

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 18, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR AUGUST 21, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 6, 7, 9, 10, 11, 15, 16 & 17)**

5. **301 S. CROCKETT STREET**

The request of Creta Lynn Carter II (Owner), L. Lumpkins Architects, Inc. (Architect) and Helvey-Wagner Surveyors (Surveyor) concerning the property at 301 South Crockett Street, being the west 57' of the north 65' of Lot 1, Block 10, Original Town Plat, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsections (1) and (5)(c) to allow a 48' tall, three story office building on the property line in lieu of the permitted 45' tall, 25' from the front property line in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.4, Subsection (5) (b) to allow the building area (8,710 sq. ft.) to be more than one-half of the total number of square feet in the lot (3,705 sq. ft.) in a C-1 (Retail Business) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow living quarters in a C-1 (Retail Business) District.
- Site plan approval for Carter Law Offices

6. *** 2607 LOY LAKE ROAD**

The request of Wornat-Weatherford, LLC (Owners) Goodwin-Lasiter-Strong (Surveyor) concerning the property located at 2607 Loy Lake Road, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 and Lot 3 of Bob Allen Addition

7. * **2515 MASTERS STREET**
The request of Ameristate Bank and Nhat Nguyen Investments, LLC (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, being part of Lots 1 and 2, Block 1 of the Replat of Lot 3, Dr. J.H. Carraway's Addition, as follows:
Planning and Zoning Commission
Replat approval of Lots 1 and 2, Block 1, Dr. J.H. Carraway Subdivision.
8. * **1615 N. MAXEY AND 810 N. FRISCO ROAD**
The request of Martin Investment Properties (Owners) Allen Martin (Representative) and David Fite Surveying (Surveyor) concerning the property located at 1615 North Maxey Street and 810 North Frisco Road, being part of Lots 1-5, Block 1, Jones & Summit Addition also being 1.154 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-2 (General Commercial) District to a C-1 (Retail Business) District.
 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an event venue in a C-1 (Retail Business) District.
- Board of Adjustments***
- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel parking lot in lieu of the required concrete or asphalt in a C-1 (Retail Business) District.
 - Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal and cedar exterior façade in lieu of the required masonry in a C-1 (Retail Business) District.
9. * **3300 BLOCK CANYON CREEK DRIVE & 2700 BLOCK HILLVIEW LANE**
The request of West Canyon Creek Estates LTD (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3300 Block of Canyon Creek Drive and the 2700 Block of Hillview Lane, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288, as follows:
Planning and Zoning Commission
Replat approval Block 2 & Block 3, West Canyon Creek Estates, Section 3.
10. * **2900 BLOCK W. O. B. GRONER ROAD**
The request of Sherman ISD (Owners), Teague, Nall & Perkins (Civil Engineer/Surveyor) and Mike Wilson (Representative) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:
Planning and Zoning Commission
Final Plat approval of Sherman High School Addition.
11. * **3707 SOUTH U.S. HIGHWAY 75**
The request of Douglass Distributing (Owner), EIKON (Architect/Engineer) and Chris Frerich (Representative) concerning the property located at 3707 South U. S. Highway 75, being Lot 1, Block 1, MBG Sherman Addition, as follows:
Planning and Zoning Commission
Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park

12. **301 E. BROCKETT STREET**

The request of Arjun Demla (Owner), Childress Engineering Services (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 East Brockett Street, being part of Lots 3 & 6, Block 3, Bonds 2nd Addition, containing 0.098 acres, as follows:

Planning and Zoning Commission

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence with brick columns in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/College Park Overlay District.

13. **2708 W. LAMBERTH ROAD**

The request of Lamberth Crossing Joint Venture (Owners) and NBS Drafting & Design (Draftsman) concerning the property located at 2708 West Lamberth Road, being Lot 17, The Gardens at O'Hanlon Ranch, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-O (Office) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a climate controlled mini-storage facility in a C-1 (Retail Business) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 11' setback along Lamberth Road in lieu of the required 25' in a C-1 (Retail Business) District.

14. **1600 & 1602 N. TRAVIS STREET**

The request of Caladium Investments, LLC (Owners), Joe Gilbert (Representative) and Marshall Sartin (Surveyor) concerning the property located at 1600 and 1602 North Travis Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, as follows:

Board of Adjustments

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

Planning and Zoning Commission

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

15. * **2712 PLAINVIEW ROAD**

The request of Kacy Cheyenne Goode Hawkins (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2712 Plainview Road, being 6.842 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ).

16. * **400 S. TRAVIS STREET**
The request of First Baptist Church of Sherman (Owners) and David Baca Studio (Architect) concerning the property located at 400 South Travis Street, being 3.23 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Planning and Zoning Commission
Site plan approval for a Children’s Education Building for First Baptist Church.
17. * **429 N. SAM RAYBURN FREEWAY**
The request of Ty Osmani (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 429 North Sam Rayburn Freeway, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A – Page 1, containing 0.532 acres, as follows
Planning and Zoning Commission
Replat approval of Lot 1, Block 1, Osmani’s First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A – Page 1
18. **429 N. SAM RAYBURN FREEWAY**
The request of Ty and Sara Osmani (Owners) and Nick Manesh Engineering, LLC (Architect) concerning the property at 429 North Sam Rayburn Freeway, being all of Lot 2 and part of Lot 1, Block 1, of the Replat of part of Lot 6 and 7 of the J.B. Shannon Deed, as follows:
Board of Adjustments
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) and Section 6.8.2, Subsection (4) (b) to allow the existing fueling station canopy metal poles in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District/O-1.2 (Sam Rayburn Overlay) District.
 - Exception under Ordinance No. 2280, Section 6.8.2, Subsection (6)(c)(2) to not require the 10’ buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/Central Business District/O-1.2 (Sam Rayburn Overlay) District.
- Planning and Zoning Board***
Site plan approval for a Retail Shell.
19. **ADJOURNMENT**
20. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on September 13, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of September, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 09/18/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR AUGUST 21, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

August 21, 2018 Draft Minutes

STATE OF TEXAS §

August 21, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on August 21, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 17, 2018 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Vice-Chairman Elliott. All present voted AYE.

APPROVE MINUTES

MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 9, 11 & 15)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF A LIGHTHOUSE FOR KIDS (OWNERS) REESE & LORIBETH SHAFFER (REPRESENTATIVES) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING PART OF LOTS 2 AND 3, BLOCK 1, CHIEF'S ADDITION, CONTAINING 4.606 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT – LOTS 2 &
3, BLOCK 1, CHIEF'S
ADDITION
920 S. FM 1417
(HERITAGE
PARKWAY)
(A LIGHTHOUSE FOR
KIDS)

REPLAT APPROVAL OF LOTS 2 & 3, BLOCK 1, CHIEF'S ADDITION.

The property is located at 920 South FM 1417 (Heritage Parkway) between Houston Street and Quail Run Road; the Crisis Center Resale Shop was the former tenant. The property was zoned a C-1 (Retail Business) District, May 16, 1994 by Ordinance 4338. The owners would like to plat the property into two (2) 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 PLAT – CONSENT AGENDA ITEM

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

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF SHERMAN HIGH SCHOOL.

**PRELIMINARY PLAT
– SHERMAN HIGH
SCHOOL
2900 BLOCK W. O.B.
GRONER ROAD
(SHERMAN ISD)**

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF CABLE ONE, INC. (OWNERS), ALAN NELSON, NELSON & MORGAN ARCHITECTS, INC (ARCHITECTS/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3806 TEXOMA PARKWAY, BEING LOT 1 BLOCK 1, REDICK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CABLE ONE WAREHOUSE AND STORAGE BUILDING.

**SITE PLAN – CABLE
ONE WAREHOUSE &
STORAGE BUILDING
3806 TEXOMA
PARKWAY
(CABLE ONE, INC)**

The property is located at 3806 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned a C-2 (General Commercial) District. Cable One is proposing a Head End Room and Warehouse north of their existing facility on Texoma Parkway. The Head End Room is similar in design and function to a data processing center with

racks containing video feed and distribution equipment. The facility will also serve as a warehouse and service facility for technical services and equipment calibration and repair used in the distribution and broadcasting of video services throughout the Sherman and Grayson County area. It will serve as a dispatch location for Cable One Service Technicians to report daily to receive work orders and service equipment.

The building will consist of an 8,045 square foot pre-engineered metal building and a 1,800 square foot covered storage area in the rear behind the primary structure. The covered storage will be used to shelter company service vehicles during off duty times. The facade facing Texoma Parkway and on the sides will consist of pre-finished architectural panels and masonry veneer. Fifteen (15) parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEANNETTE GIARRAPUTO SCOTT, JAMES A. GIARRAUPTO AND CAROL GIARRAPUTO BUTLER (OWNERS), GEORGE SCOTT (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1909 AND 1915 NORTH CROCKETT STREET, BEING LOTS 2, 3 AND 4, BLOCK 16, SHANNON HEIGHTS ADDITION, CONTAINING 0.486 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE CROCKETT ADDITION, A REPLAT OF LOTS 2, 3 & 4, OF SHANNON HEIGHTS ADDITION.

The property is located at 1909 and 1915 North Crockett Street between Taylor Street and Dexter Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into two (2) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF HOLIDAY MOTORSPORTS (OWNERS), ALVIN CHILDRESS (REPRESENTATIVE) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY 4612 TEXOMA PARKWAY, BEING 2.698 ACRES IN THE W F PATTERSON SURVEY, ABSTRACT NO. 969 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

REPLAT – THE CROCKETT ADDITION, A REPLAT OF LOTS 2, 3 & 4, SHANNON HEIGHTS ADDITION 1909 & 1915 N. CROCKETT ST. (JEANNETTE GIARRAPUTO SCOTT, JAMES A GIARRAUPTO & CAROL GIARRAPUTO BUTLER)

SUP & SITE PLAN – NEW & PRE-OWNED MOTORCYCLE/ATV/UTV SALES, PARTS & ACCESSORIES SALES, SERVICE & REPAIR 4612 TEXOMA PARKWAY (HOLIDAY

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NEW AND PRE-OWNED MOTORCYCLE/ATV/UTV SALES, PARTS AND ACCESSORIES SALES, SERVICE AND REPAIRS IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

MOTORSPORTS)

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

Alvin Childress, 816 Walden Road, Collinsville, TX

Mr. Childress appeared to represent the request and answer any questions. The property is located at 4612 Texoma Parkway between Frisco Road and Fallon Drive; Haverty's Furniture was the former tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Childress explained "Holiday Motorsports is a powersports dealership offering new and preowned ATVs, motorcycles and UTVs. They recently purchased the property at 4612 Texoma Parkway and would like to move their motorsports business currently located at 3908 Texoma Parkway to this location; we have outgrown our current location. We would like to be the largest showroom north of Dallas, south of Oklahoma City for that type of business. We would like to remodel the interior of the building to have a service and parts department for maintenance and customization of the vehicles and also erect a metal fence to match the building in the rear of the property. They had seen the Staff Review Letter and would abide by the Recommendations."

"We have been at our current location for approximately fourteen months and it is growing every day. We currently have eleven employees and plan to have twenty plus at the new location."

Commission Member Adams asked where they plan to have the service and repairs portion of their business; where do you plan on doing that and how is that going to work with the property."

Mr. Childress explained "on the inside of the building, we plan to put up a wall to separate the service and repair from the showroom portion of the building. Repairs are a smaller avenue than what you would have with your car, we will have oil change or a quick lube service. Everything will be inside the building, as far as tires and things like that, broken down vehicles, you won't see any of that stuff, everything will be gone to auction, the tires are picked up weekly, so it will all be below the fence level, where it will be out of site. Everything that is brought in crates and immediately placed and taken out of the crates as fast as we can build them; we try to get them out of site, everything will be below the fence."

No other citizens appeared before the Planning and Zoning

Commission to discuss the Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs in a C-2 (General Commercial) District at 4612 Texoma Parkway. Second by Commission Member Adams.

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

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

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

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF REMINGTON SHERMAN AUTOMOTIVE LLC (OWNERS), BRETT EDMONSON, THE RATLIFF GROUP, LLC (REPRESENTATIVE) AND NCA PARTNERS (ARCHITECT) CONCERNING THE PROPERTY AT 600 EAST LAMBERTH ROAD, BEING PART OF LOTS 6-8 AND ALL OF LOTS 4 AND 5, BLOCK 4, DR. J.H. CARRAWAY'S SUBDIVISION AND A .75 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 5.855 ACRES, 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 TWO-SIDED DIGITAL BILLBOARD IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(3) TO ALLOW A 672 SQUARE FOOT BILLBOARD IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(5) TO ALLOW A 1,667 FOOT RADIAL SEPARATION BETWEEN BILLBOARDS IN LIEU OF THE PERMITTED 2,000 FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP – BILLBOARD
EXCEPTION –
SQUARE FOOTAGE
EXCEPTION -
SEPARATION
600 E. LAMBERTH
(REMINGTON
SHERMAN
AUTOMOTIVE, LLC)

(TABLED)

An email was received August 9, 2018 at 10:20 a.m. from Brett Edmonson requesting to table the request.

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

Letters were received from:

William & Mindy Brandt Trust, 2408 E. Solano Dr., Phoenix, AZ

“NO Vote! The proposed exception is more than two times the approved size. We are not in favor of approving the request by Remington Sherman Automotive LLC. The overlay district is there for a reason. Please deny the request and maintain the existing 300 foot billboard ordinance.”

Sherman Dev LTD PTN No 3, 306 W. 7th St., Ste. 901, Ft. Worth, TX

“We oppose the changes to the current ordinance requested in the Special Use Permit. We feel there is no need to change the restrictions in the current ordinance.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Adams to table the request at 600 East Lamberth Road. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF YOUNG ENTERPRISES LP (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 529 SOUTH MONTGOMERY STREET, BEING 0.1728 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 22' 8" FRONT SETBACK FOR A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK
529 S.
MONTGOMERY
(YOUNG
ENTERPRISES, LP)

(WITHDRAWN)

Todd Young, 5414 N. FM 1417 (Heritage Parkway), Sherman, TX sent an email 8/21/18 at 3:26 p.m. withdrawing the request.

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

THE REQUEST WAS WITHDRAWN.

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF SHERMAN ISD (OWNERS) TEAGUE, NALL & PERKINS (CIVIL ENGINEER/SURVEYOR) MIKE WILSON (REPRESENTATIVE) AND VLK ARCHITECTS

SUP & SITE PLAN –
SHERMAN HIGH
SCHOOL
EXCEPTIONS -

(ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK OF WEST O. B. GRONER ROAD, BEING 94.76 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

HEIGHT
2900 BLK. W. O.B.
GRONER RD.
(SHERMAN ISD)

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW A THREE-STORY (3), 75' TALL HIGH SCHOOL IN LIEU OF THE 35 FOOT, TWO-STORY (2) PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW STADIUM LIGHTING TO BE 90' TALL IN LIEU OF THE 35 FOOT, TWO-STORY(2) PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A HIGH SCHOOL (GRADES 9-12) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT

Tom Rutledge, TNP, 6620 Cedar Crest, NRH, TX, Clint Schiver, VLK Architects, 2821 W. 7th Street, Ste. 300, Ft. Worth, TX and Tyson Bennett, SISD, 2701 Loy Lake Rd., Sherman, TX

Mr. Rutledge, Mr. Schiver and Mr. Bennett appeared to represent the request and answer any questions. The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman. The main building will be approximately 425,000 square foot, a separate fieldhouse and indoor practice facility, comprising 85,000 square foot, separate concession/restroom buildings for the Junior Varsity Football/Soccer field, and baseball/softball fields. In addition to these athletic fields, there will be three practice fields and a four court competition tennis complex. The Junior Varsity Football field will seat 1,000 spectators.

The main building consists of classrooms, fine arts and athletic spaces, career and technology spaces, cafeteria and an 825 seat auditorium, all arranged around a central outdoor courtyard area. The classroom portion of the main building will be three stories, while the balance of the main building is one or two stories in height.

The exterior will be brick veneer and glass with areas of architectural metal panels and translucent wall panels. The architectural metal panels will cover approximately 25% of the solid exterior wall surfaces on the main building and approximately 30% of the solid wall surfaces on the fieldhouse/indoor practice building.

Mr. Rutledge explained they had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked about the exception for the three stories, 75' tall building.

Mr. Rutledge explained "because of the residential zoning in an R-1 (One Family Residential) District, we talked to Staff and this was the best option. With a school district and State Laws, it states that you can build a school in any zoning district. The advice was to go through a Specific Use Permit instead of rezoning the property. We have the design of the building with a three story component to that; so that is the reason for the exception on the height of the building."

"The exception for the stadium lighting to be 90' tall is for the competition fields, the football field; the softball fields will all have lights for night time use. The lights have been determined by the Light Manufacturer. Some stadium lights depending how they are placed because of the size of the stadium, if the lights get further away from the field, then they have to go higher, so you do find some that get 110' high. The heights of the lights are pretty standard; we are just trying to comply with the zoning. The lights will be directional, they are turned down, we are not adjacent to any residential at this time, we know there is future residential to the north, so what we require for them to do is a photo metric study, so you have zero foot candle at the property line, you will always have ambient light, but nothing that bleeds over to the adjacent property." Mr. Rutledge showed the board where the lights would be located on the property.

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

An email was received from:

Walter DeRonde, 1600 Shady Oaks Place, Corinth, TX

"I have never seen a site plan. The request for 90' stadium lighting relates to lighting around the 3 story school or a new football stadium??"

"Since I own approximately 60 acres of land zoned and platted for single family residential, multi-family and commercial use which is directly adjacent to the Sherman ISD property, it would be nice to know where the lighting is to be located and whether any consideration has been given to its impact on its neighbors."

"90' lighting should probably be visible to satellites circumventing the earth and sounds more appropriate for a high security prison than an institution of higher learning."

"I sold the property to Sherman ISD and have shared all of

my plans and engineering for the adjacent property. To this point in time, I have not seen a site plan. There have been several promises of exchanges of information and utility studies with my engineer, but nothing received as of this date from the Sherman ISD or its representatives.”

“I obviously support the school, but question the variance for 90' stadium lighting primarily because of a total lack of information.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exceptions to allow a three-story (3), 75' tall high school in lieu of the 35 foot, two-story and to allow stadium lighting to be 90' tall in lieu of the 35 foot, two-story permitted in an R-1 (One Family Residential) District in the 2900 block of West O.B. Groner Road subject to the Staff Review Letter.
Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District in the 2900 block of West O.B. Groner Road subject to the Staff Review Letter.
Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF LUIS AND ASHLEY LOPEZ (OWNERS) AND TLC POOLS AND SPA, MATT SMITH (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4700 CAMP VERDE CIRCLE, BEING LOT 1, BLOCK B, REPLAT OF AUSTIN LANDING ADDITION, PHASE ONE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1 & 3) TO ALLOW A 15' SIDE STREET SETBACK FOR A SWIMMING POOL IN LIEU OF THE REQUIRED 25' AND A 1' SEPARATION FOR A DETACHED PERGOLA FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6' IN AN SF-1 (SINGLE FAMILY RESIDENTIAL)

VARIANCE – SIDE STREET SETBACK & SEPARATION BETWEEN MAIN STRUCTURE 4700 CAMP VERDE CIRCLE (LUIS & ASHLEY LOPEZ)

DISTRICT.

Matt Smith, TLC Pools and Spas, 5631 Texoma Parkway, Sherman, TX and Luis Lopez, 4700 Camp Verde Circle, Sherman, TX

Mr. Smith and Mr. Lopez appeared to represent the request and answer any questions. The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision. The property is zoned an SF-1 (Single Family Residential) District.

Mr. Smith explained “Mr. Lopez would like to construct a swimming pool, 15' from the side street property line and a detached pergola, 1' from the residential dwelling. The 25' foot setback based on the size of the yard would limit the size of the pool. I think it would be safer if they could look out and see pool, the only other place we could go would be north around the house. The pool will be located out of any utility easements and will be surrounded by a six foot privacy fence.”

“The pergola will be detached and located 1' from the house; it will be made out of cedar wood. They had seen the Staff Review Letter and would abide by the Recommendations.”

Chairman Mahone asked Scott Shadden, Director of Developmental Services if they could attach the pergola to the house; is that an option.

Mr. Shadden explained “if it were attached, it would need to be located 25' from the rear property line or a variance would need to be approved.”

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

A letter was received from:

Kathi Bowden, 214 W. Northcreek Dr., Sherman, TX

“I have no objection to the construction of a swimming pool, where the Lopez family wants to build.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 15' side street setback for a swimming pool in lieu of the required 25' and a 1' separation for a detached pergola from the main structure in lieu of the required 6' in an SF-1 (Single Family Residential) District located at 4700 Camp Verde Circle subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF JOE L. & GLONDA HIX (OWNERS), JIM TAYLOR, CPA (PROSPECTIVE BUYER) DEAN GILBERT, JR. (REPRESENTATIVE) AND NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2621 MASTERS STREET, BEING PART OF LOT 3, BLOCK 2, DR. J H CARRAWAY'S ADDITION, AS FOLLOWS:

ZONE CHANGE – R-1
TO C-O (OFFICE)
2621 MASTERS
(JOE L. & GLONDA
HIX)

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-O (OFFICE) DISTRICT.
- SITE PLAN APPROVAL FOR A FINANCIAL OFFICE FOR TAYLOR & COMPANY.

Chairman Mahone stated a request was received from Mr. Taylor prior to the meeting to pull the site plan; they will come back next month with a revised site plan. They would like to move forward with the zone change.

Jim Taylor, 505 W. Crawford, Denison, TX

Mr. Taylor appeared to represent the request and answer any questions. The property is located at 2621 Masters Street between Lamberth Road and U.S. Highway 82.

Mr. Taylor explained he would like to change the zoning from an R-1 (One Family Residential) District to a C-O (Office) District. "The plan is to build an office building for my business use. I would like to table the site plan because some issues have come up with some significant changes, but I would like to proceed with the zone change. He had seen the Staff Review Letter and would abide by the Recommendations."

Chairman Mahone asked Mr. Shadden if a site plan is required for the zone change.

Mr. Shadden explained "the site plan can be conceptual, but what they have shown along with the surrounding property being zoned C-1 (Retail Business) District and master planned commercial, it will be fine to go ahead with the zone change."

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

Commission Member Sims asked "are you going to have an entrance to the facility from Masters Street or will you only be using the private drive."

Mr. Taylor explained "that was part of the issues that have arisen that we are going to have to work through that are

unknown at this time. We will come back with a site plan at a later date.”

ACTION TAKEN.

Motion by Commission Member Adams to approve the zone change from an R-1 (One Family Residential) District to a C-O (Office) District located at 2621 Masters Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SHANNON BAILEY (OWNER) AND MARK DEAL & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 501 NORTH HOLLY AVENUE, BEING THE SOUTH 65 FOOT OF LOT 1, BLOCK 2, WESTWOOD 3RD ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT

EXCEPTION - FENCE
501 N. HOLLY AVE.
(SHANNON BAILEY)

Shannon Bailey, 1514 Lakewood Dr., Sherman, TX

Mr. Bailey appeared to represent the request and answer any questions. The property is located at 501 North Holly Avenue, the northeast corner of Holly Avenue and Hillcrest Drive.

Mr. Bailey explained “we recently purchased the house and would like to replace a 4 foot chain link fence with a six foot privacy fence along the Hillcrest Drive property line primarily to secure and protect our dog, which is athletic enough to get over a 4' fence. He had seen the Staff Review Letter and would abide by the Recommendations. I have some photos showing the site line for traffic; I don't think the fence will affect the site line at the stop sign at Holly and Hillcrest.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District

PLANNING & ZONING COMMISSION MINUTES – AUGUST 21, 2018

located at 501 North Holly Avenue subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

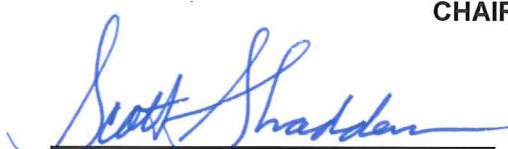
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:42 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 09/18/2018

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

Issue:

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

List of Agenda Items:

6. * 2607 LOY LAKE ROAD

The request of Wornat-Weatherford, LLC (Owners) and Goodwin-Lasiter-Strong (Surveyor) concerning the property located at 2607 Loy Lake Road, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 and Lot 3 of Bob Allen Addition.

7. * 2515 MASTERS STREET

The request of Ameristate Bank and Nhat Nguyen Investments, LLC (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, being all of Lots 1 and 2 of the Replat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, containing 2.338 acres in the J.B. McAnair Survey, Abstract No. 763 as follows:

Planning and Zoning Commission

Second Replat approval of Lot 3, Block 1, Dr. J.H. Carraway Subdivision.

