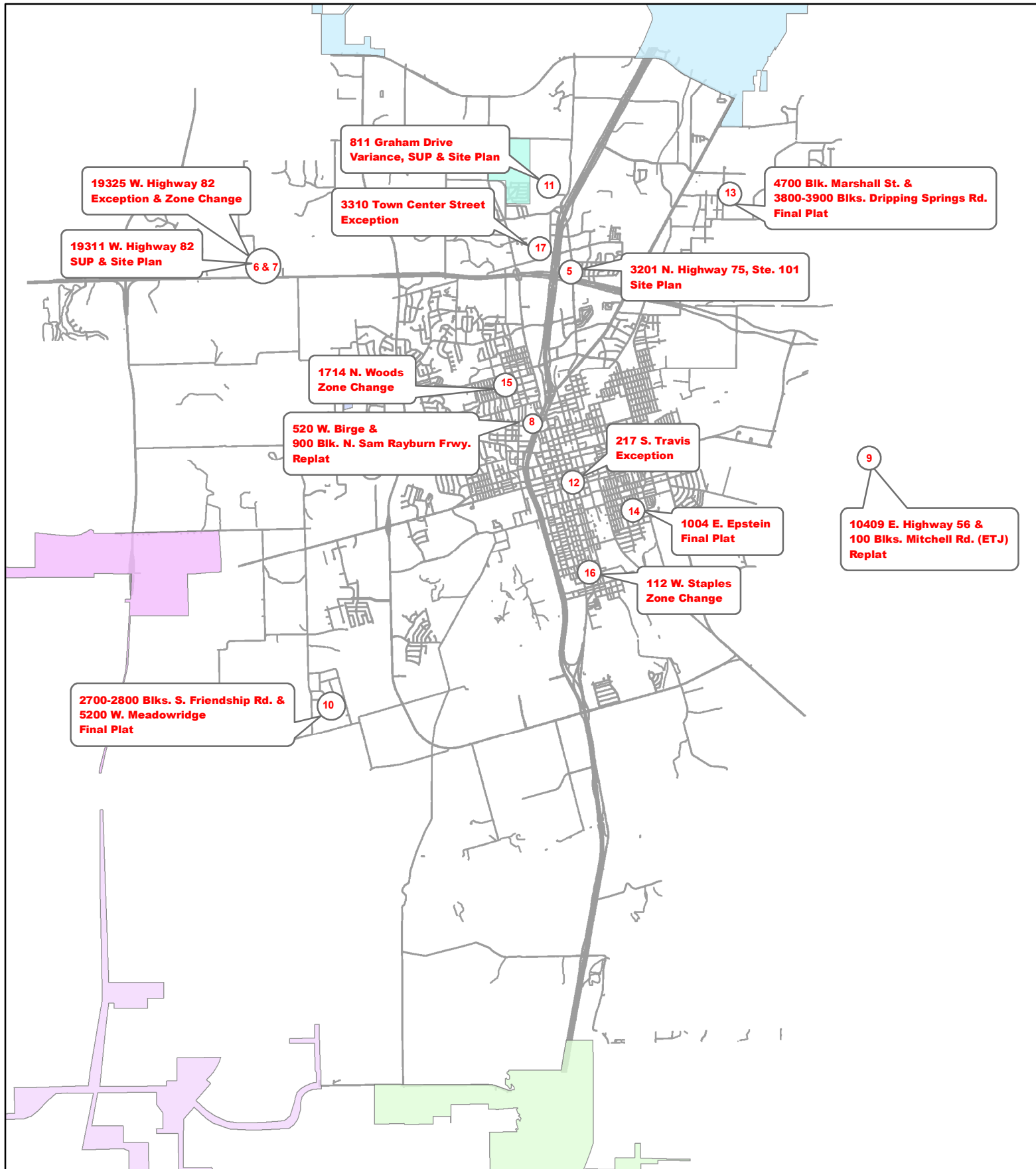
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting September 19, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 8,000 feet