9. * 3300 BLOCK CANYON CREEK DRIVE & 2700 BLOCK HILLVIEW LANE

The request of West Canyon Creek Estates LTD (Owners), Lynn Vessels Construction, LLC (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3300 Block of Canyon Creek Drive and the 2700 Block of Hillview Lane, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Replat approval Block 2 & Block 3, West Canyon Creek Estates, Section 3.

10. * 2900 BLOCK WEST O. B. GRONER ROAD

The request of Sherman ISD (Owners) Teague, Nall & Perkins (Civil Engineer/Surveyor) and Mike Wilson (Representative) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman High School Addition.

11. * 3707 SOUTH U.S. HIGHWAY 75

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

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park

15. * 2712 PLAINVIEW ROAD

The request of Kacy Cheyenne Goode Hawkins (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2712 Plainview Road, being 6.842 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ).

16. * 400 S. TRAVIS STREET

The request of First Baptist Church of Sherman (Owners) and David Baca Studio (Architect) concerning the property located at 400 South Travis Street, being 3.23 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Site plan approval for a Children's Education Building for First Baptist Church.

17. * 429 N. SAM RAYBURN FREEWAY

The request of Ty Osmani (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 429 North Sam Rayburn Freeway, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A – Page 1, containing 0.532 acres, as follows

Planning and Zoning Commission

Replat approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A – Page 1



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

301 S. CROCKETT STREET

The request of Creta Lynn Carter II (Owner), L. Lumpkins Architects, Inc. (Architect) and Helvey-Wagner Surveyors (Surveyor) concerning the property at 301 South Crockett Street, being the west 57' of the north 65' of Lot 1, Block 10, Original Town Plat, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsections (1) and (5)(c) to allow a 48' tall, three story office building on the property line in lieu of the permitted 45' tall, 25' from the front property line in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.4, Subsection (5) (b) to allow the building area (8,710 sq. ft.) to be more than one-half of the total number of square feet in the lot (3,705 sq. ft.) in a C-1 (Retail Business) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow living quarters in a C-1 (Retail Business) District.
- Site plan approval for Carter Law Offices

Background:

The property is located at 301 South Crockett Street; the southeast corner of Crockett and Jones Streets. The property is zoned a C-1 (Retail Business) District.

Exceptions/Variations have been approved by the Planning and Zoning Commission for the following:

- To allow a 17' front setback in lieu of 25', 3' rear setback in lieu of 10' and 0 sideyard setback in lieu of 10' on Jones Street. To allow no off-street parking in lieu of 5 required. The building area to be 400 sq. ft. more than half the lot area – August 28, 1986.
- To allow zero parking spaces in lieu of the required 1/400 square foot in a C-1 (Retail Business) District – June 20, 2006
- To allow a zero side yard setback in a C-1 (Retail Business) District – June 20, 2006

Mr. Carter met with the Historical Preservation Board and the Construction Board of Adjustments and Appeals on August 28, 2018; he was approved for a Certificate of Appropriateness by the Historical Preservation Board and was granted a variance by the Construction Board of Adjustments and Appeals to allow openings for new construction of a sprinkled office building on the property line subject to City approval and if anything is built on the property next door, the openings will be closed.

The owner would like to construct a three story, 8,710 square foot office building at this location. The first two floors will be for office use and the third floor will be for living quarters. The building takes its cues from the late 1800's to early 1900's French and English architecture; primarily English architecture that was being done at that time period. It has the steeper pitched roof, cut stone exterior in irregular sizes, cast stone trim details, the fireplace chimneys that are more elaborate, all typical elements from that time period. The roof will be slate, the windows will be a clad wood window, stained or painted on the inside and clad on the exterior with a color to match the cast stone color; the window sash will be made out of wood.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Creta Lynn Carter II (Owner)

L. Lumpkins Architects, Inc. (Architect)

Helvey-Wagner Surveyors (Surveyor)

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:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Staff Review Letter

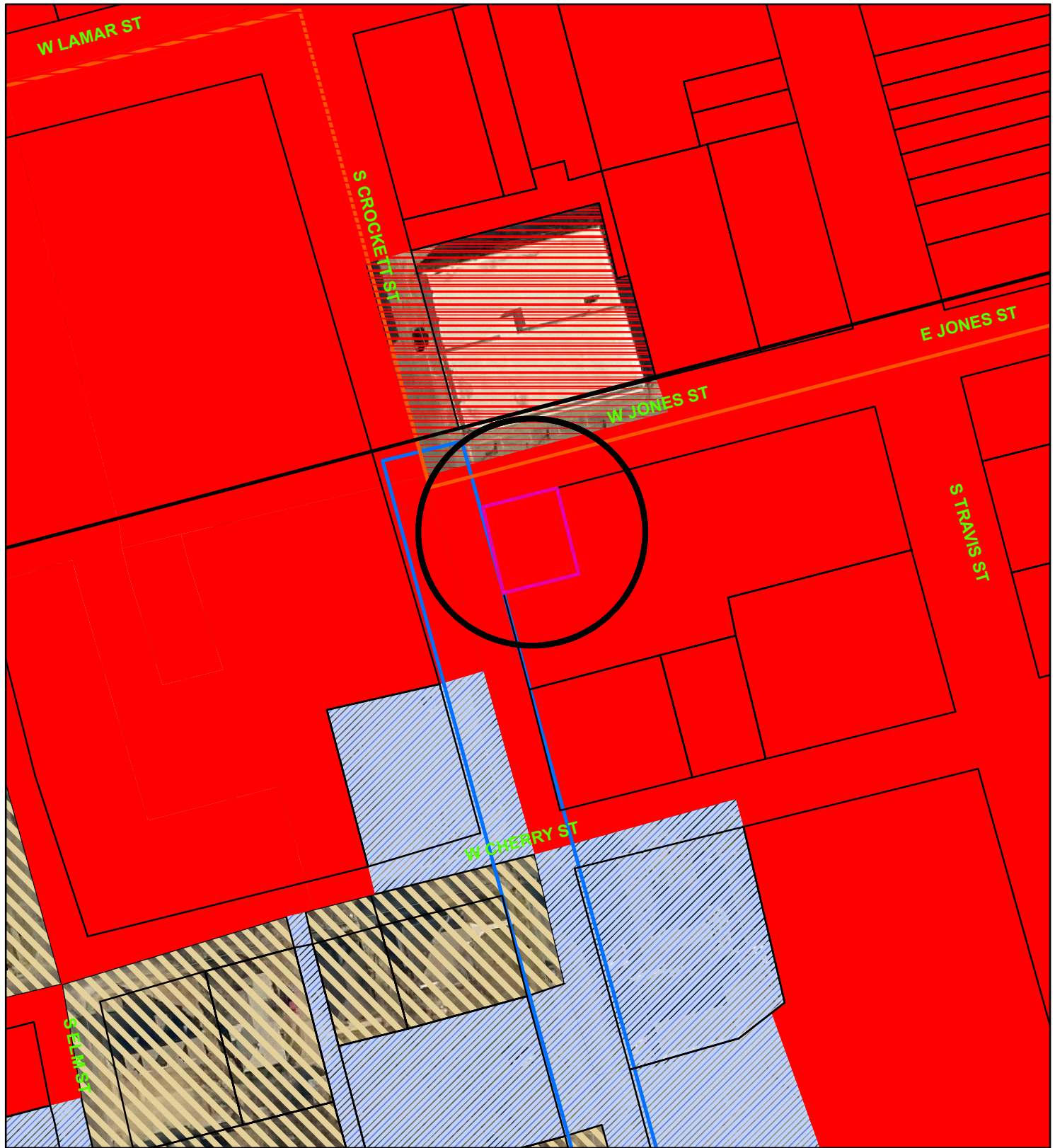


301 South Crockett Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 301 S. Crockett

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

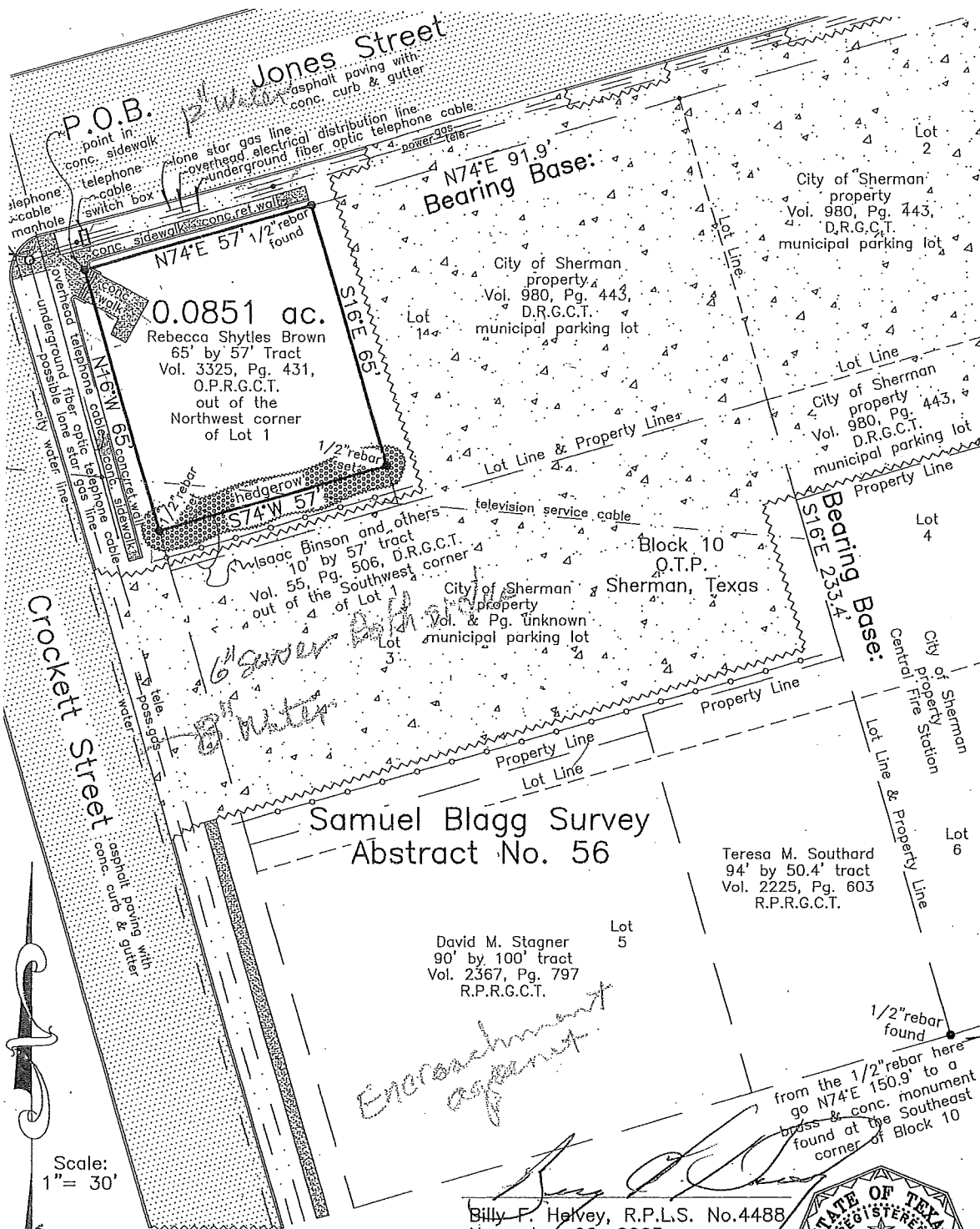
- C-2 - General Commercial District
- CO Office District
- Lakes
- M-1 - Light Manufacturing District
- M-1.5 - Medium Manufacturing District
- M-2 - Heavy Manufacturing District
- MH - Manufacturing Housing District
- R-1 - One Family Residential District
- R-2 - Multi-Family Residential District
-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



1 in = 100 ft

301 S. Crockett



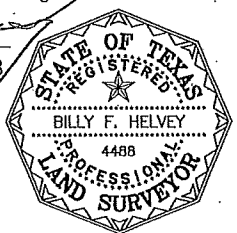


Owner: Rebecca Shytles Brown
 Buyer: Bonnie Sinor or Assigns
 Address: 301 S. Crockett St., Sherman, Texas

1. This Survey was prepared without the benefit of a Title Search.
2. Not all Utilities or Easements were located or addressed.
3. The subject property shown hereon does not lie within the limits of any "designated" Flood Hazard Areas, as shown on the "FEMA" Flood Map No. 48181C0145 E, effective date: May 17, 1995.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the Survey Plat shown hereon was prepared from a Survey made on the ground, of the West 57 ft. of the North 65 ft. of Lot 1, Block 10, Original Town Plat of the City of Sherman, Texas; that the property corner monuments were found in-place or were properly set in-place; and is a true and correct representation of the property. See the attached field notes for the metes and bounds description of the subject property.

Billy F. Helvey, R.P.L.S. No. 4488
 November 22, 2005



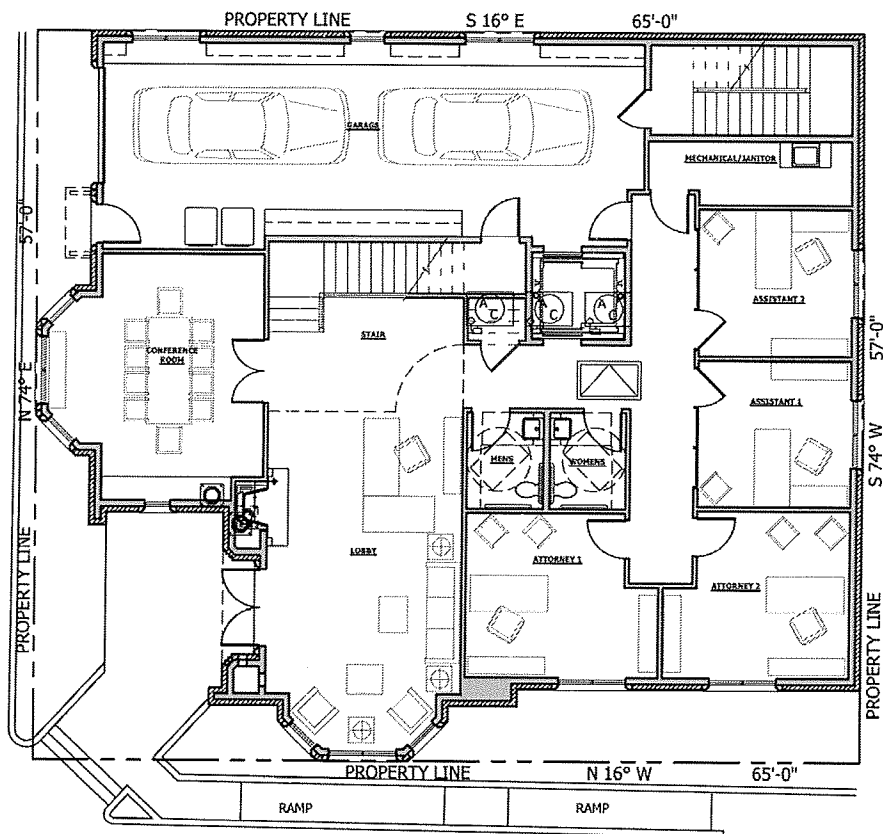
Helvey and Associates Surveying, Inc.
 222 W. Main St.
 Denison, Texas 75020

Ph 903-463-6191 Fax 903-463-4088

Plat: KR/LDDT1/Project/301-S-Crockett-Sherm

JONES STREET

STREET DRAINAGE



CROCKETT STREET

STREET DRAINAGE



NORTH

01 SITE PLAN

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



North/East



Building Rear/Sides from Parking Lot



Crockett and Jones Street Corner



Jones Street Elevation

STAFF REVIEW LETTER

August 10, 2018

Creta Lynn Carter
801 S. Armstrong
Denison, TX 75020

Lloyd Lumpkins
12720 Hillcrest Rd., Ste. 345
Dallas, TX 75230

Dear Applicants,

The request for site plan approval for Carter Law Offices for the property located at 301 South Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, 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. If anything is built on the property next door, the openings facing that side shall be closed – per Construction Board of Adjustments and Appeals.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. The location of trash receptors must be approved by the Public Works Department.
7. No additional street-side parking spaces will be permitted.
8. New Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Prior to obtaining Building Permit, verify accessible route within Right-of-Way with City of Sherman Engineering Department.
10. Water and Sewer Pro-Rata will be due at the time of development.

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

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

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

Respectfully,



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

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

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



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

6.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2607 LOY LAKE ROAD**

The request of Wornat-Weatherford, LLC (Owners) Goodwin-Lasiter-Strong (Surveyor) concerning the property located at 2607 Loy Lake Road, being 2.849 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 2 and 3, Block 1, Bob Allen Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 2 and Lot 3 of Bob Allen Addition

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Wornat-Weatherford, LLC (Owners)

Goodwin-Lasiter-Strong (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

27

Objections Received:

0

Attachments

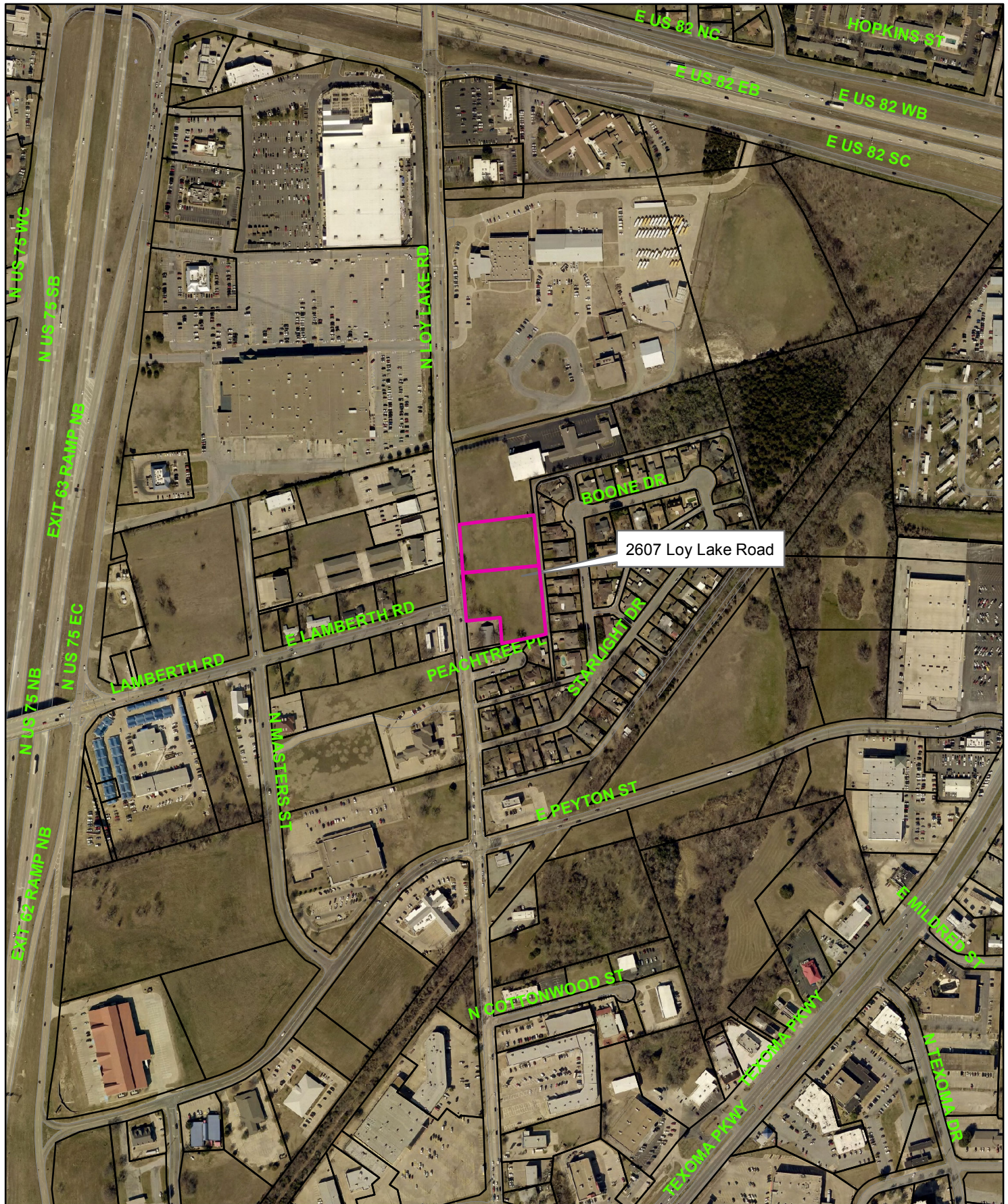
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



2607 Loy Lake Road



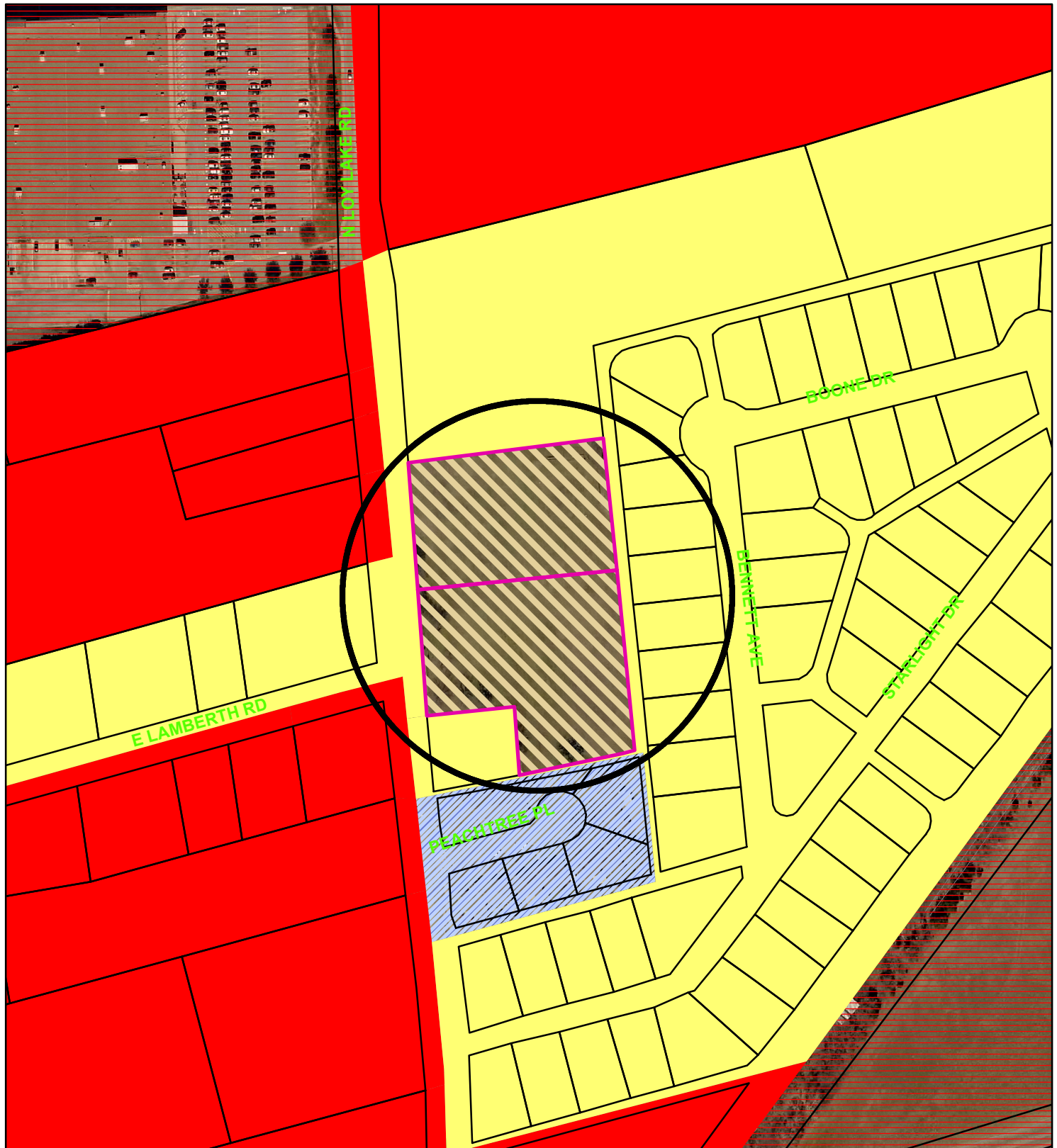
2607 Loy Lake Road



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2607 Loy Lake Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2607 Loy Lake Road





STAFF REVIEW LETTER

September 10, 2018

Wornat-Weatherford, LLC
207 Craik Street
Marlin, TX 76661

Raymond Survey & Mapping
Goodwin-Lasiter, Inc.
202 W. Brazos St.
Groesbeck, TX 76642

Dear Applicants,

The request for approval of the Replat of Lot 2 and Lot 3 of Bob Allen Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. 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.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. Parking will be permitted on private property only.
8. Show ownership block (name, mailing address) on both pages.
9. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

7.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2515 MASTERS STREET**

The request of Ameristate Bank and Nhat Nguyen Investments, LLC (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, being part of Lots 1 and 2, Block 1 of the Replat of Lot 3, Dr. J.H. Carraway's Addition, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Block 1, Dr. J.H. Carraway Subdivision.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ameristate Bank and Nhat Nguyen Investments, LLC (Owners)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

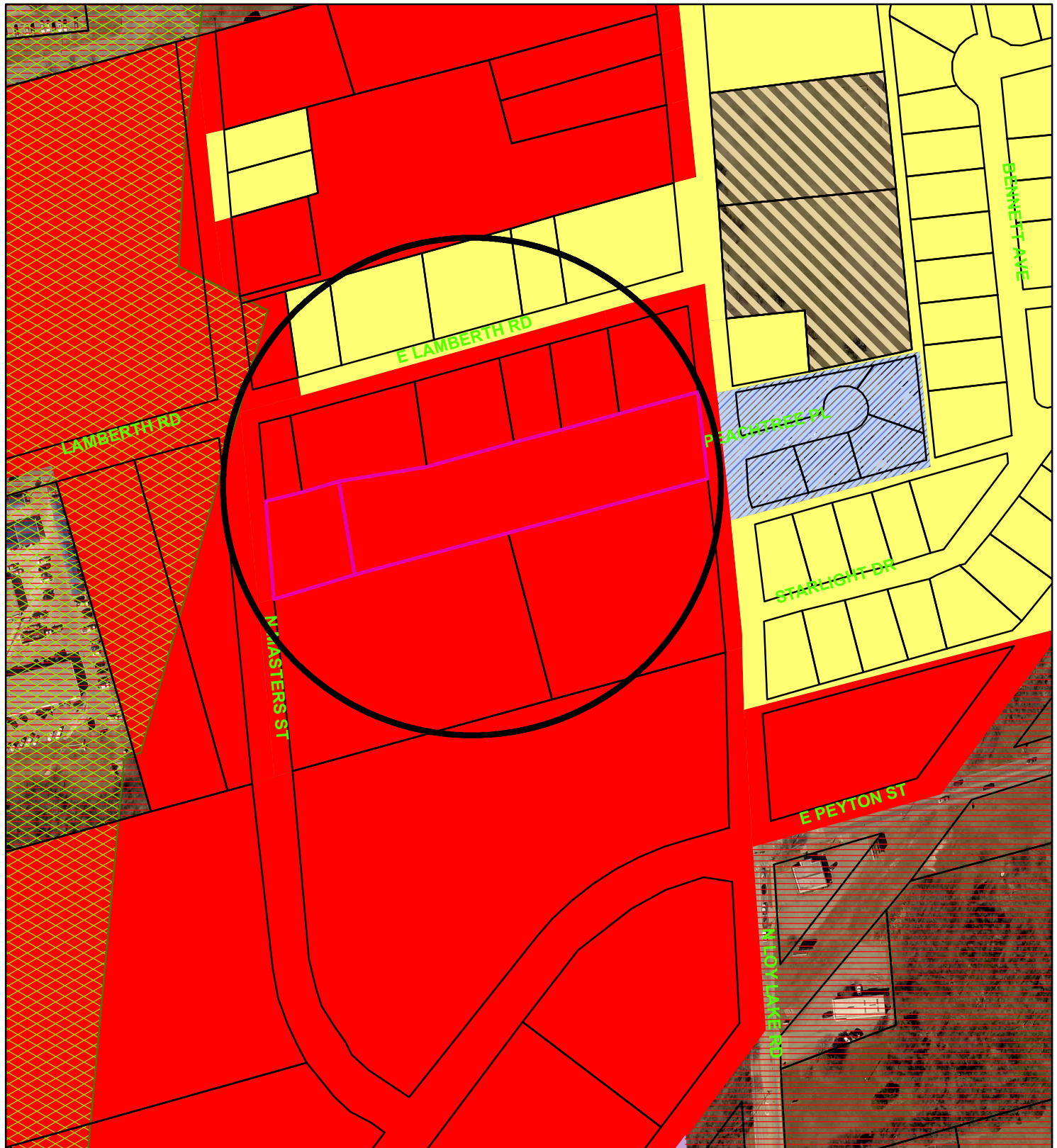
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



Zoning - 2515 Masters Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

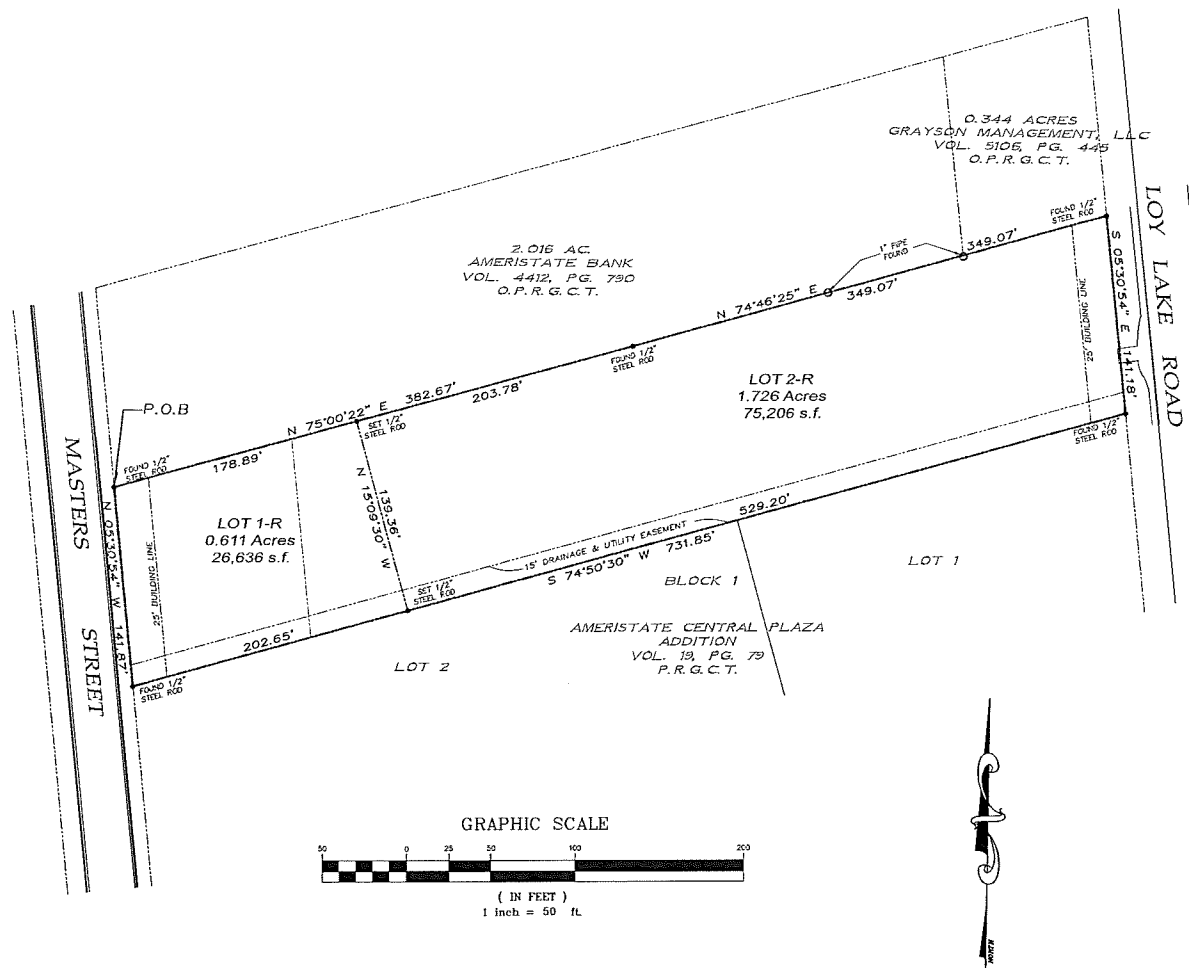


NOT TO SCALE

1 in = 224 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



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

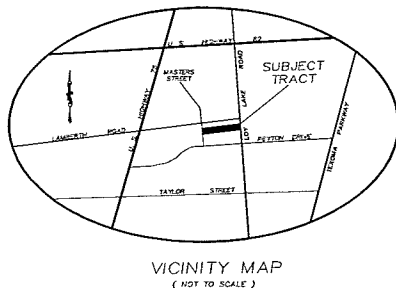
SECOND REPLAT
 of
LOT 3, BLOCK ONE
DR. J.H. CARRAWAY
SUB-DIVISION
 AN ADDITION TO THE CITY OF
 SHERMAN, TEXAS
 2.338 ACRES OUT OF THE
 J. B. McANAIR SURVEY
 ABST. NO. 763
 GRAYSON COUNTY, TEXAS
 08-20-2018

OWNERS/DEVELOPER
 NHAT NGUYEN INVESTMENTS
 2515 MASTERS STREET
 SHERMAN, TX 75090
 903-893-2800
 AND
 AMERISTATE BANK
 2410 LOY LAKE ROAD
 SHERMAN, TX 75090

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

UNDERWOOD
 DRAFTING & SURVEYING

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



VICINITY MAP
 (NOT TO SCALE)

LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being part of the J. B. McAnair Survey, Abstract No. 763, being all of Lots One and Two the Replat of Lot 3, Block One, Dr. J. H. Carraway Sub-Division, an Addition to the City of Sherman, Texas as recorded in Volume 15, Page 24, Plat Records, Grayson County, Texas, and being further described by metes and bounds as follows:

Beginning at a found 1/2" steel rod, said rod being the northwest corner of herein described tract of land, being the southwest corner of a 2.018 acre tract being called Tract One, conveyed to AMERISTATE BANK by deed recorded in Volume 4412, Page 790, Official Public Records, Grayson County, Texas, and also being located on the East right-of-way of Masters Street;

Thence North 75°00'22" East with the north line of said addition, a distance of 382.67 feet to a found 1/2" steel rod;

Thence North 74°46'25" East, and continuing with said north line, a distance of 349.07 feet to a found 1/2" steel rod, said rod being the northeast corner of herein described tract and being located on the West right-of-way of Loy Lake Road;

Thence South 05°30'54" East with the West right-of-way of Loy Lake Road, a distance of 141.18 feet to a found 1/2" steel rod, said rod being the Southeast corner of herein described tract, the Northeast corner of Ameristate Central Plaza Addition recorded as in Volume 19, Page 78, Plat Records, Grayson County, Texas;

Thence South 74°50'30" West, with the north line of said Ameristate Central Plaza Addition a distance of 731.85 feet to a found 1/2" steel rod, said rod being the southwest corner of herein described tract, the northwest corner of said Ameristate Central Plaza Addition, and also being located on the East right-of-way of Masters Street;

Thence North 05°30'54" West with said East right-of-way, a distance of 141.87 feet to the POINT -OF-BEGINNING and containing 2.338 acres of land.

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, THE SECOND REPLAT of LOT 3, BLOCK ONE, DR. J.H. CARRAWAY SUB-DIVISION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

SECOND REPLAT
 of
LOT 3, BLOCK ONE
DR. J.H. CARRAWAY
SUB-DIVISION
 AN ADDITION TO THE CITY OF
 SHERMAN, TEXAS
 2.338 ACRES OUT OF THE
 J. B. McANAIR SURVEY
 ABST. NO. 763
 GRAYSON COUNTY, TEXAS
 08-20-2018

OWNERS/DEVELOPER
 NHAT NGUYEN INVESTMENTS
 2515 MASTERS STREET
 SHERMAN, TX 75090
 903-893-2800
 and
 AmeriState Bank
 2410 Loy Lake Road
 Sherman, TX 75090

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

UNDERWOOD
 DRAFTING & SURVEYING

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, NHAT NGUYEN INVESTMENTS and AMERISTATE BANK, do hereby adopt this plat designating the hereinabove properly as the SECOND REPLAT of LOT 3, BLOCK ONE, DR. J.H. CARRAWAY SUB-DIVISION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018.

NHAT NGUYEN INVESTMENTS
 By: Dr. Michael Nguyen

AMERISTATE BANK
 By: Ron Westervelt
 Market President

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

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

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

STATE OF TEXAS
 COUNTY OF GRAYSON

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

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

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



STAFF REVIEW LETTER

September 10, 2018

Nhat Nguyen Investments
2515 Masters Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Ameristate Bank
2410 Loy Lake Road
Sherman, TX 75090

Dear Applicants,

The request for approval of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway Sub-division has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1615 N. MAXEY AND 810 N. FRISCO ROAD

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

Planning and Zoning Commission

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

Board of Adjustments

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

Background:

The property is located at 1615 North Maxey Street and 810 North Frisco Road; the southeast corner of Frisco Road and Maxey Street; Gardenland Nursery was the former tenant. The owner would like to change the zoning on the two tracts to a C-1 (Retail Business) District and request a Specific Use Permit to allow an event venue to accommodate weddings, parties and meetings. They are requesting exceptions to allow the gravel parking lot and the existing metal building; the post in the front of the building will be wrapped with cedar.

Adjacent Zoning:

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

Origination:

Martin Investment Properties (Owners)
Allen Martin (Representative)
David Fite Surveying (Surveyor)

Master Plan Designation:

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

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

Number of notices mailed:

16

Objections Received:

0

Attachments

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



1615 N. Maxey & 810 N. Frisco

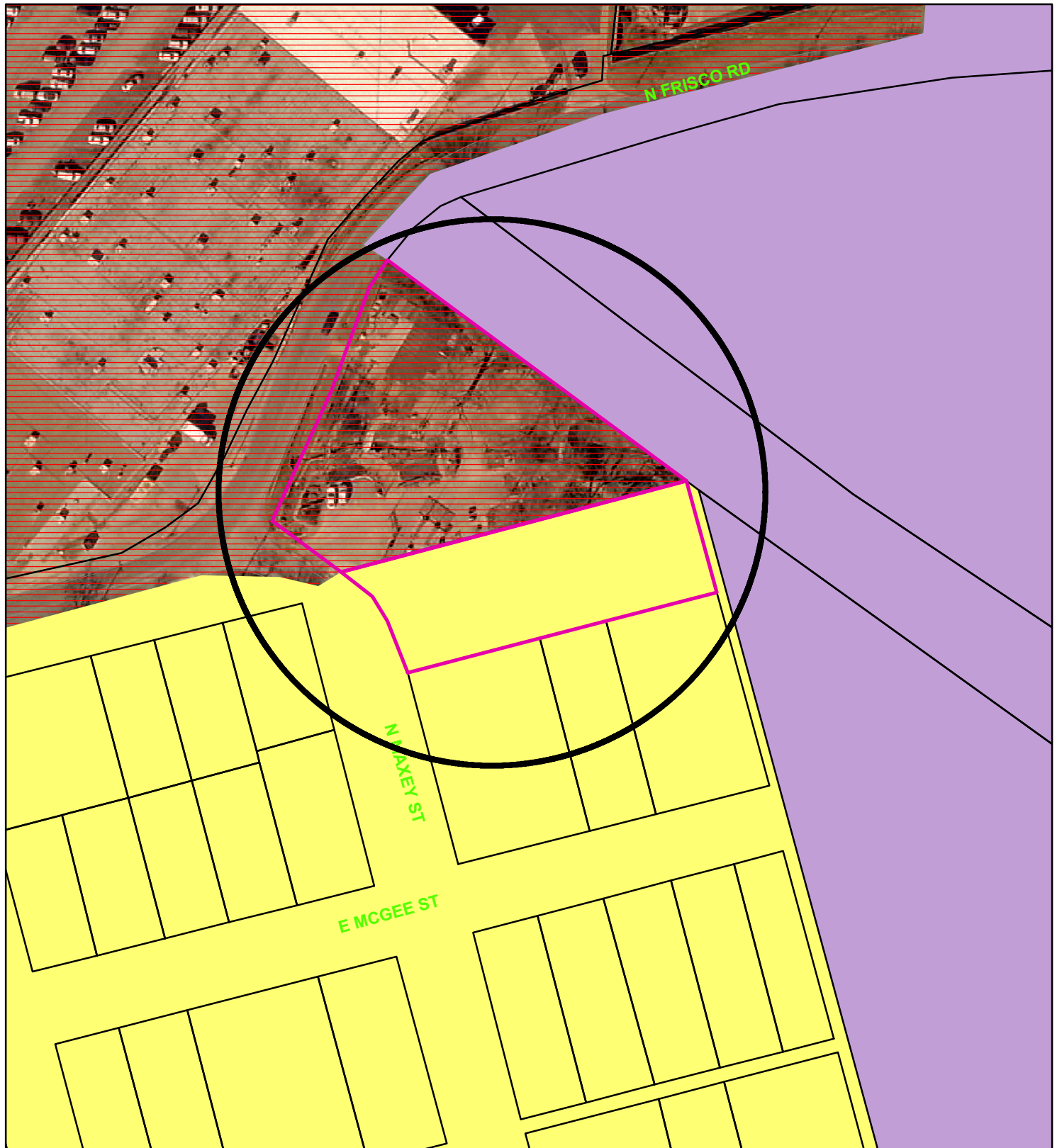


**1615 N. Maxey Street &
810 N. Frisco Road**



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1615 N. Maxey & 810 N. Frisco

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

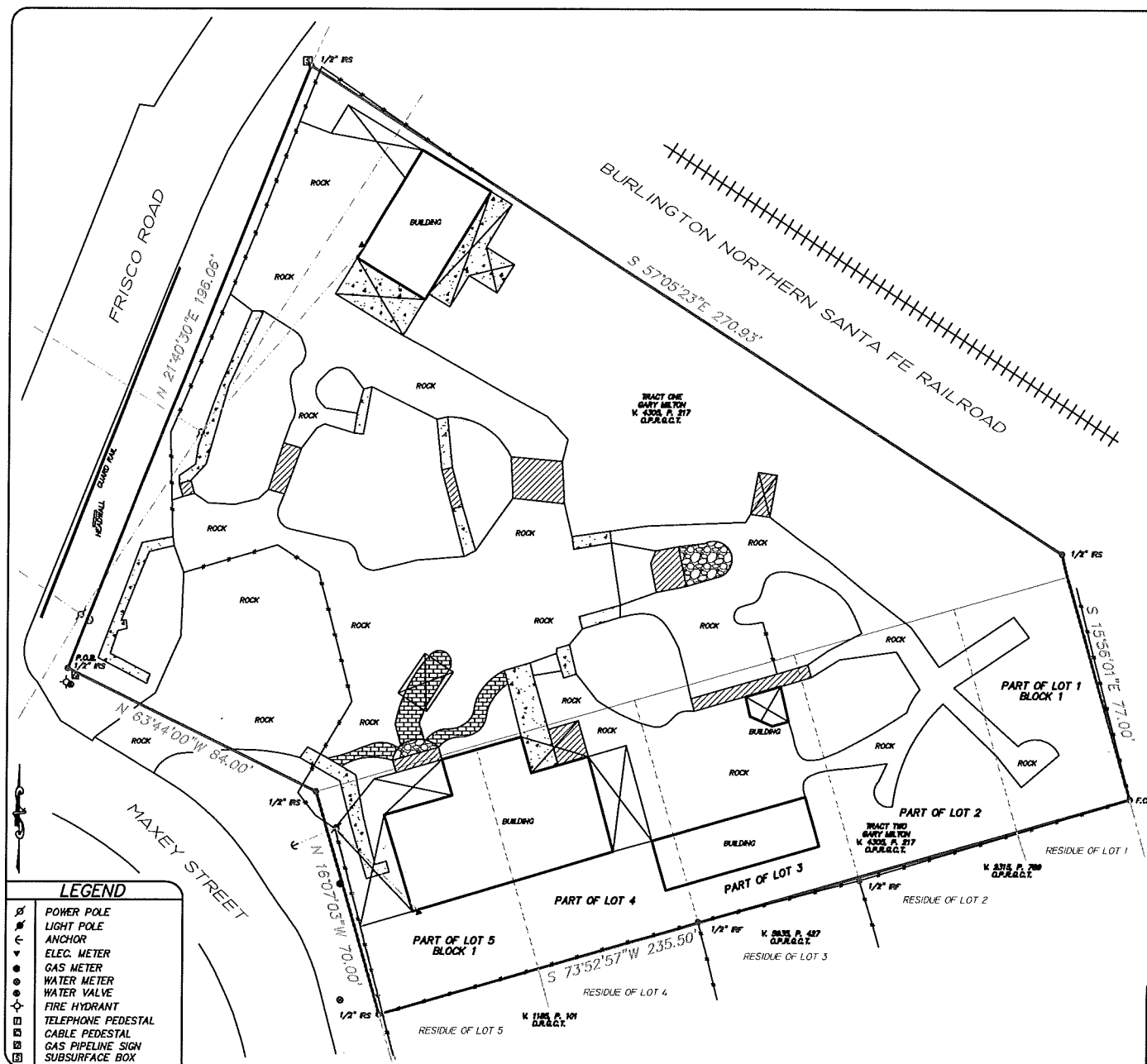
1 in = 100 ft

1615 N. Maxey Street



810 N. Frisco Road





DESCRIPTION

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

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

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

THENCE S. 57 deg. 05 min. 23 sec. E. with the West line of said railroad, a distance of 270.93 feet to a 1/2" iron rod set for corner at an angle point in the West line of said railroad;

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

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

THENCE N. 16 deg. 07 min. 03 sec. W. with the East line of Maxey Street, passing the Northeast corner of Lot 1, Block 1 of said Jones Summit Addition and continuing for a total distance of 77.90 feet to a fence corner post found for corner at the Southwest corner of said TRACT ONE and being at a turn in the East line of said street;

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

NOTES

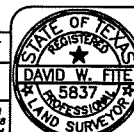
- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 0127603, Effective Date JUNE 18, 2018.

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

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

DAVID FITE SURVEYING

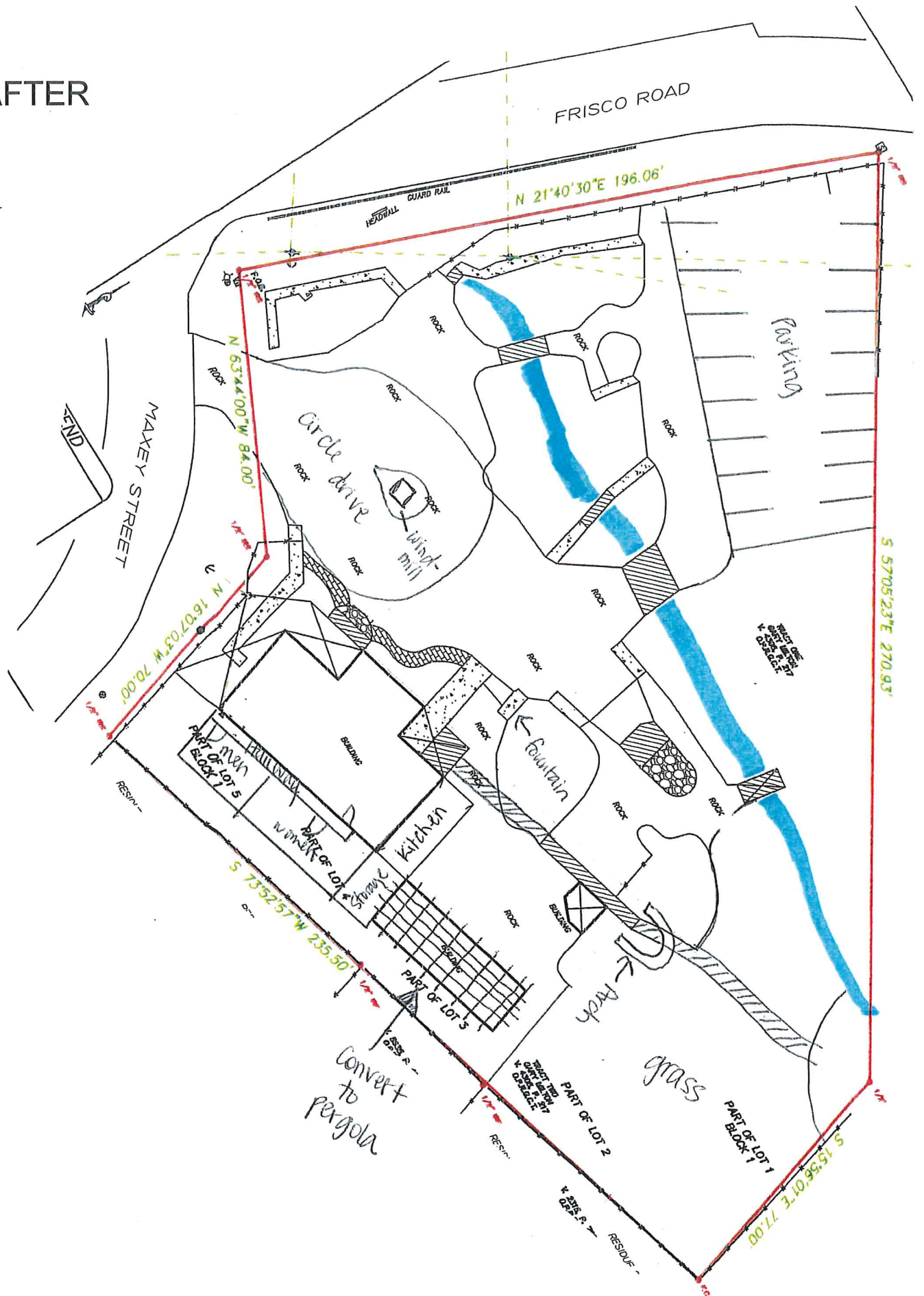
BOOK 17 P. 207
DATE 7-25-2018
BY DAVID FITE
DRAWN D.W.F.
3480 COUNTY ROAD 3307
GREENVILLE, TX 75402



BEFORE



AFTER











STAFF REVIEW LETTER

September 11, 2018

Allen Martin
209 Arapaho Trail East
Sherman, TX 75092

David Fite Surveying
3480 County Road 3307
Greenville, TX 75402

Dear Applicants,

The request for a Specific Use Permit to allow an event venue in a C-1 (Retail Business) District for the property located at 1615 North Maxey Street and 810 North Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

12. Platting of the property is required.
13. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. Verify fire lane requirements with Fire Marshall.

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

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 3300 BLOCK CANYON CREEK DRIVE & 2700 BLOCK HILLVIEW LANE**

The request of West Canyon Creek Estates LTD (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3300 Block of Canyon Creek Drive and the 2700 Block of Hillview Lane, being a part of Tract 1 and a part of Tract 4 of West Canyon Creek Estates, Section 3, also being 6.925 acres in the James B. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Replat approval Block 2 & Block 3, West Canyon Creek Estates, Section 3.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

West Canyon Creek Estates LTD (Owners)
Lynn Vessels Construction, LLC (Developer)
Underwood Drafting & 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:

2

Objections Received:

0

Attachments

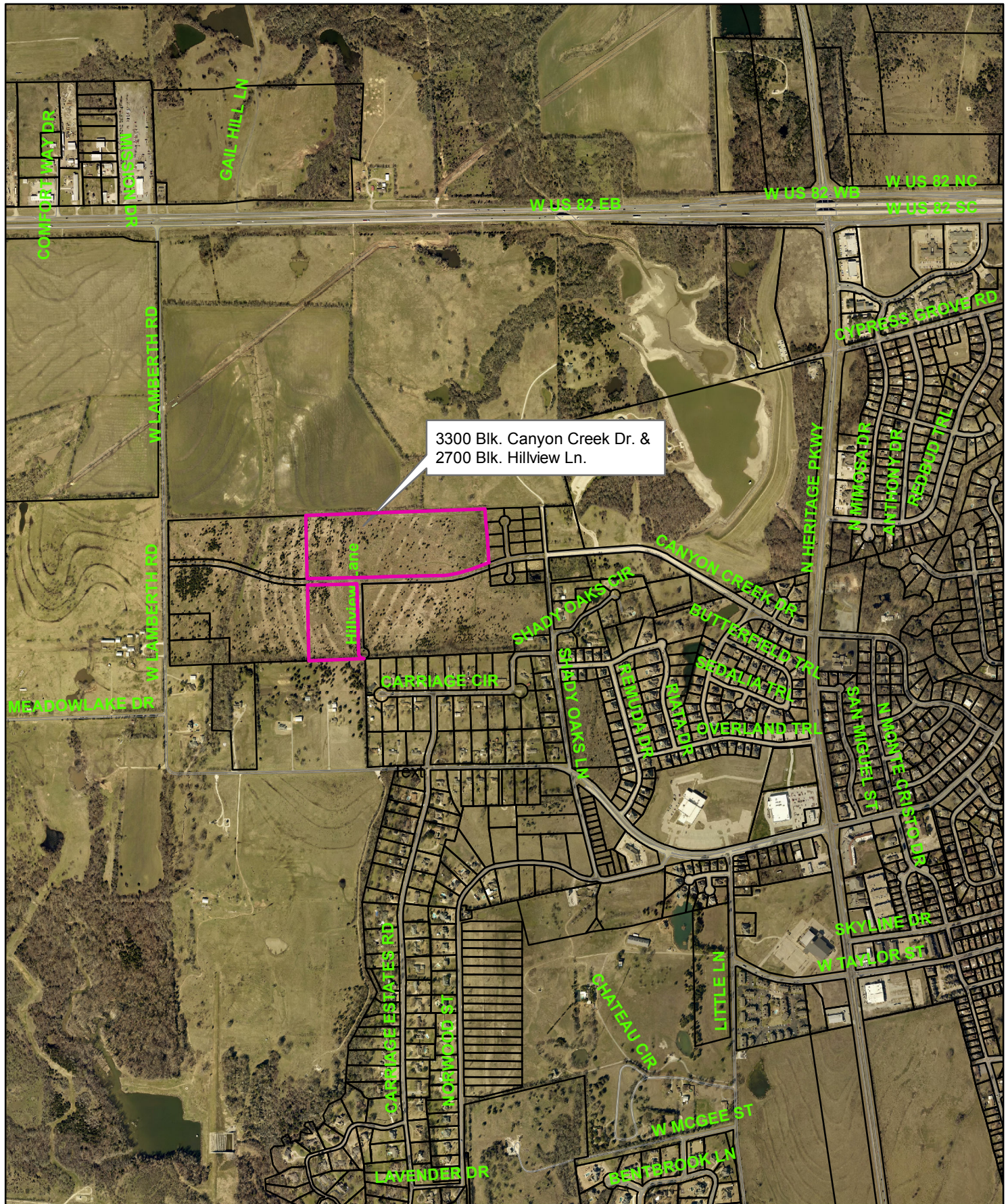
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



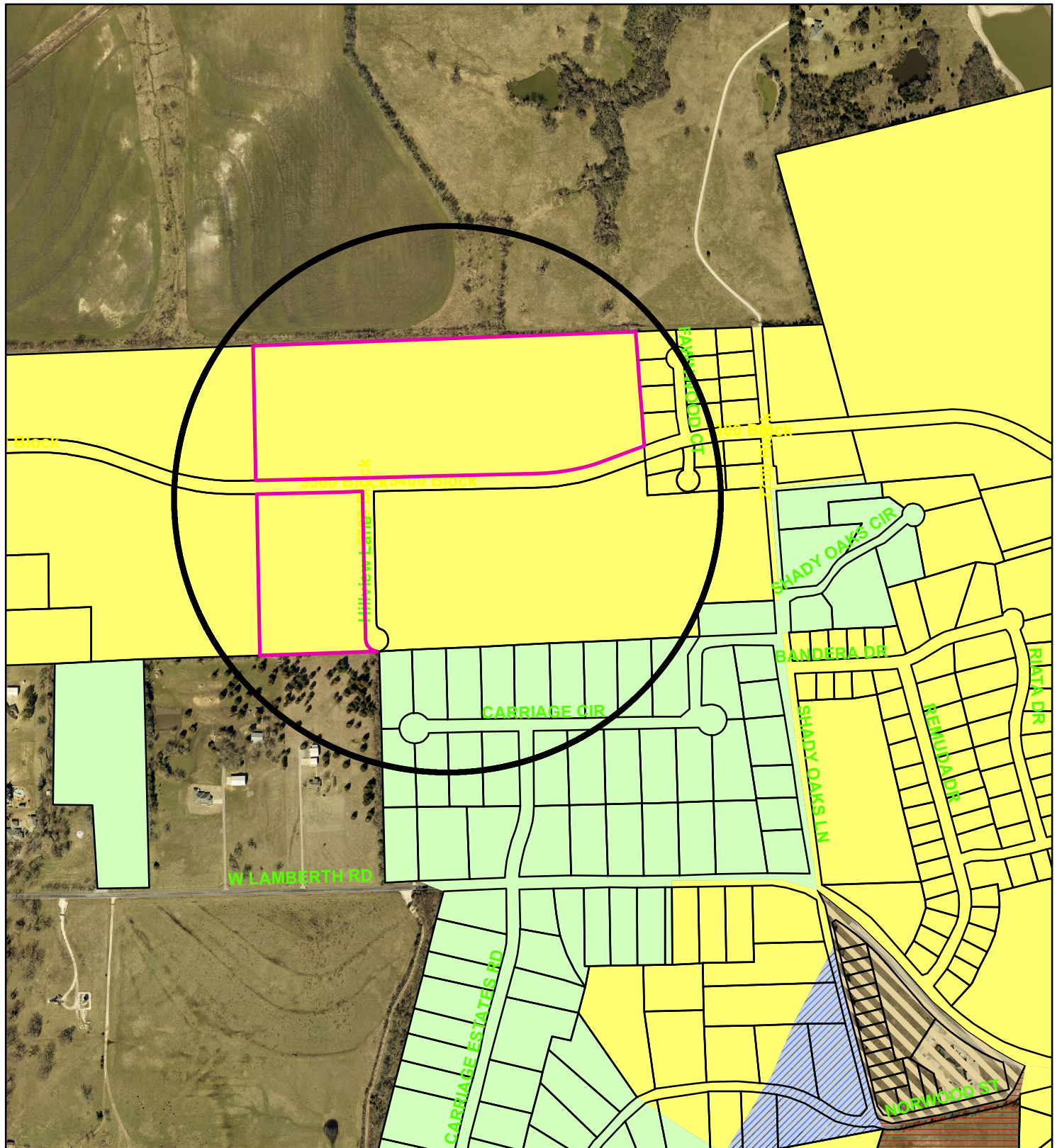
3300 Blk. Canyon Creek Dr. &
2700 Blk. Hillview Ln.



**3300 Blk. Canyon Creek Drive &
2700 Blk. Hillview Lane**



1 in = 1,221 ft



Zoning - 3300 Block Canyon Creek Dr. & 2700 Block Hillview Lane

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep
FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP Bialack Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

1 in = 600 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

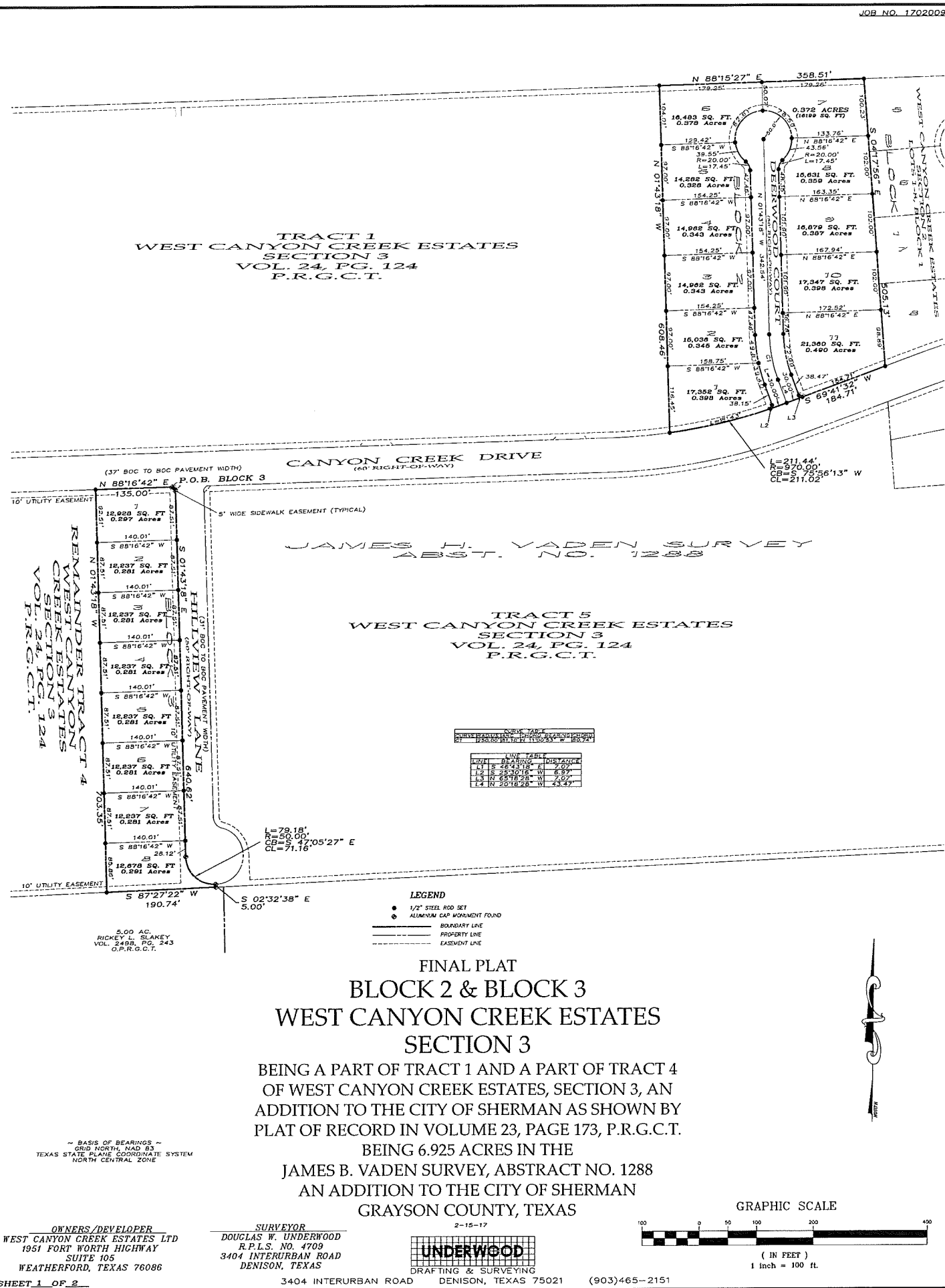
City of Sherman, Texas
Developmental Services Department

3300 Block Canyon Creek Drive



2700 Block Hillview Lane





LEGAL DESCRIPTIONS

BLOCK 2

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the James H. Vaden Survey, Abstract No. 1288, and being a part of Tract 1, West Canyon Creek Estates, Section 3 on addition to the City of Sherman as shown by plat of record in Volume 24, Page 124, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap monument found in the north line of Canyon Creek Drive said monument maintaining the southwest corner of West Canyon Creek Estates, Section 2 on addition to the City of Sherman as shown by plat of record in Volume 22, Page 120 of said Plat Records said rod also maintaining the Tract 1;

Thence South 69°41'32" West, along the north line of said Canyon Creek Drive, a distance of 184.71 feet to an aluminum cap monument found;

Thence continuing along the north line of said Canyon Creek Drive with a tangent curve to the right having a radius of 970.00 feet, (chord bears South 75°56'13" West, a distance of 211.02 feet) an arc length of 211.44 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the southwest corner of the herein described tract;

Thence North 01°43'18" West, over and across said Tract 1, a distance of 608.46 feet to a 1/2" steel rod set with a cap marked RPLS 4709 in the north line of said Tract 1;

Thence North 88°15'27" East, along the north line of said Tract 1, a distance of 358.51 feet to an aluminum cap monument found maintaining the northwest corner of said West Canyon Creek Estates, Section 2 said monument also maintaining the northeast corner of said Tract 1;

Thence South 04°17'56" East, along the west line of said West Canyon Creek Estates, Section 2, a distance of 505.13 feet to the Point-of-Beginning and containing 4.808 acres (209,364 square feet) of land.

BLOCK 3

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the James H. Vaden Survey, Abstract No. 1288, and being a part of Tract 4, West Canyon Creek Estates, Section 3 on addition to the City of Sherman as shown by plat of record in Volume 24, Page 124, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an aluminum monument found at the intersection of the south right-of-way line of Canyon Creek Drive and the west right-of-way line of Hillview Lane, said monument being the northeast corner of said Tract 4;

Thence South 46°43'18" East, along the west line of said Hillview Lane, a distance of 7.07 feet to an aluminum cap monument found;

Thence South 01°43'18" East, continuing along the west line of said Hillview Lane, a distance of 640.62 feet to an aluminum cap monument found;

Thence continuing along the west line of said Hillview Lane with a tangent curve to the left having a radius of 50.00 feet, (chord bears South 47°05'27" East, a distance of 71.16 feet) an arc length of 79.18 feet to an aluminum cap monument found;

Thence South 02°32'38" East, along the west line of said Tract 4, a distance of 5.00 feet to an aluminum cap monument found maintaining the southeast corner of said Tract 4;

Thence South 87°27'22" West, along the south line of said Tract 4, a distance of 190.74 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the southwest corner of the herein described tract;

Thence North 01°43'18" West, over and across said Tract 4, a distance of 703.35 feet to a 1/2" steel rod set with a cap marked RPLS 4709 in the south line of said Canyon Creek Drive for the northwest corner of the herein described tract;

Thence North 88°16'42" East, along the south line of said Canyon Creek Drive, a distance of 135.00 feet to the Point-of-Beginning and containing 2.276 acres (99,125 square feet) 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 from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date

**FINAL PLAT
BLOCK 2 & BLOCK 3
WEST CANYON CREEK ESTATES
SECTION 3
BEING A PART OF TRACT 1 AND A PART OF TRACT 4
OF WEST CANYON CREEK ESTATES, SECTION 3, AN
ADDITION TO THE CITY OF SHERMAN AS SHOWN BY
PLAT OF RECORD IN VOLUME 23, PAGE 173, P.R.G.C.T.
BEING 6.925 ACRES IN THE
JAMES B. VADEN SURVEY, ABSTRACT NO. 1288
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS**

OWNERS/DEVELOPER
WEST CANYON CREEK ESTATES LTD
1951 FORT WORTH HIGHWAY
SUITE 105
WEATHERFORD, TEXAS 76086

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

UNDERWOOD
DRAFTING & SURVEYING

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



STAFF REVIEW LETTER

September 10, 2018

West Canyon Creek Estates, Ltd.
1951 Fort Worth Highway, Ste. 105
Weatherford, TX 76086

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Block 2 and Block 3, West Canyon Creek Estates, Section 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on Block 2.
6. Ensure set and found monuments on drawing are correct.
7. Remove 5' Sidewalk Easement from drawing.
8. Verify cul-de-sac requirements with Fire Marshall.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2900 BLOCK W. O. B. GRONER ROAD**

The request of Sherman ISD (Owners), Teague, Nall & Perkins (Civil Engineer/Surveyor) and Mike Wilson (Representative) concerning the property located in the 2900 Block of West O. B. Groner Road, being 94.76 acres in the Elizabeth Jones Survey, Abstract No. 625 as follows:

Planning and Zoning Commission

Final Plat approval of Sherman High School Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman ISD (Owners)

Teague, Nall & Perkins (Civil Engineer/Surveyor)

Mike Wilson (Representative)

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.

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

Number of notices mailed:

Not required.

Objections Received:

0

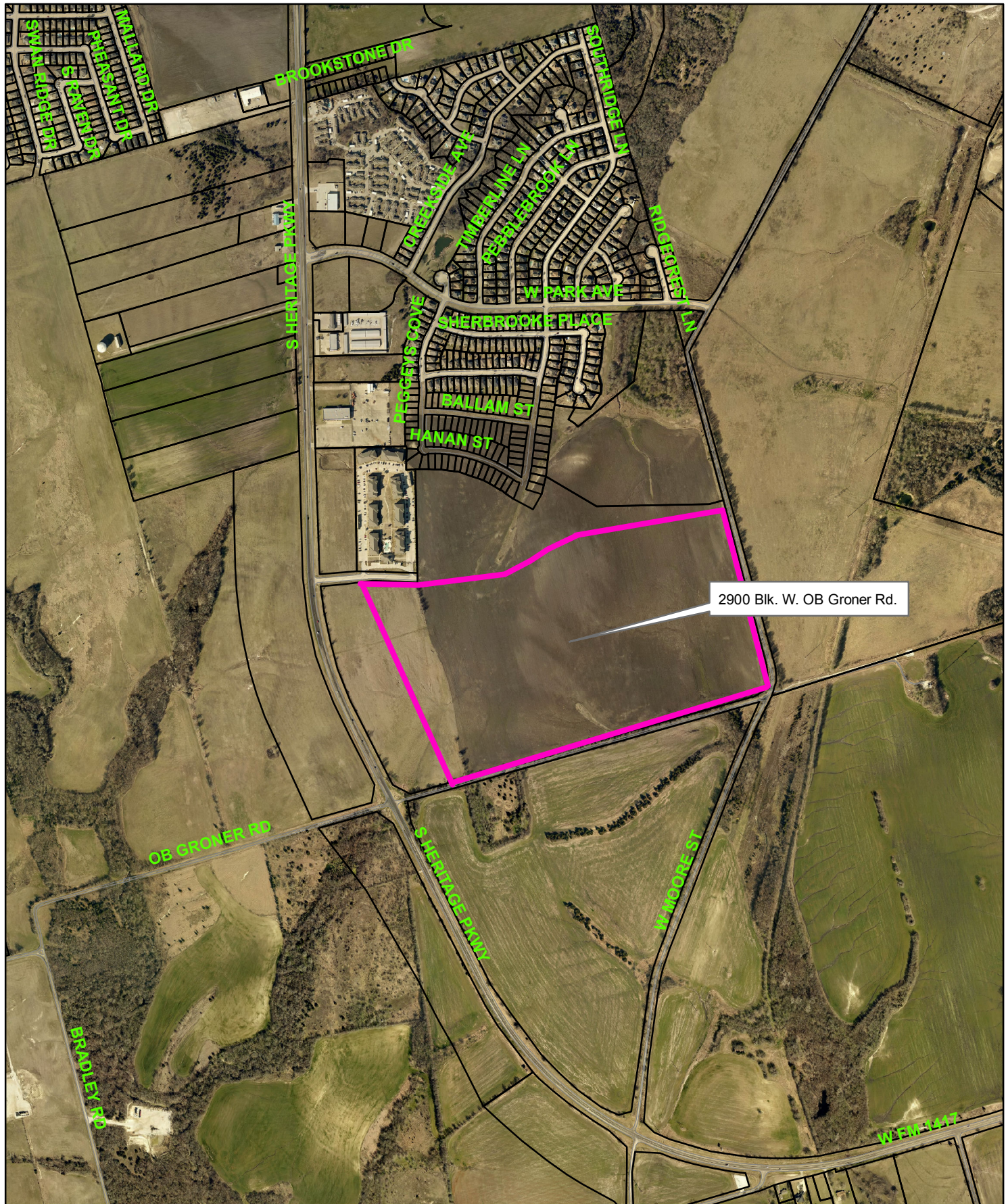
Attachments

Location Map

Zoning Map

Final Plat

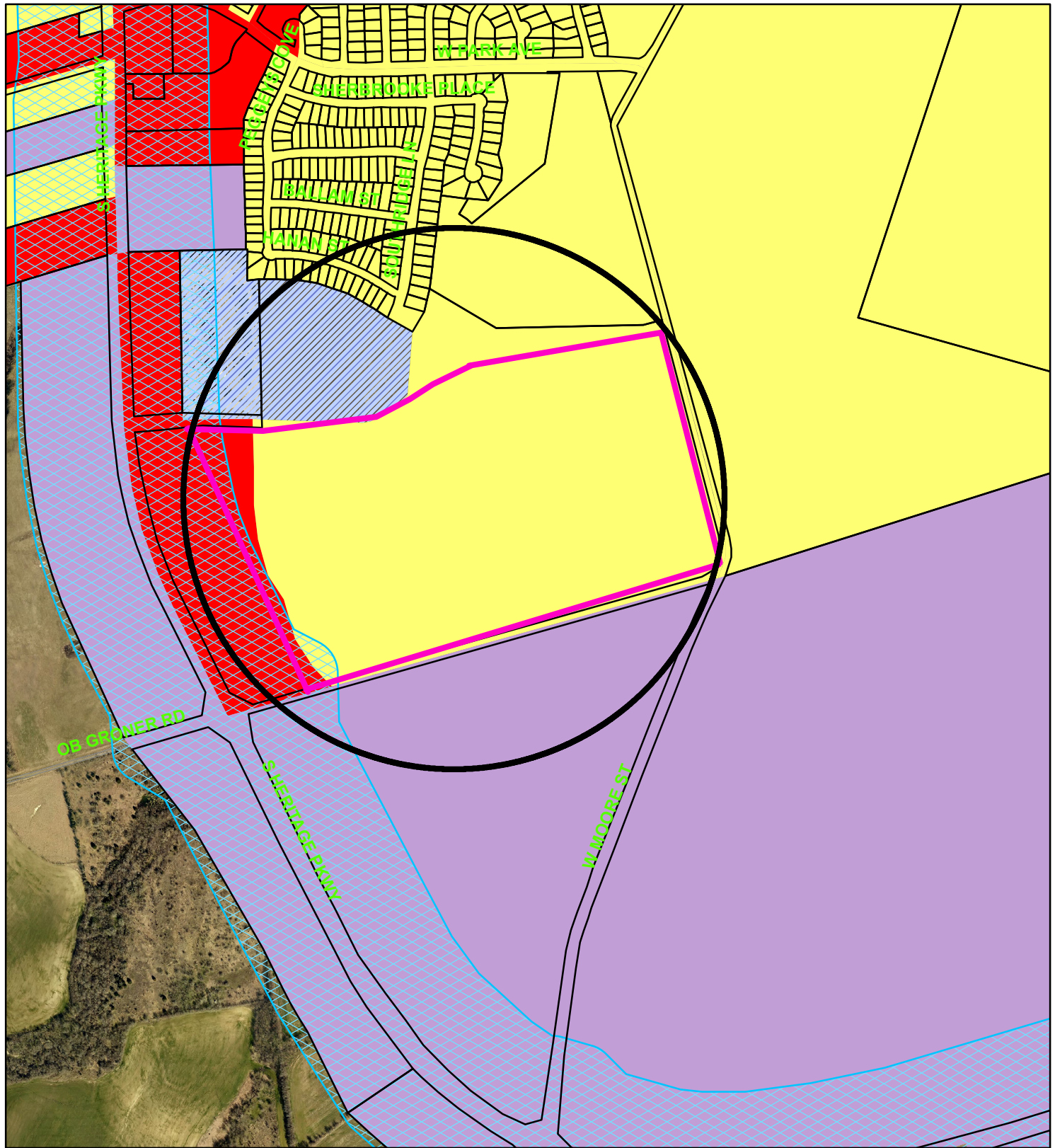
Staff Review Letter



2900 Block W. O.B. Groner Road



1 in = 1,000 ft



Zoning - 2900 Blk. West O.B. Groner Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



STAFF REVIEW LETTER

September 10, 2018

Sherman Independent School District
2701 Loy Lake Road
Sherman, TX 75090

Teague Nall & Perkins
1517 Centre Place Dr., Ste. 320
Denton, TX 76205

Dear Applicants,

The request for approval of the Final Plat of Sherman High School Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show ownership block with owner name and address on both pages.
6. Development Agreement required for Public Infrastructures.
7. Water and sewer Pro-Rata will be due at the time of development.
8. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Require a 20' Utility Easement over all proposed public utilities. Coordinate with Engineering Department.
10. Privately owned and maintained detention in accordance with City criteria is required.
11. Correct misspelling of O.B. Groner in legal description for Lot 1, Block B.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file

must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

11.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

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

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

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park

Background:

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

Adjacent Zoning:

Blalock Commercial Overlay District
Blalock Industrial Park

Origination:

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

Master Plan Designation:

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

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

Number of notices mailed:

43

Objections Received:

0

Attachments

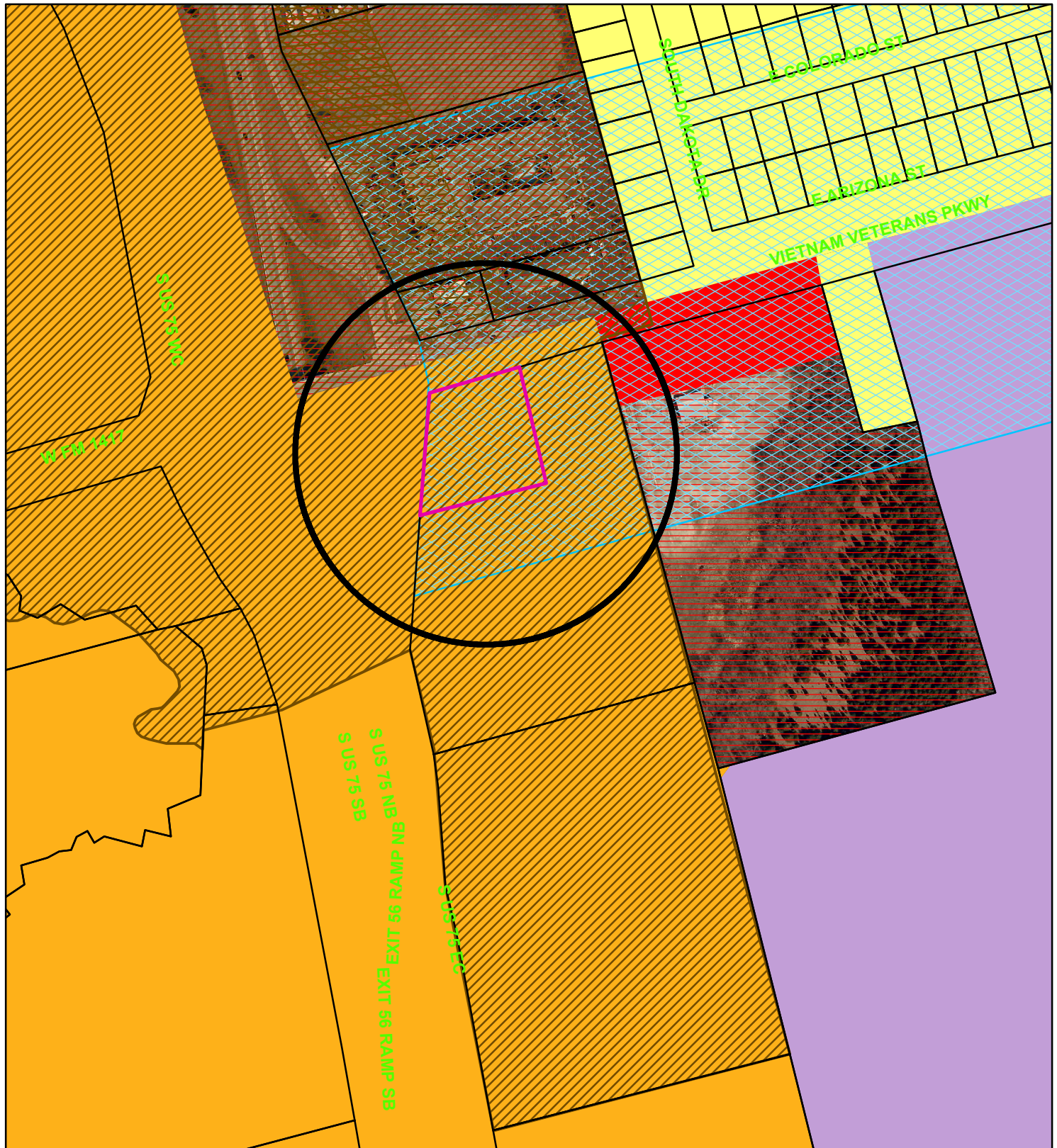
Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter



3707 S. U.S. Highway 75



1 in = 600 ft



Zoning - 3707 South U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

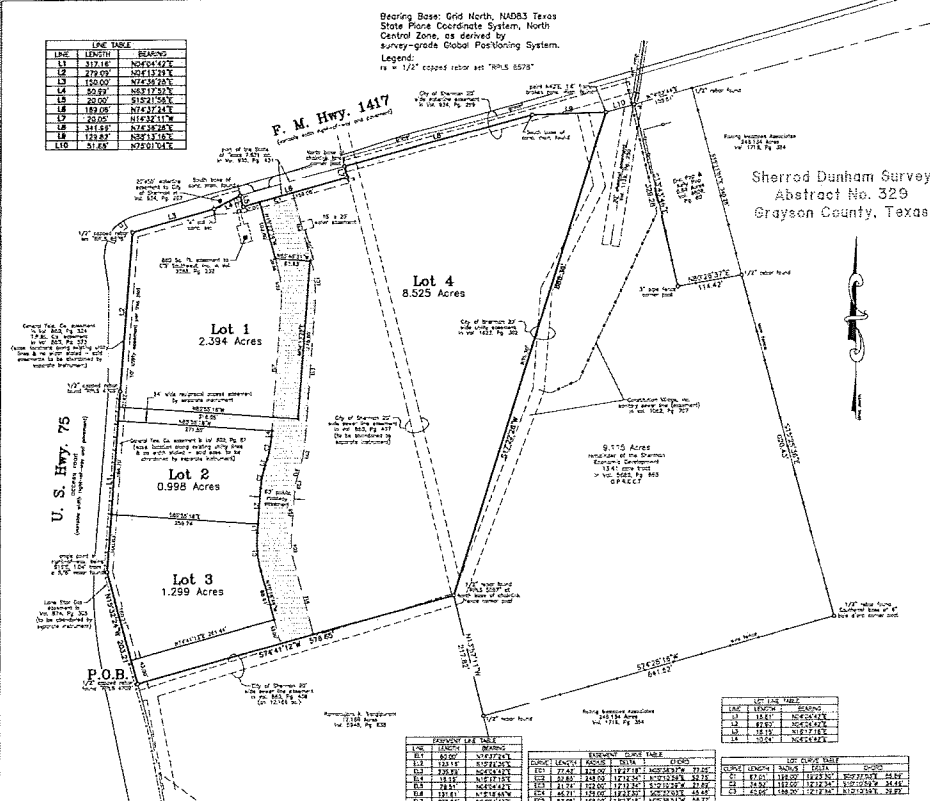
C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District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



1 in = 300 ft

3707 S. Highway 75





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

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

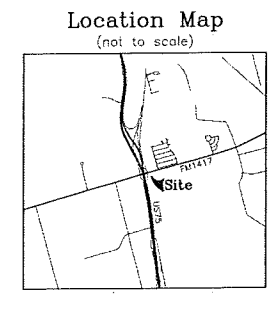
- General Notes:**
1. Water supply to be provided by the City of Sherman.
 2. Sewer service to be provided by the City of Sherman.
 3. Electric service is provided by Oncor Electric Delivery Co.
 4. Blocking the flow of water or construction of improvements in drainage easements, and filling or destruction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

Sherrod Dunham Survey Abstract No. 329

Sherman Economic Development Corporation
Owner

Job No. CGS57318
GRAPHIC SCALE

1" = 100.00'



SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey, Abstract No. 329, and being all of the following two (2) tracts of land: 1) 1.49 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23385, Official Public Records, Grayson County, Texas; 2) the 7.409 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman, Texas by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23055, Official Public Records and being a part of the 13.41 ac. tract of land conveyed to Sherman Economic Development Corporation by Garcho Corporation by Warranty Deed dated August 25, 2015 and recorded in Volume 5530, Page 685, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

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

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

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

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

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

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

THENCE South 15 deg. 32 min. 24 sec. East, with the East line of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 74 deg. 36 min. 28 sec. East, with a North line of said Sherman Economic Development Corporation 7.409 ac., a distance of 189.06 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

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

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

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

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

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

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

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

Brad Douglas
Brad Douglas
Authorized Agent for Sherman Economic Development Corporation

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

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

Robin Dean
Notary Public, Grayson County, Texas
City of Sherman

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

Chairman *Secretary*
Chairman Secretary

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

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

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

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

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

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

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

SITE PLAN NOTES

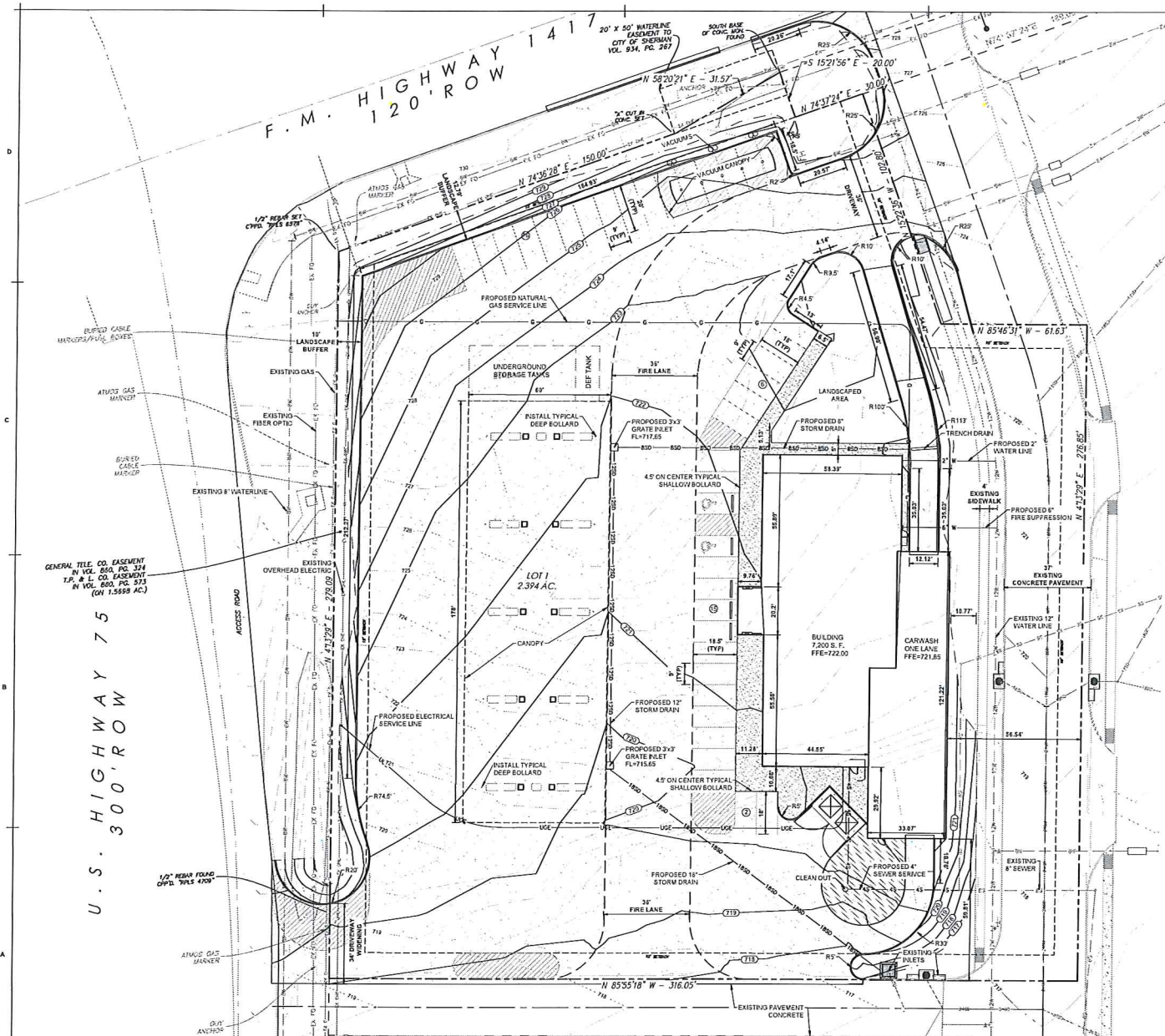
- This property is currently zoned "Industrial Park". An application for rezoning will be requested to change the zoning to "C-2 General Commercial".
- Owner & Applicant: Douglas Distributing
215 E. Forest Ave.
Sherman, Texas 75099
930.954.7034
- Proposed Use: Gas Station, Convenience Store, & Car Wash
- The total proposed site area is 1.553 acres.
- BUILDING USAGE DETAILS:**
7,200 S.F. Convenience Store (general retail)
1 Car Wash Lane
20 Gas Pumps
- PARKING ANALYSIS:**
Required Spaces: 3 parking space per 2000 retail + 3 wash lane
(7,200/2000) = 36 Required Retail Spaces
1 Wash Lane = 3 Required Car Wash Spaces
Total Required Parking Spaces: 39 spaces
Total Handicap Spaces Provided: 2 spaces
Total Handicap Spaces Required: 2 spaces
- This building will be protected by a fire suppression system.
- According to the Flood Insurance Rate Map for Grayson County, Texas (Map Number 43181C0405F), effective September 29, 2010 no portion of this property is located in a Special Flood Hazard Area.
- Building setbacks shall comply with the City of Sherman Zoning Ordinances for category "C-2 Commercial".
Front Setback = 15'
Side & Rear Setback = 10'
- Proposed Site Coverage:**
Total site area is 1.553 acres (S.F.)
Total building area is 10,687 S.F. (10.2% of the total site)
Total parking & sidewalk area is 77,500 S.F. (74.4% of the total site)
Total landscape area is 15,007 S.F. (15.2% of the total site)
- Landscaping notes:**
Landscaping shall consist of trees, shrubs, and ground cover in the areas depicted on this site plan. All landscape areas shall be irrigated. Landscaping plans shall be submitted with detailed construction drawings for City Permit approval. Landscaping shall be installed during site construction, prior to the issuance of a Certificate of Occupancy. All landscaping will comply with the City of Sherman requirements.
- Signage will be permitted separately.
- All construction shall comply with all City of Sherman specifications, details, and guidelines.



1 VICINITY MAP
SCALE: NOT TO SCALE

Certificate of Approval
City of Sherman

1 SITE PLAN
SCALE: 1" = 20'



GENERAL TELE. CO. EASEMENT
IN VOL. 889, PG. 374
T.P. & L. CO. EASEMENT
IN VOL. 889, PG. 375
(ON 1.5599 AC.)

U.S. HIGHWAY 75
300' ROW

F.M. HIGHWAY 1417
120' ROW

MATERIAL LEGEND

COLOR PALETTE WILL COMPLIMENT SCHULMAN'S MBO. PLANS HAVE BEEN REVIEWED BY HODGES & ASSOCIATES.

PANT (P) - E.I.F.S (E) - TEXTURE COAT(TC)

FE1- E1, TC1- BENJAMIN MOORE CLASSIC COLOR 1033

FE2, TC2- BENJAMIN MOORE CLASSIC COLOR #33 MIDNIGHT RIVER

FE3, TC3- BENJAMIN MOORE CLASSIC COLOR 1076 CAPELAND BRIDGE

FE4, TC4, E4- BENJAMIN MOORE CLASSIC COLOR 1058 DEVEDWOOD TAUPÉ

FE4, TC4- BENJAMIN MOORE COLOR PREVIEW 2091-20 RUSTIC BRICK

FE4, TC4- BENJAMIN MOORE COLOR PREVIEW 2193-10 NATURAL BRONZON COLOR TO COORDINATE WITH BR-1

FE7- TC7, E7- BENJAMIN MOORE COLOR PREVIEW 2124-30 DEEP SILVER COLOR TO COORDINATE WITH M-1

SPECIALLY PAINT:

SP-1 PPG CORAFLOX FLOURPOLYMER COATINGS / SILVERWAVE, ADS1871031

SP-2 METHWEN PANT / MP32155 BLACK MAGIC

BRICK

BR-1 ACVE BRICK, 137 BURGUNDY, SIZE: #20 MORTAR, ARDONS/SAN TAN

STOREFRONT AND GLAZING:

AS-1 STOREFRONT: BLACK ANODIZED ALUMINUM

METAL

M-1 BERRIDGE, LEAD-COTE

STONE

ST-1 LUDER'S LIMESTONE, 102#, ROUGH BACK, COLOR BUFF, RANDOM LENGTH COURSE: 8" X 12" X 16"

CAST STONE

CS-1 UNITED CAST STONE, COLOR: BUFF

CS-1 UNITED CAST STONE, COLOR: BUFF



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
MICHAEL T. TUBOLO,
TX R.A. 23222
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

TDLR # EABPR/XXXXX

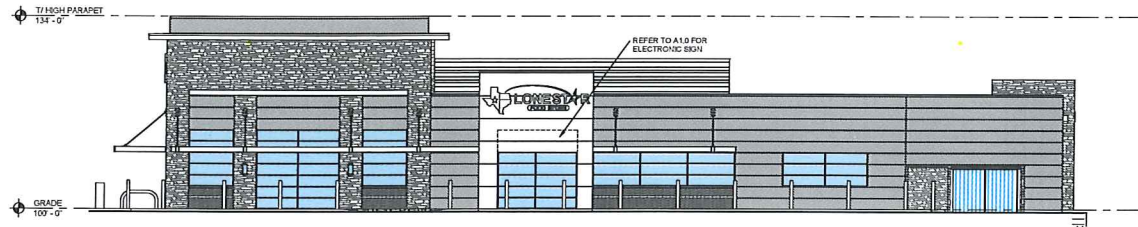
Store
CONSTRUCTION
FM 1417
Sherman, TX 75090

Issue Date:	8-23-2018
Project No:	18103
Drawn By:	
Checked By:	
Designed By:	
Revision Schedule	
Description	Date

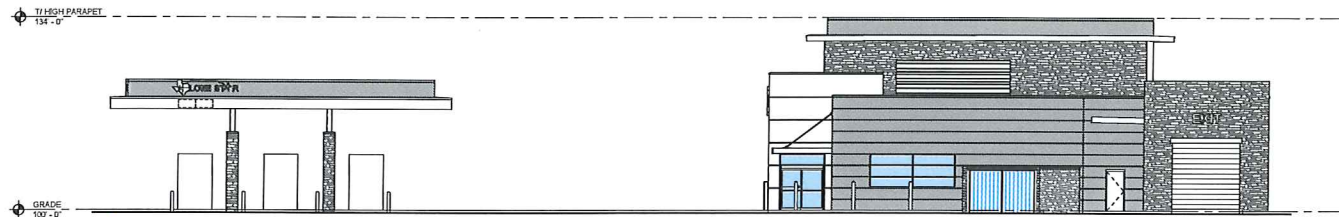
SCHEMATIC DESIGN

BUILDING FINISHES

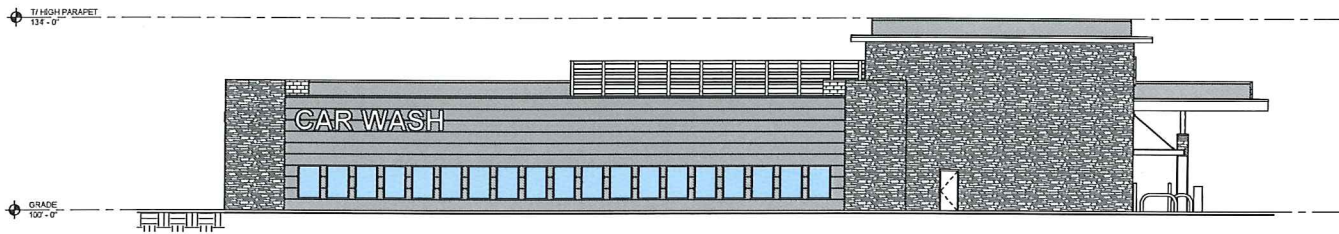
A1.0



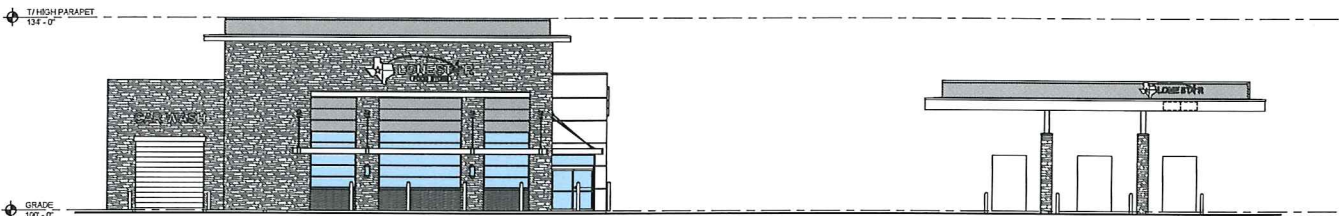
4 EXTERIOR ELEVATION - WEST
A3.1 SCALE: 1" = 10'-0"



3 EXTERIOR ELEVATION - SOUTH
A3.1 SCALE: 1" = 10'-0"



2 EXTERIOR ELEVATION - EAST
A3.1 SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION - NORTH
A3.1 SCALE: 1" = 10'-0"

STAFF REVIEW LETTER

September 11, 2018

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

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

Dear Applicants,

The request for site plan approval for Legacy Village Gas Station, Convenience Store and Car Wash in the Blalock Industrial Park for the property located at 3707 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park and the Blalock Commercial Overlay District must be followed.
2. The setbacks from all property lines shall be 55.7 foot, including the vacuum canopy unless a variance is approved.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 1417 (Vietnam Veterans Parkway) right-of-way.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. No outside storage/displays are allowed at any time.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. Development Agreement required for public infrastructures.
11. The location of the trash receptors must be approved by the Public Works Department.
12. 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.
13. Final site plans, utility, drainage, and grading plans shall be provided and approved by the City Engineering Department.
14. Grading within TxDOT Right-of-Way requires coordination with TxDOT.
15. Water and sewer Pro-Rata will be due at the time of development.
16. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

301 E. BROCKETT STREET

The request of Arjun Demla (Owner), Childress Engineering Services (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 East Brockett Street, being part of Lots 3 & 6, Block 3, Bonds 2nd Addition, containing 0.098 acres, as follows:

Planning and Zoning Commission

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence with brick columns in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/College Park Overlay District.

Background:

The property is located at 301 East Brockett Street; the northeast corner of Brockett and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The owner would like to rezone the property to an R-2 (Multi-Family Residential) District to build a two-story, eight bedroom duplex on the property; the exterior will be brick and stone. Parking will be provided for eight cars. They are also requesting an exception to allow a six foot privacy fence with brick columns in lieu of the required masonry wall.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Arjun Demla (Owner)

Childress Engineering Services (Civil Engineer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Color Elevations

Elevations

Staff Review Letter

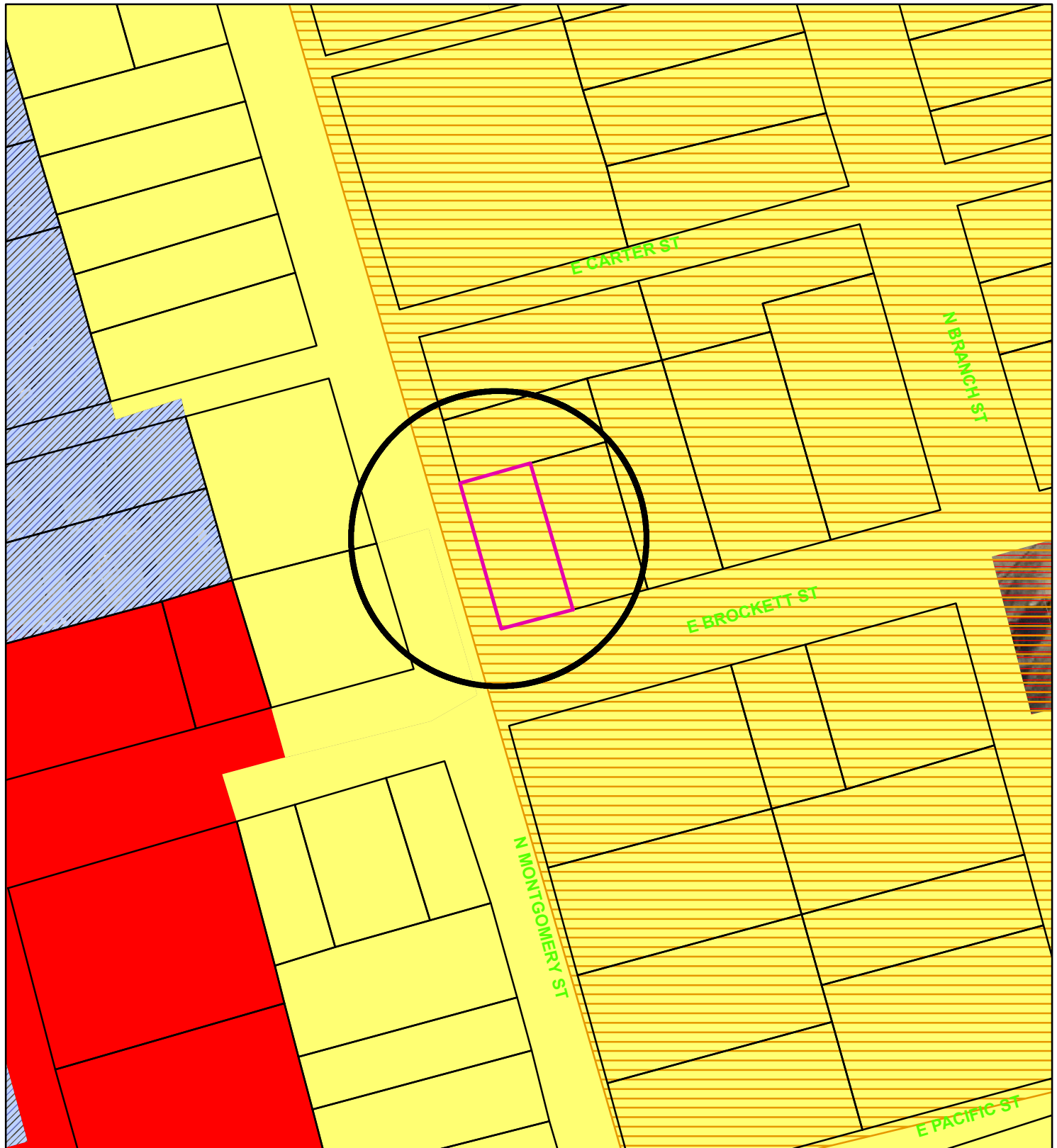


301 E. Brockett Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 301 E. Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

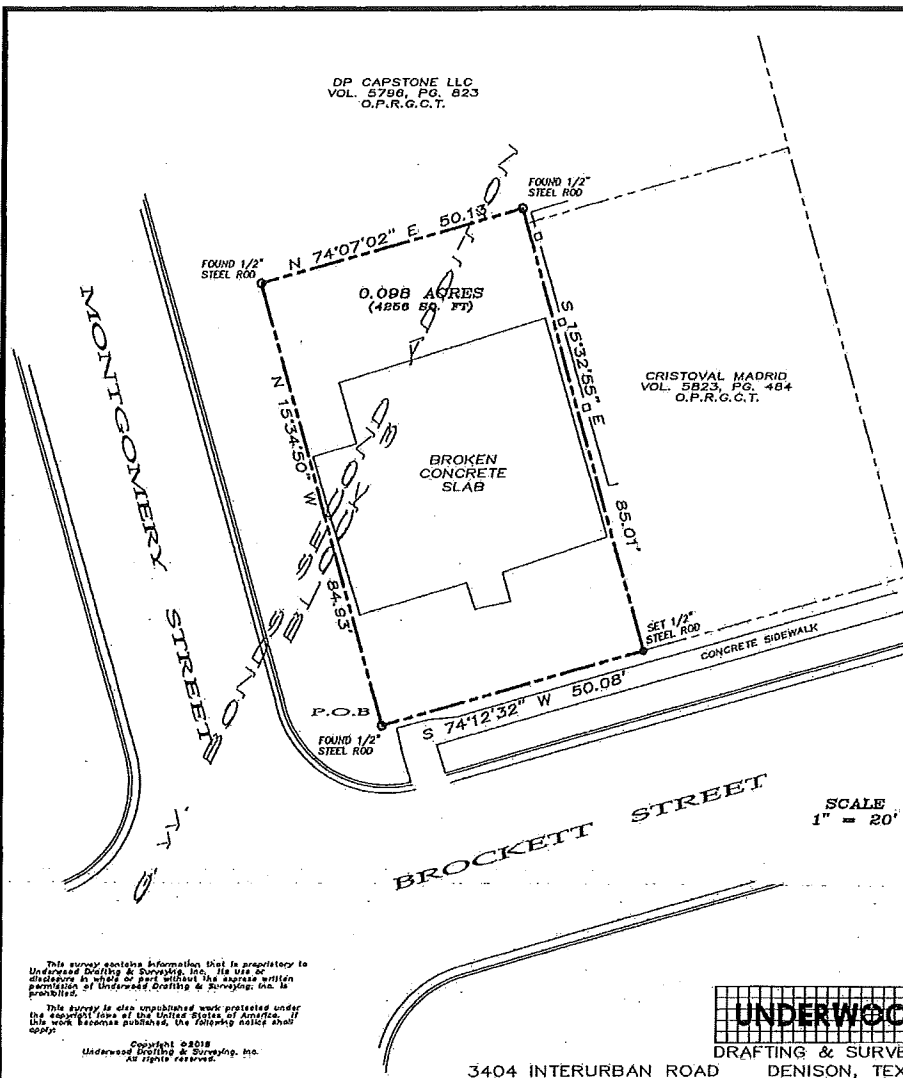
1 in = 90 ft

301 E. Brockett Street



JOB NO. 18060474
FW: RR - DFT: CO

DP CAPSTONE LLC
VOL. 5790, PG. 823
O.P.R.G.C.T.



LEGEND

--- BOUNDARY LINE
--- PROPERTY LINE
--- STOCKADE FENCE

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lots 3 and 6, Block No. 3, G. W. Bond's Second Addition to the City of Sherman as recorded in Volume M, Page 63, Deed Records, Grayson County, Texas and being the same tract of land described as Parcel No. 2 as conveyed to the Vernon Charles Johnson Revocable Trust by deed recorded in Volume 5087, Page 326, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the North line of Brockett Street with the East line of Montgomery Street;

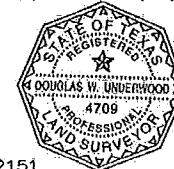
Thence North 15°34'50" West with the East line of Montgomery Street a distance of 84.93 feet to a found 1/2" steel rod;

Thence North 74°07'02" East a distance of 50.13 feet to a found 1/2" steel rod;

Thence South 15°32'55" East a distance of 85.01 feet to a set 1/2" steel rod;

Thence South 74°12'32" West with the North Line of Brockett Street a distance of 50.08 feet to the Point of Beginning containing 0.098 acres of land;

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



DW Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 6/18/18

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

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

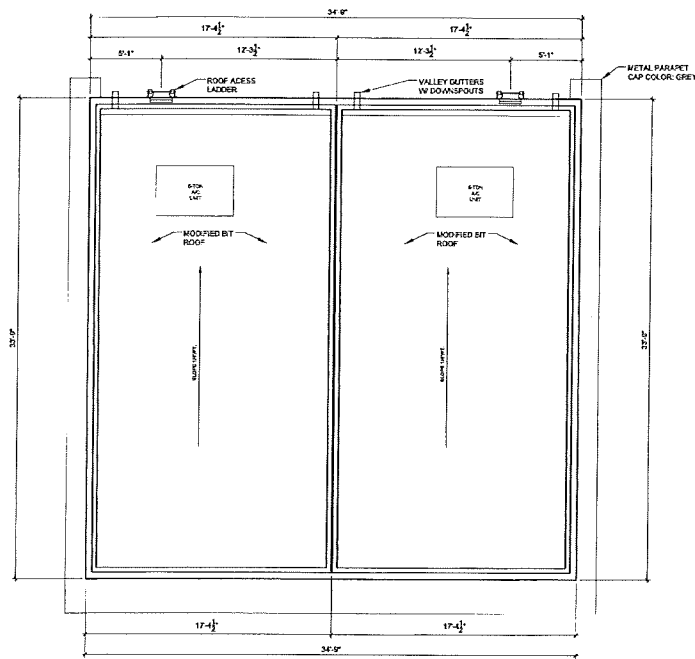
Copyright ©2018
Underwood Drafting & Surveying, Inc.
All rights reserved.

UNDERWOOD
DRAFTING & SURVEYING

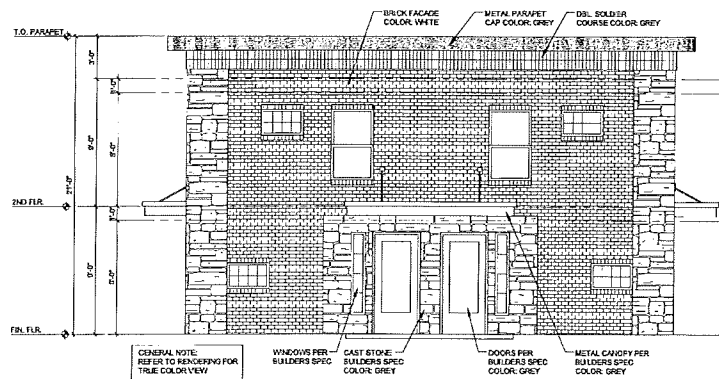
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



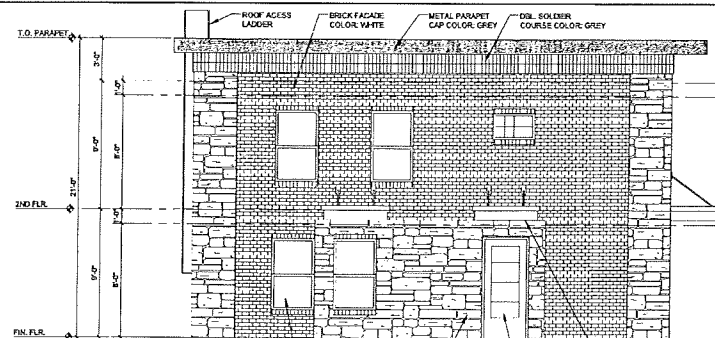
CHILDRESS
ENGINEERING SERVICES



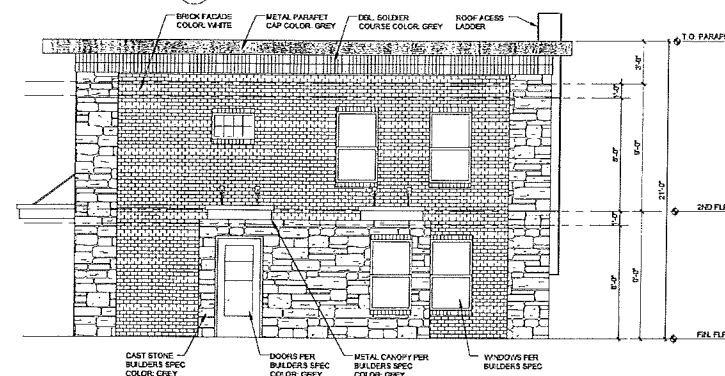
1 ROOF PLAN
Scale: 1/4" = 1'-0"



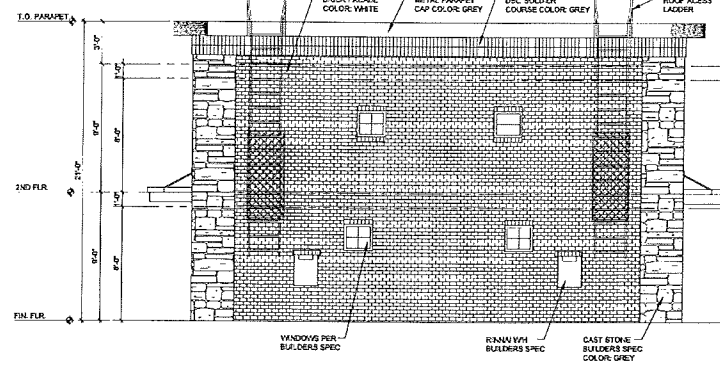
2 FRONT ELEVATION
Scale: 1/4" = 1'-0"



3 LEFT ELEVATION
Scale: 1/4" = 1'-0"



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



5 REAR ELEVATION
Scale: 1/4" = 1'-0"

CHILDRESS
ENGINEERING SERVICES
1701 North Collins Blvd., Suite 3000
Richardson, TX 75080
Office: 214-451-6830
Fax: 214-451-6831
Inspection: 214-451-6832
www.coughlini.com

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
CONSTRUCTION

301 BROCKET
NEW MULTI-FAMILY DUPLEX
301 - ARDEN DRIVE

ROOF PLAN & EXTERIOR ELEVATIONS

SUBMITTAL FOR P&Z MEETING ONLY 8/23/18

PROJECT NUMBER	DATE
PROJECT NAME	DATE
PROJECT ADDRESS	DATE
PROJECT CITY	DATE
PROJECT STATE	DATE
PROJECT ZIP	DATE

PROJECT MANAGER	A. SMITH
DRAWN BY	A. SMITH
CHECKED BY	B. KOSY
DATE	7-27-18
SCALE	AS NOTED

SHEET NUMBER
A4.01

STAFF REVIEW LETTER

September 11, 2018

Arjun Demla
8320 Charleston St.
Irving, TX 75063

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Childress Engineering Services
1701 North Collins Blvd., Ste. 3000
Richardson, TX 75080

Dear Applicants,

The request for a zone change and site plan approval for a duplex for the property located at 301 East Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City standards and a permit is required from the City of Sherman Engineering Department.
12. Coordinate sidewalk layout with Engineering Department.
13. Parking off of Brockett Street does not meet standards. Coordinate with Engineering Department. Maximum width of drive approach is 24 feet.
14. On-street parking will not be permitted on Brockett Street or Montgomery Street.
15. The location of trash receptors must be approved by the Public Works Department.
16. 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.

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: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2708 W. LAMBERTH ROAD

The request of Lamberth Crossing Joint Venture (Owners) and NBS Drafting & Design (Draftsman) concerning the property located at 2708 West Lamberth Road, being Lot 17, The Gardens at O'Hanlon Ranch, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-O (Office) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a climate controlled mini-storage facility in a C-1 (Retail Business) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 11' setback along Lamberth Road in lieu of the required 25' in a C-1 (Retail Business) District.

Background:

The property is located at 2708 West Lamberth Road between Shady Oaks Lane and Norwood Street and is zoned a C-O (Office) District. The owner would like to change the zoning on the property to a C-1 (Retail Business) District and request a Specific Use Permit to construct a climate controlled mini-warehouse facility at this location.

The facility will consists of three buildings:

Building 1 - (9,460 square foot) 64 units

Building 2 - (9,760 square foot) 65 units

Building 3 - (1,078 square foot) 5 units

The exterior finish on the buildings will be masonry. Parking will be provided for twenty-five spaces. They are also requesting a variance to allow a 11' setback off of West Lamberth Road where the property narrows to a point.

Adjacent Zoning:

R-1 (One Family Residential) District
C-O (Office) District

Origination:

Lamberth Crossing Joint Venture (Owners)
NBS Drafting & Design (Draftsman)

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:

24

Objections Received:

0

Attachments

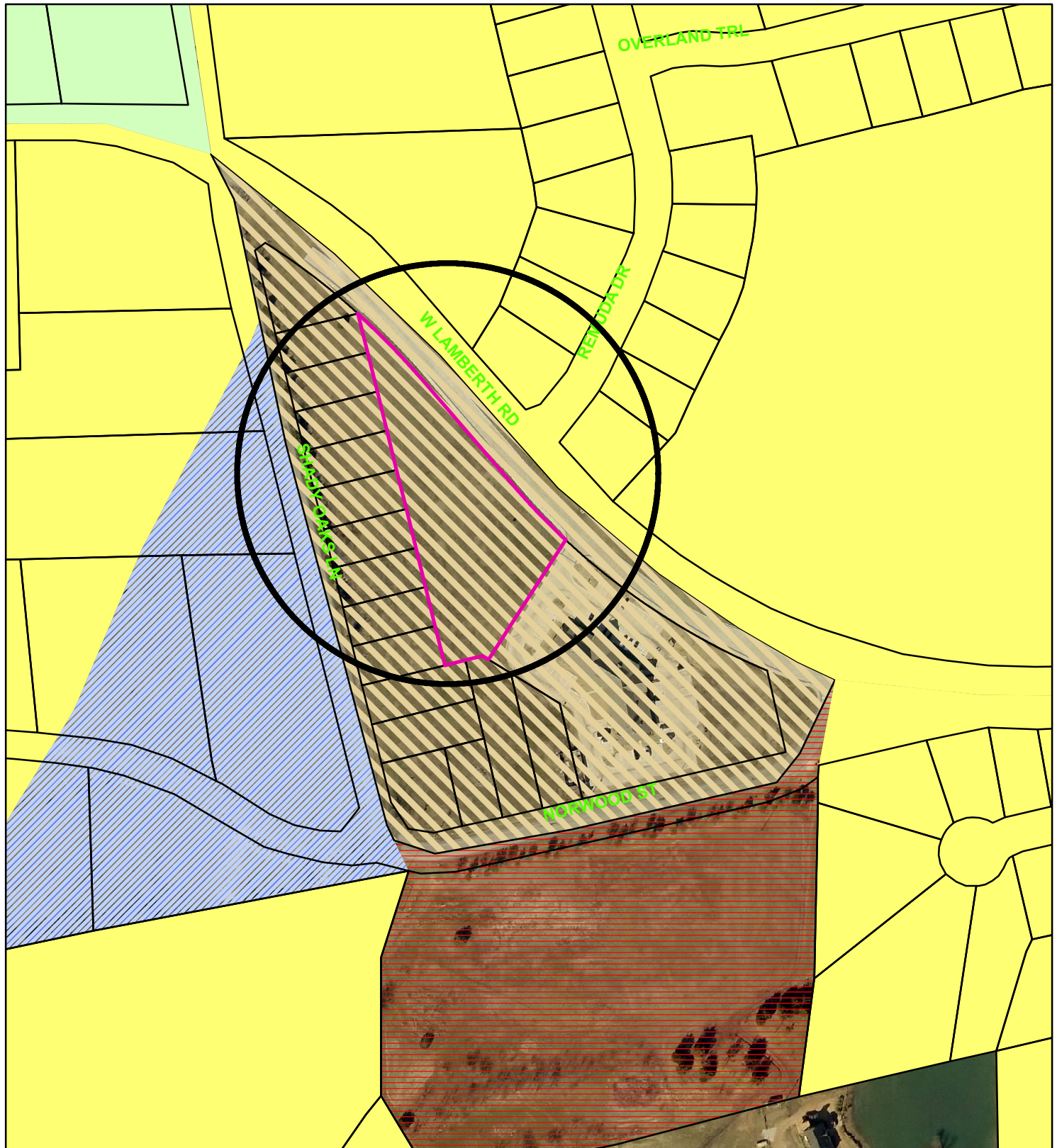
Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter



2708 W. Lamberth Rd.



1 in = 814 ft



Zoning - 2708 W. Lamberth Road

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

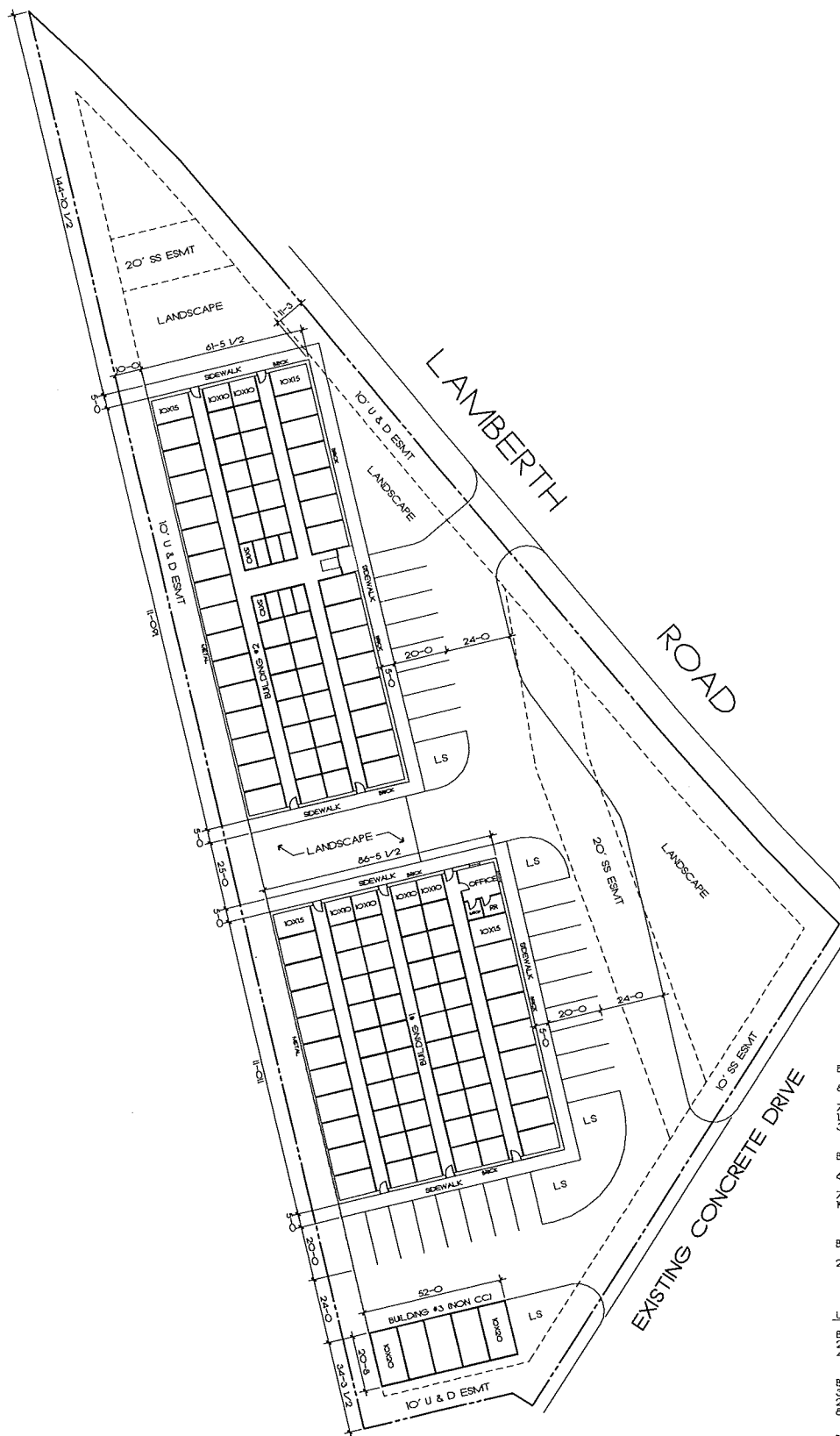
C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District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



1 in = 200 ft

2708 W. Lamberth Road





BUILDING #1 DATA (CCI)
 86' X 110' (9460 SF TOTAL AREA)
 7446 SF = TOTAL RENTABLE SPACE
 1707 SF = HALLWAY
 307 SF = OFFICE

BUILDING #2 DATA (CCI)
 61' X 140' (8540 SF TOTAL AREA)
 7765 SF = RENTABLE SPACE
 1995 SF = HALLWAY

BUILDING #3 DATA (NON CCI)
 20'-8" X 52'-0" (1078 SF TOTAL AREA)

UNIT MIX

BLDG #1
 20'-10X15
 44'-10X10

BLDG #2
 31'-10X15
 26'-10X10
 8'-5X10

BLDG #3
 5'-10X20

SITE PLAN

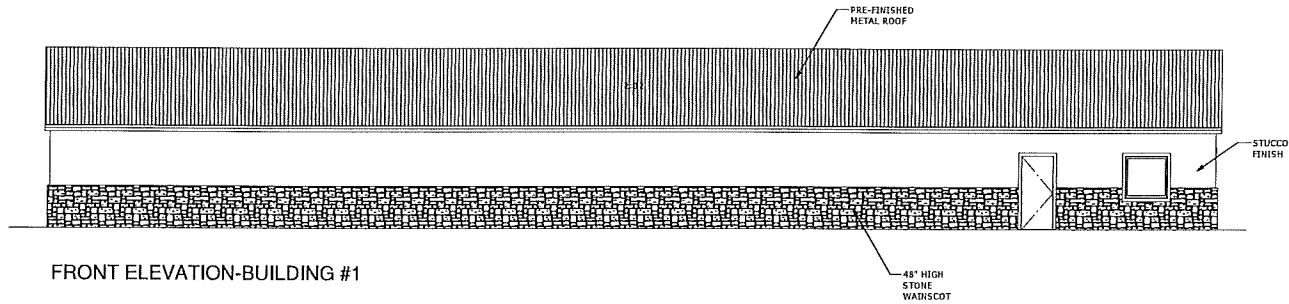
SCALE: 1" = 60'-0"



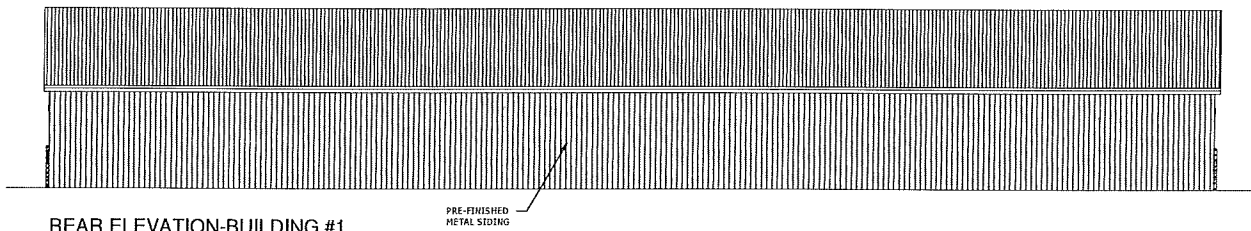
6/22/18

CONCRETE DATA

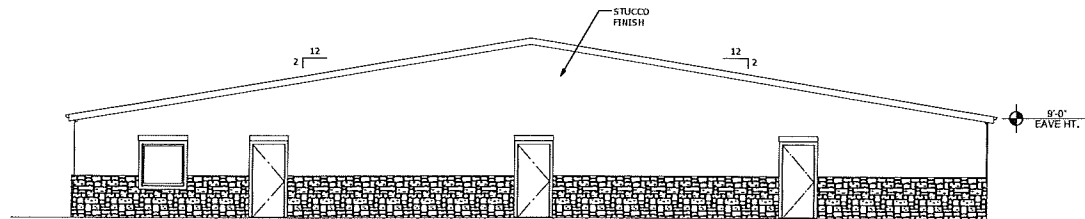
BUILDING #1 CONCRETE SIDEWALK (5) = 1460 SF
 BUILDING #2 CONCRETE SIDEWALK (5) = 1460 SF
 TOTAL CONCRETE FLATWORK = 17,397 SF



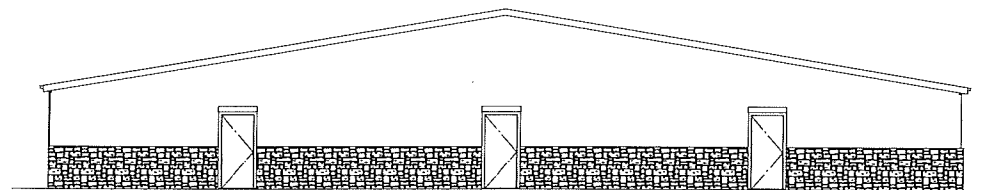
FRONT ELEVATION-BUILDING #1



REAR ELEVATION-BUILDING #1



RIGHT ELEVATION-BUILDING #1



LEFT ELEVATION-BUILDING #1

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Self Storage Facility for
O'HAYLON RANCH MINI STORAGE
2708 W. Lamberth Road
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

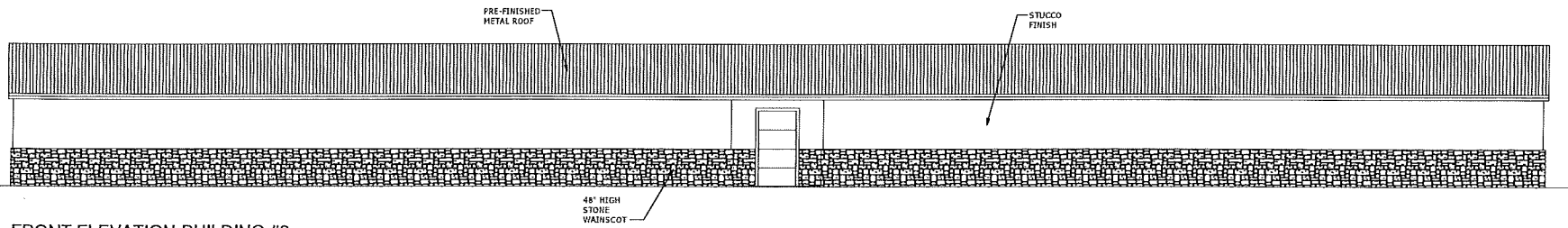
DATE:

9/5/2018

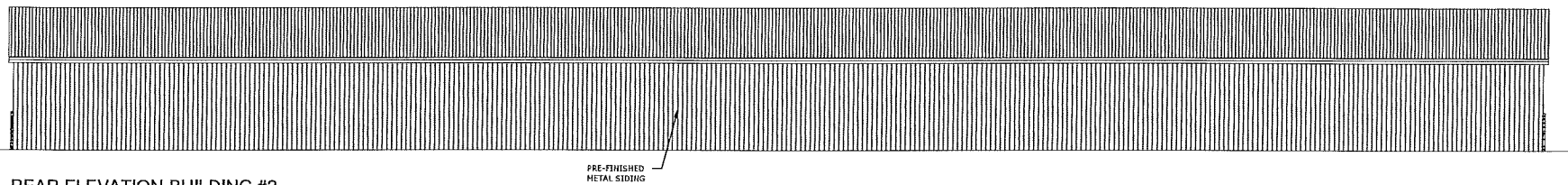
SCALE:

SHEET:

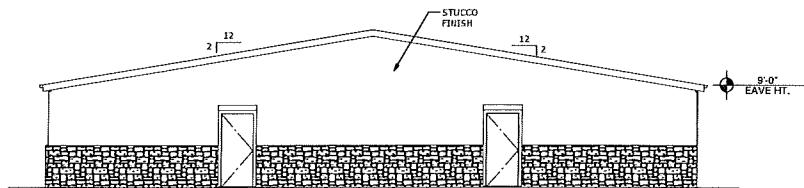
A-1



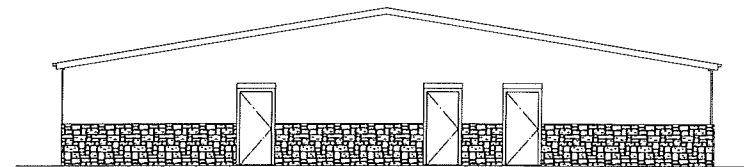
FRONT ELEVATION-BUILDING #2



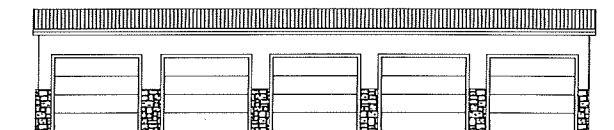
REAR ELEVATION-BUILDING #2



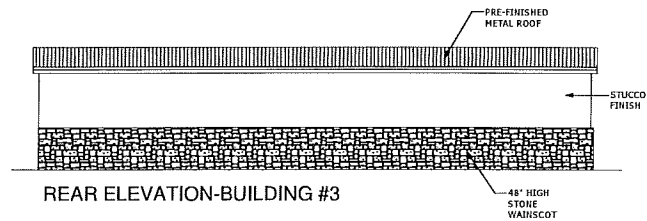
RIGHT ELEVATION-BUILDING #2



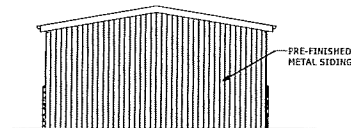
LEFT ELEVATION-BUILDING #2



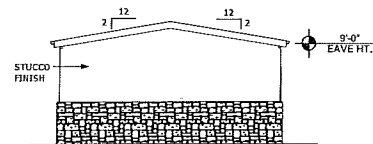
FRONT ELEVATION-BUILDING #3



REAR ELEVATION-BUILDING #3



RIGHT ELEVATION-BUILDING #3



LEFT ELEVATION-BUILDING #3

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Self Storage Facility for
O'HANLON RANCH MINI STORAGE
2708 W. Lamberth Road
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:
9/5/2018

SCALE:

SHEET:

A-2

STAFF REVIEW LETTER

September 11, 2018

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

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

Dean Gilbert, Jr.
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a climate controlled mini-storage facility in a C-1 (Retail Business) District for the property located at 2708 West Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No outside storage allowed, including parking of dismantled, junk or inoperable vehicles, wrecks, tires or parts.
4. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
5. Screening shall be provided and maintained abutting any residential districts.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
8. All parking shall be on private property and shall not encroach into West Lamberth Road right-of-way.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Violation of the conditions of the SUP will terminate the Specific Use Permit.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. Entrances/Exits off of Lamberth Road shall right-in, right-out only.

15. 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.
16. The location of trash receptors must be approved by the Public Works Department.
17. Final site plans, utility, drainage, and grading plan shall be provided and approved by City of Sherman Engineering Department.
18. Water and Sewer Pro-Rata will be due at the time of development.
19. Private Access Agreement required for drive between lots.

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

14.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1600 & 1602 N. TRAVIS STREET

The request of Caladium Investments, LLC (Owners), Joe Gilbert (Representative) and Marshall Sartin (Surveyor) concerning the property located at 1600 and 1602 North Travis Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, as follows:

Board of Adjustments

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

Planning and Zoning Commission

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

Background:

The property is located at 1600 and 1602 North Travis Street; the northwest corner of Travis Street and West McGee Street and is zoned an R-1 (One Family Residential) District. The owner would like to demolish the existing duplex for construction of a new single-story duplex. There will be three bedrooms, one-car garage and parking for two cars in the driveway on each side of the duplex.

Adjacent Zoning:

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Caladium Investments, LLC (Owners)

Joe Gilbert (Representative)

Marshall Sartin (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

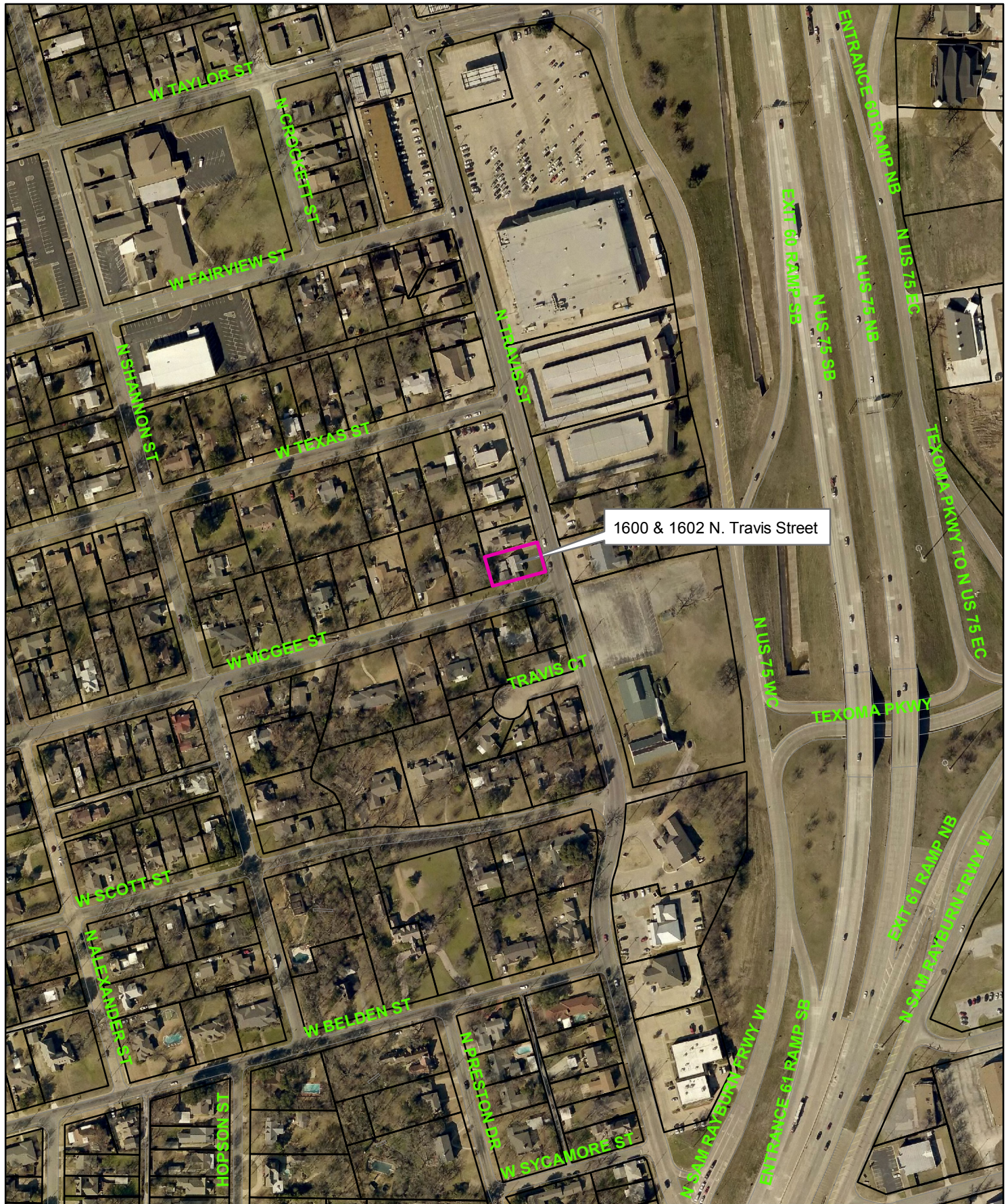
Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter

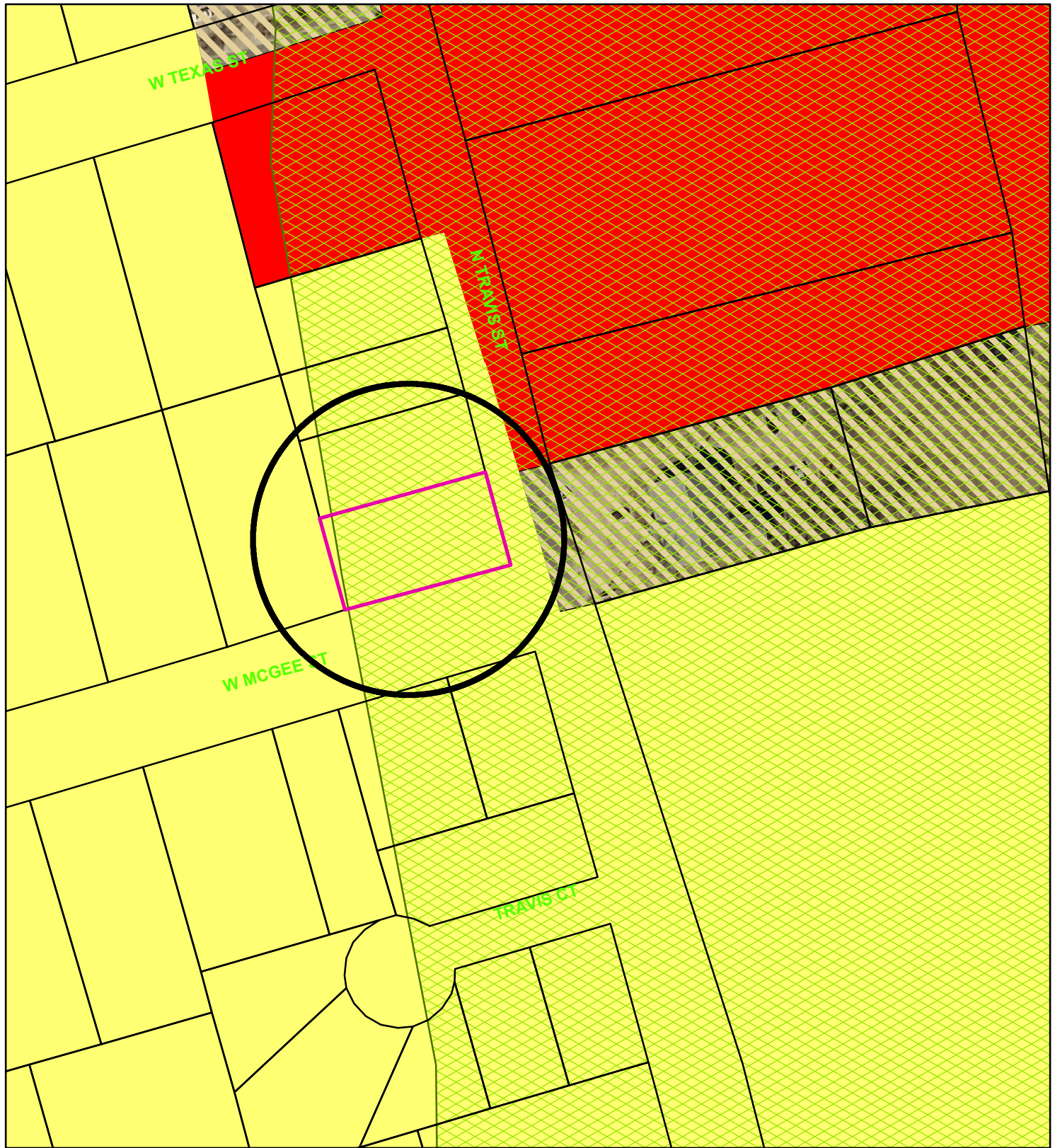


1600 & 1602 N. Travis St.



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1600 & 1602 N. Travis Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

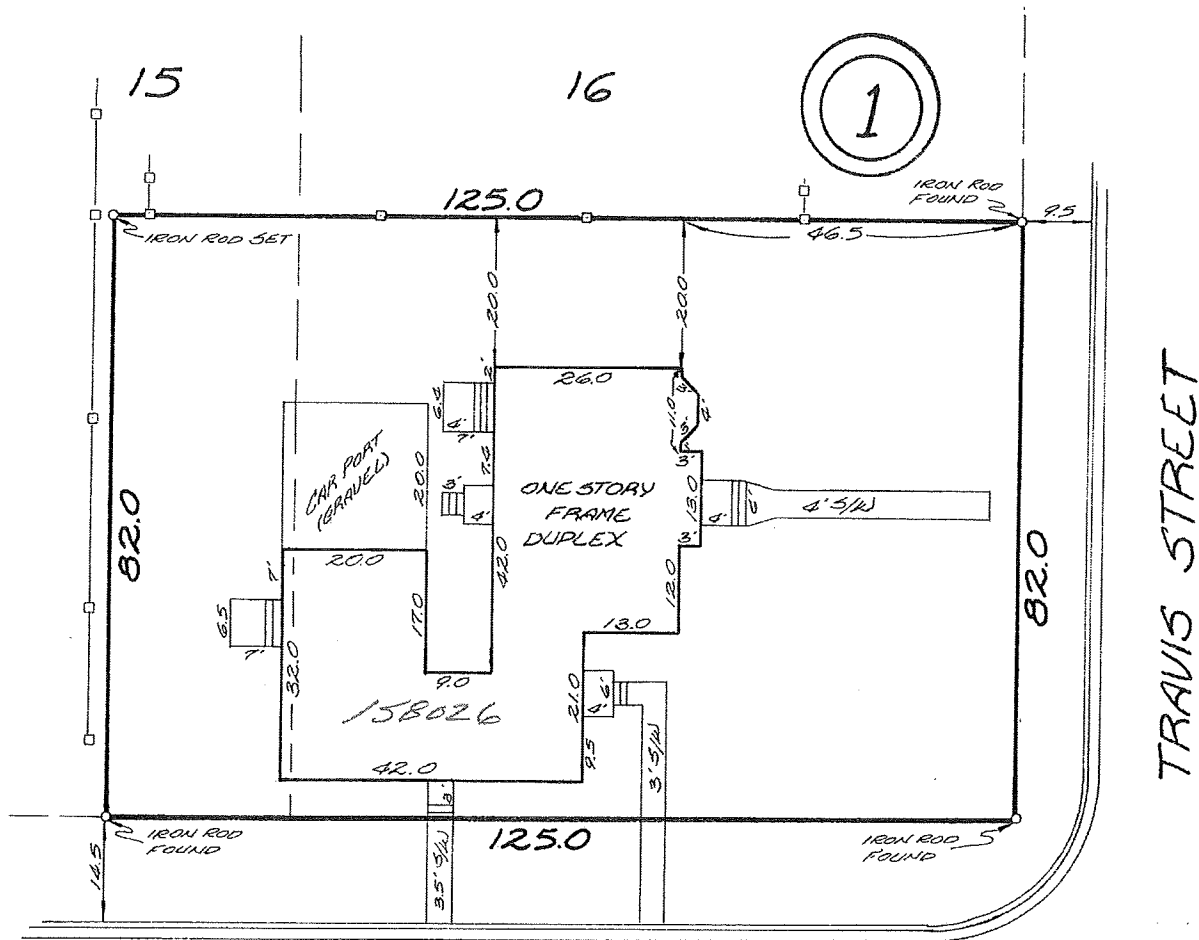
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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

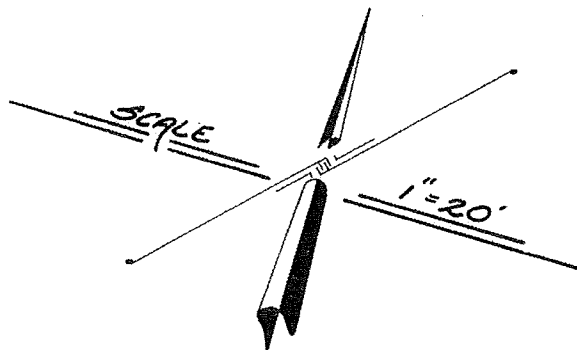


1600 & 1602 N. Travis Street





McGEE STREET

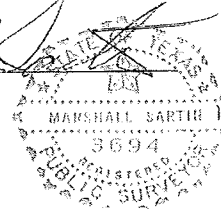


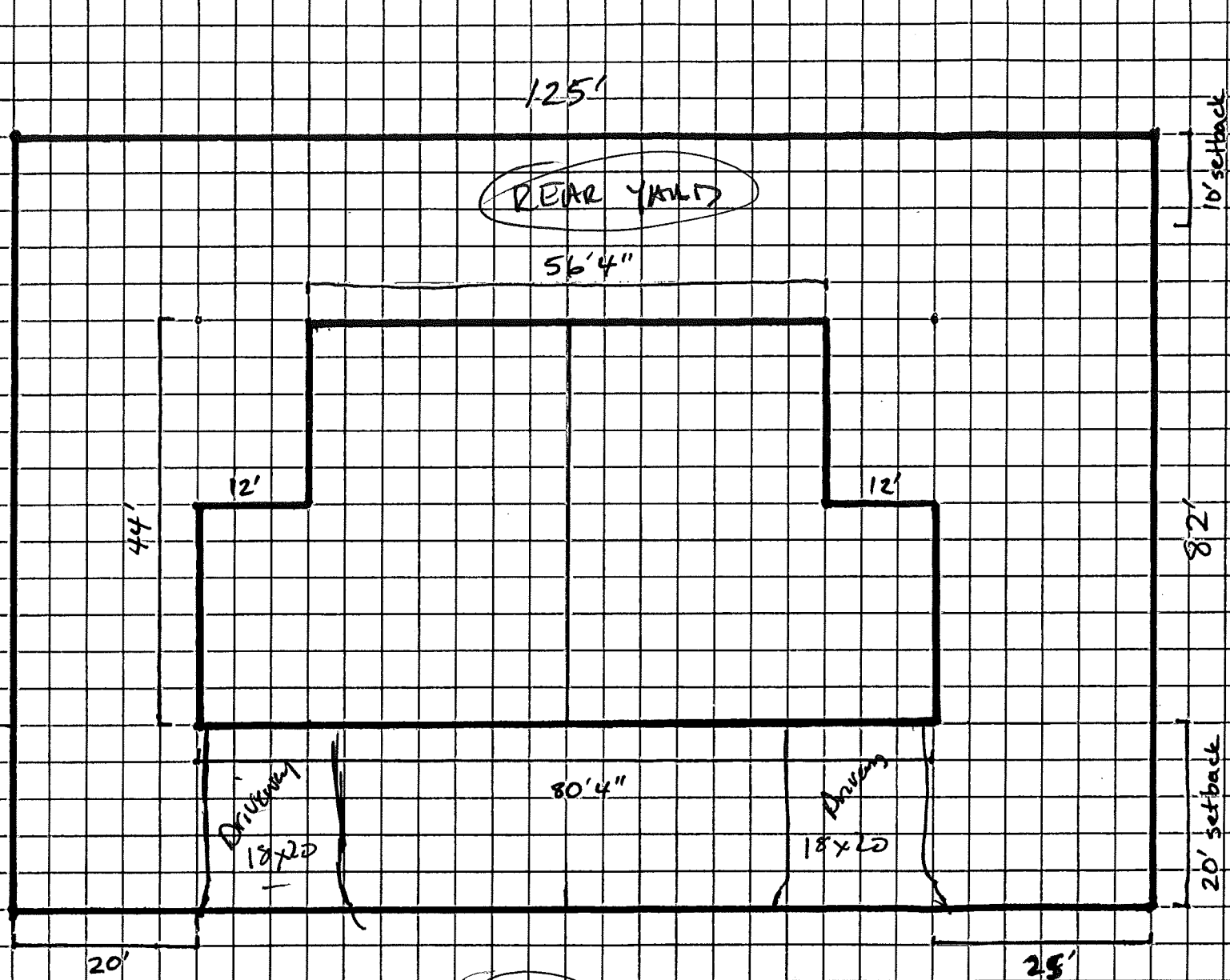
OWNER Charles Aldridge Jr.

I, Marshall Sartin, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 23rd day of February 1988 of the following described property The South 82 feet of Lot 16 and the South 82 feet of the East 25 feet of Lot 15, Block 1 of W. M. Shannons Supplement to the City of Sherman, Texas, Volume 26, Page 291, Deed Records Grayson Co. Tex. That the improvements on said lot are known as 1600 & 1602 N. Travis Street, Sherman. and that the improvements are wholly located on said lot and that there are no encroachments on said lot of buildings on the adjoining lots, except as shown on plat.

SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. BOX 1843
205 E. HOUSTON
SHERMAN, TX 75090
TELE 202-2083

By Marshall Sartin
Marshall Sartin
Reg. Public Surveyor
Reg. No. 3694

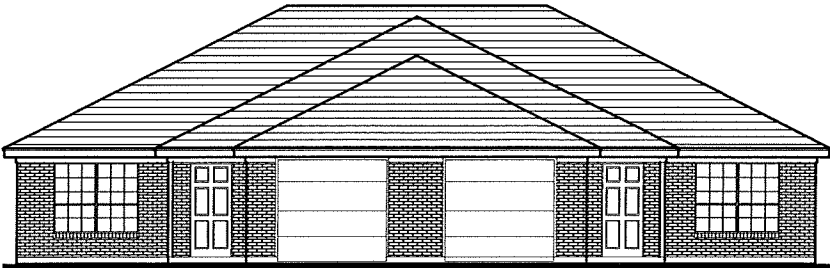




TRAVIS

FRONT
McGEE

= 4'



FRONT ELEVATION
1/8" = 1'-0"

These Plans are the property of THE PLAN FACTORY and are not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of THE PLAN FACTORY. THE PLAN FACTORY assumes no responsibility for the builder's interpretation of the plans or for any errors or omissions. The builder is responsible for obtaining all necessary permits, building codes, and regulations prior to any construction.

THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012

DESCRIPTION

Drawn **RSS**
JOB **4940**
Date **SEP 2014**

PLAN NO.

89D09141035

PG. 1 OF 5

STAFF REVIEW LETTER

September 11, 2018

Caladium Investments LLC
Caleb Dupuis
2810 Windsor Dr.
Sherman, TX 75092

Joe Gilbert.
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District for the property located at 1600 and 1602 North Travis has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Platting of the property is required.
8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. No drive approaches off of Travis Street will be permitted.
10. On-Street parking will not be permitted on Travis Street.
11. Internal water and sewer lines will be privately owned and maintained.
12. Verify private sewer line easement.

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

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

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

Respectfully,

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

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

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

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



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

15.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2712 PLAINVIEW ROAD**

The request of Kacy Cheyenne Goode Hawkins (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2712 Plainview Road, being 6.842 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition in the City of Sherman Extra Territorial Jurisdiction (ETJ).

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Kacy Cheyenne Goode Hawkins (Owner)

Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

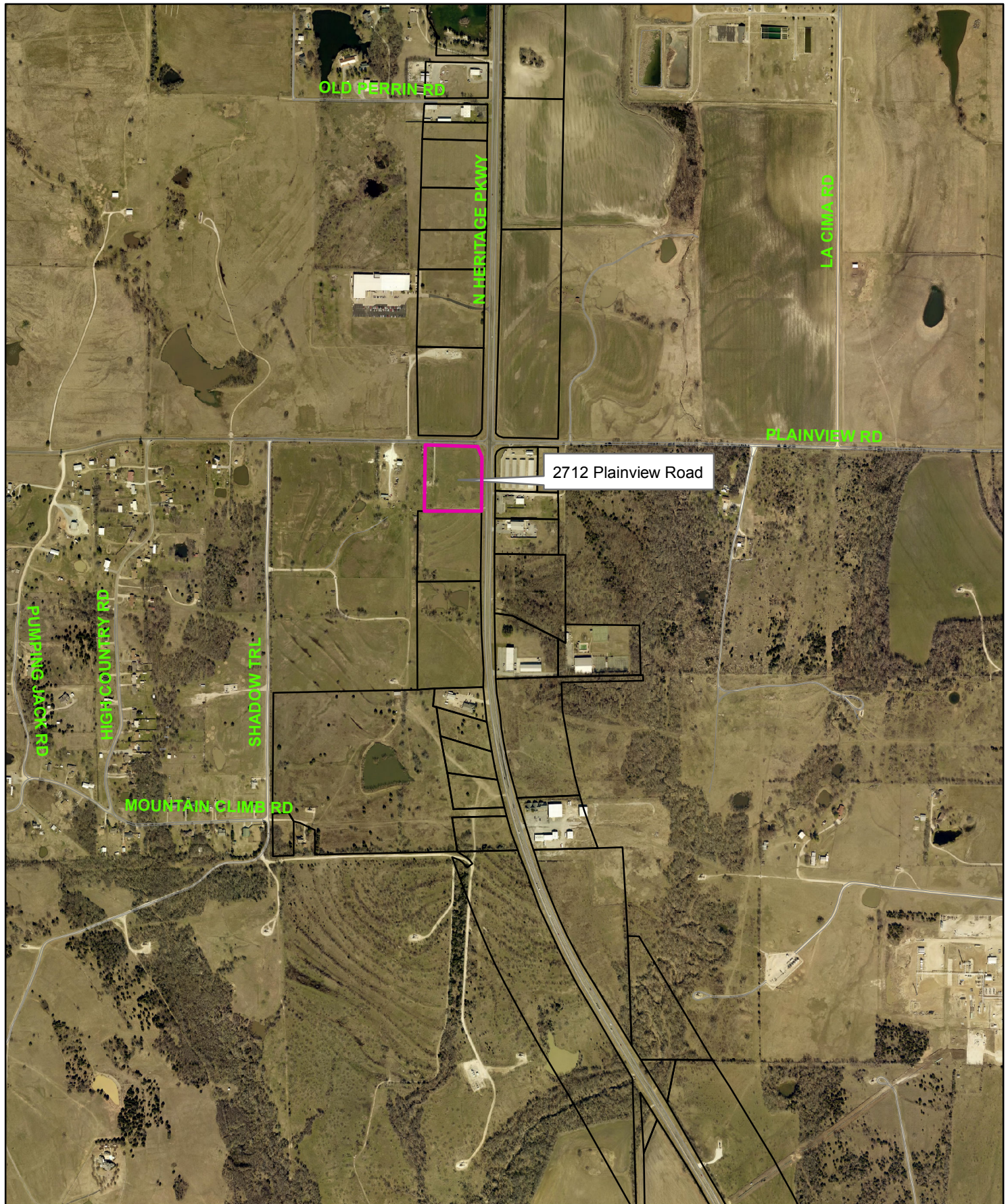
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

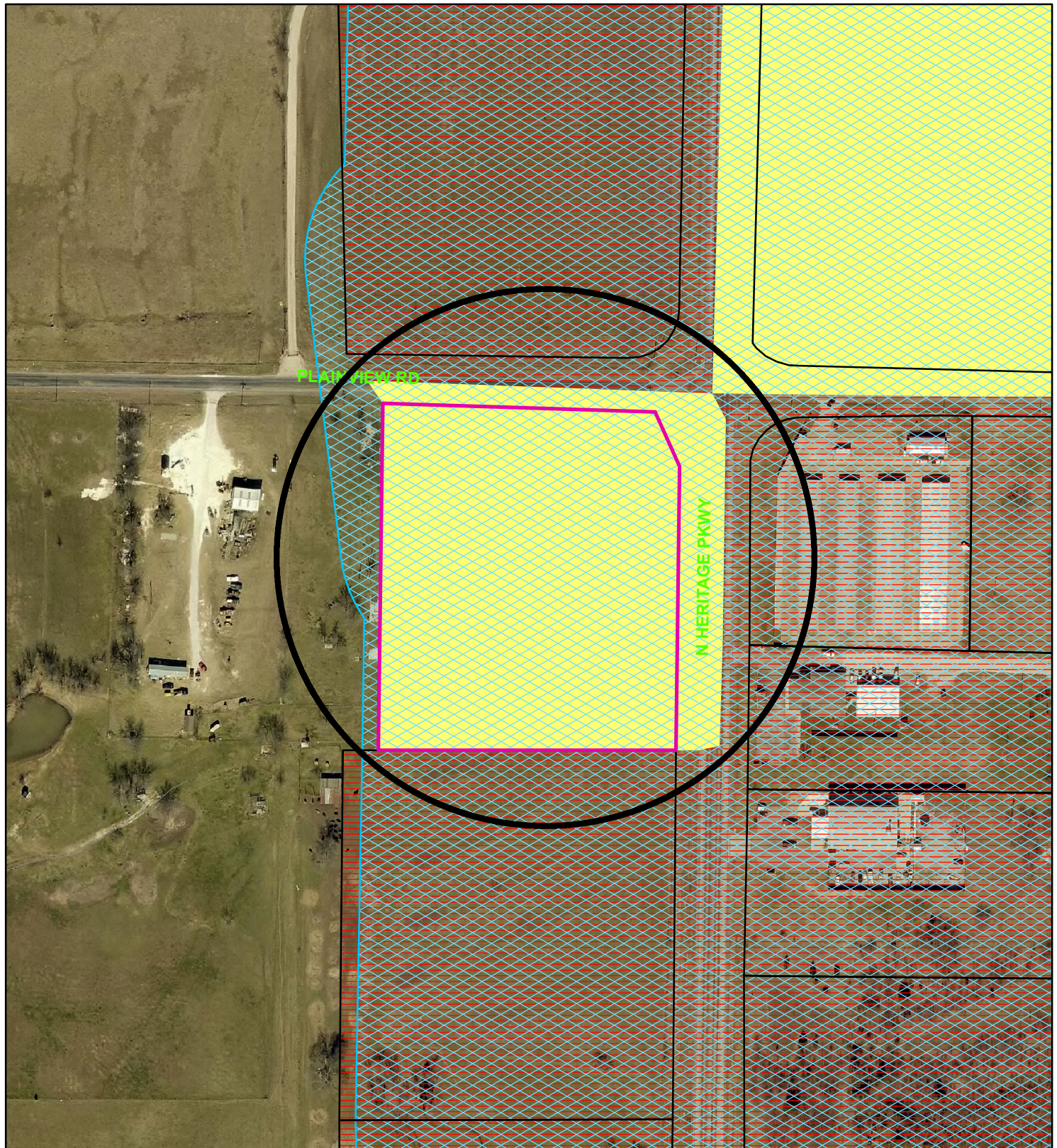


2712 Plainview Road



NOT TO SCALE

1 in = 1,000 ft



Zoning - 2712 Plainview Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

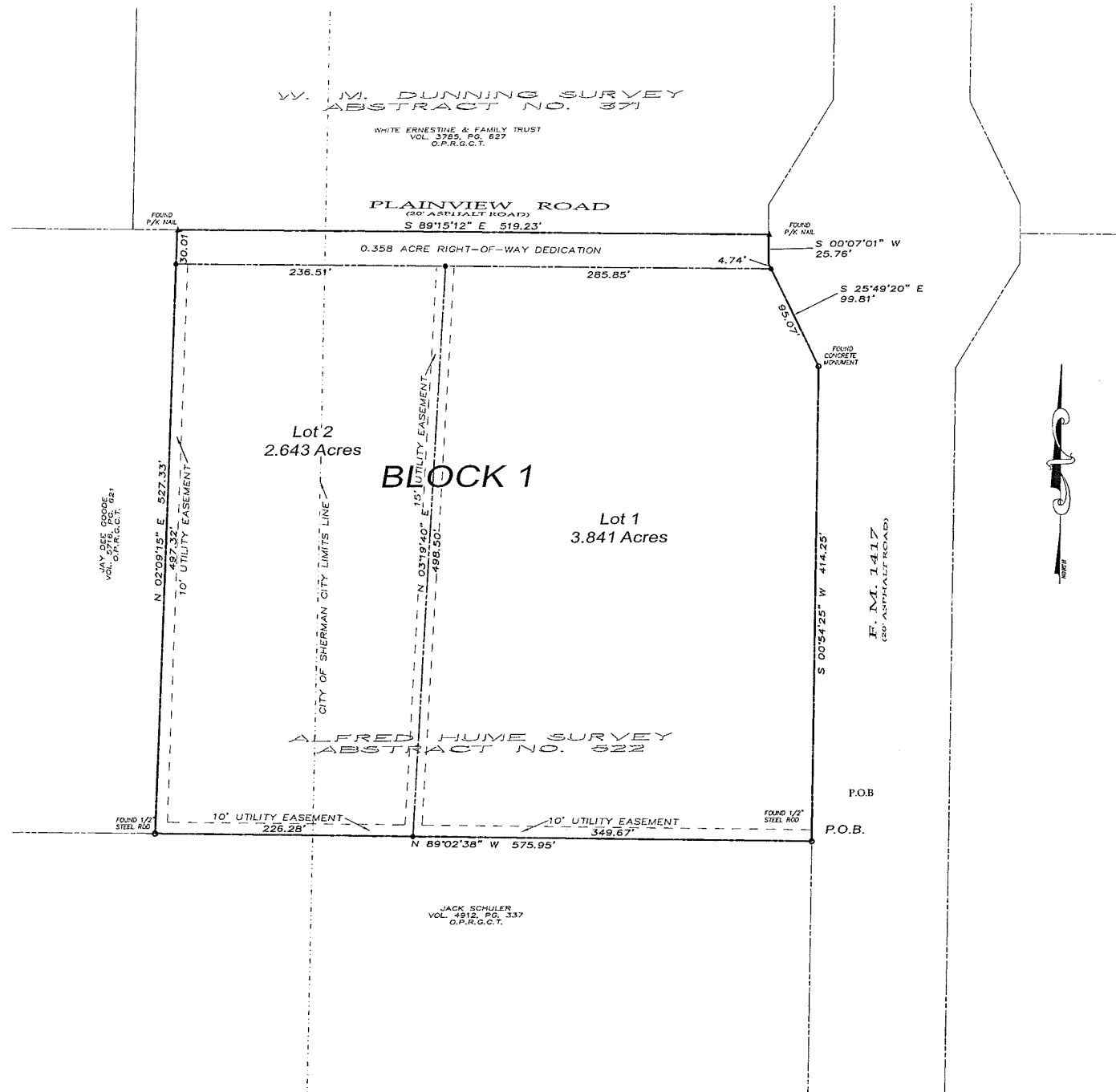
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

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



NOT TO SCALE

1 in = 200 ft



OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KACY CHEYENNE GOODE HAWKIN, do hereby adopt this plat designating the hereinbefore property as the GOODE ADDITION, an addition to the City of Sherman, and do hereby certify that the same is a public use and is for the purpose of providing for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all of part or any portion of the easement or easements, or any other structure or structure or structure, which interfere with the construction, maintenance, or efficiency of its respective systems on any of the lots or parcels of land, or on any public or private street, or on any public or private ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, or repairing the same, and all or part of its respective system without payment of any compensation to the owner of the same. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

KACY CHEYENNE GOODE HAWKIN

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for the County of Summit and State of Utah, this day personally appeared KACY CHEYENNE GOODE HAWKIN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, GODDE ADDITION, on addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____ 2018, and that the City Council, by a majority action, has accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

7. Water Supply to be provided by the City of Sherman.
8. Sewer service at a minimum to be provided by individual on-site sewage treatment systems. All sewerage disposal must comply with Tarrant County, OSGE regulations. Reports and permits must be obtained and submitted to the City for each lot regarding the installation of this type of system. The City reserves the right to require connection to or reservation of the right to require connection to the City's system by sewer connection or other means.
9. Electrical service is provided by Oncor Electrical Delivery.
10. The location of existing underground utilities in drainage easements, and filling or obstruction of the roadway is prohibited.
11. No utility shall be installed or changed along or across the addition will remain as open channels and will be maintained by the owner. Any new utility crossing over or under the addition or across sold lots of the City of Sherman will not be responsible for the design, construction and operation of said utility. The City of Sherman may require the control of erosion.
12. Neither the City of Sherman nor undersigned shall be liable for any injury or damage resulting from the loss of life or property occasioned by flooding or flooding caused by debris.
13. Owners and builders must comply with all other local, state and federal regulations governing flood plain areas.
14. Easements are based on the City of Sherman Control Manvantment Network.
15. The City of Sherman reserves the right to require submission of Permit Based applications and proposed use of each lot.
16. The subject property lies within the limits of the Federal Emergency Management Agency Flood Insurance Rate Map, FEMA #17020C0010, Tarrant County, Texas and Incorporated Areas, Map No. 17020C0010, effective date 2/29/2001.

OWNERS/DEVELOPER
KACY CHEYENNE GOODE HAWKINS
2774 PLAINVIEW ROAD
SHERMAN, TEXAS 75090

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

UNDERWOOD
DRAFTING & SURVEYING

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



STAFF REVIEW LETTER

September 10, 2018

Kacy Cheyenne Goode Hawkins
2774 Plainview Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Goode Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. No additional drive approaches will be permitted off of FM 1417.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Water and sewer Pro-Rata will be due at the time of development.
7. Require a 35' Right of Way dedication along Plainview Road.
8. Remove Utility Easement along south property line.
9. Require a 20' Utility Easement along Plainview Road and FM 1417.
10. Verify gas line location along Plainview Road and dedicate 10' Utility Easement around said gas line.
11. Privately owned and maintained detention in accordance with City criteria is required.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

16.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

* **400 S. TRAVIS STREET**

The request of First Baptist Church of Sherman (Owners) and David Baca Studio (Architect) concerning the property located at 400 South Travis Street, being 3.23 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Site plan approval for a Children's Education Building for First Baptist Church.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

First Baptist Church of Sherman (Owners)

David Baca Studio (Architect)

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Color Elevation

Building Elevations

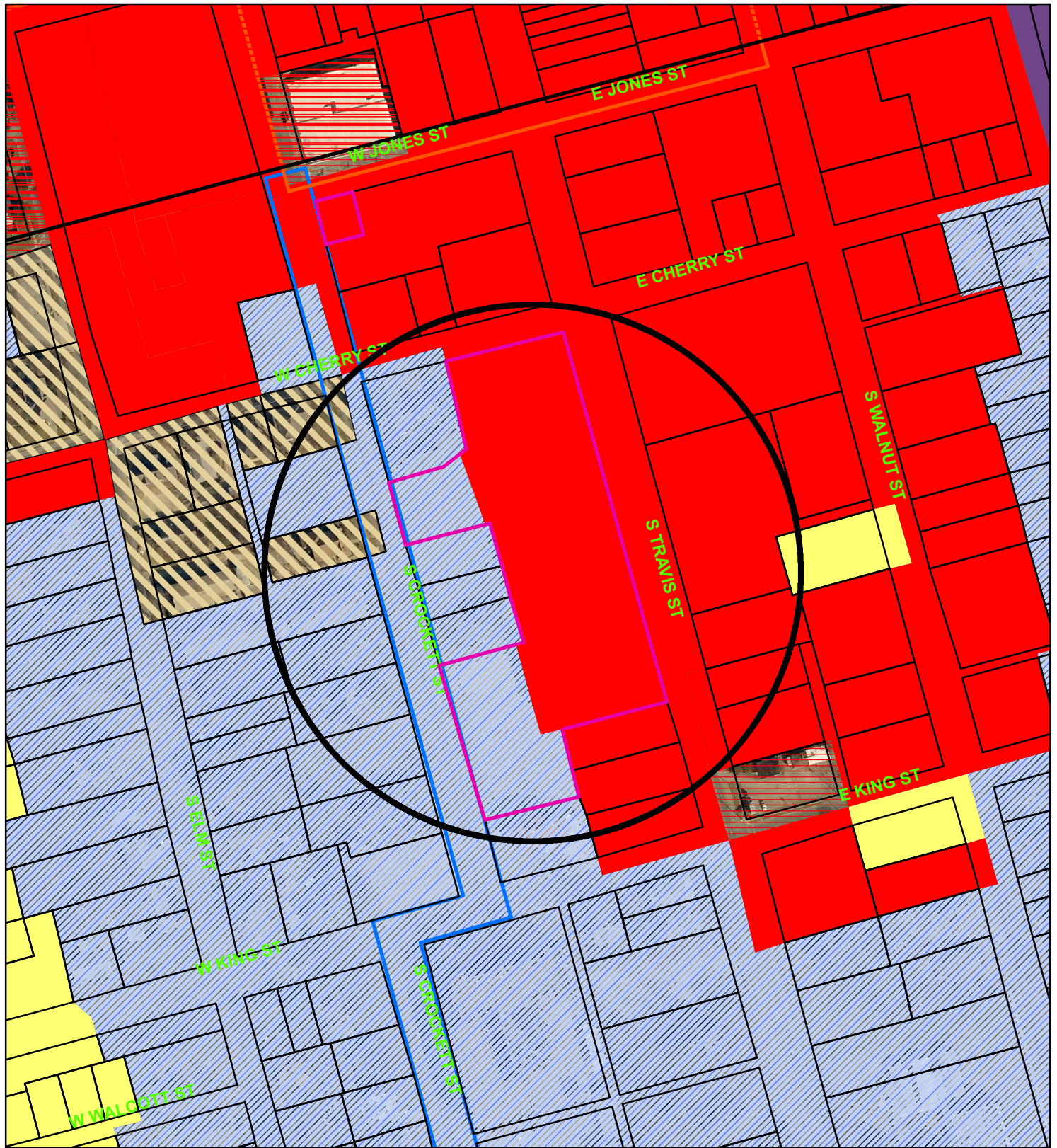
Staff Review Letter



400 S. Travis Street



1 in = 538 ft



Zoning - 400 S. Travis Street

Legend

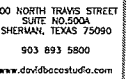
Special Districts Overlay DISTRICT_NAME Arts and Cultural District Blalock Commercial Overlay District Central Business District College Park District Downtown Overlay District Historic Preservation District Transportation Corridor	Representation: SpermGIS.DBO.TransportationCorridor_Rep FM 1417 Sam Rayburn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



1 in = 200 ft

LEGACY CHILDREN'S CENTER



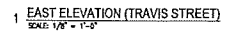
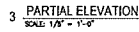
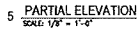
[illegible]

Children's Educational Building FBC

400 S. Travis St.
Sherman, TX 75090

PROJECT NUMBER
1820
DATE
08/23/2018
SHEET NUMBER
A3.0

exterior elevations



STAFF REVIEW LETTER

September 11, 2018

First Baptist Church of Sherman
400 S. Travis St.
Sherman, TX 75090

David Baca Studio
100 N. Travis
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a Children's Education Building for First Baptist Church for the property located at 400 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Travis Street right-of-way.
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,

A handwritten signature in blue ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke at the end.

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: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 429 N. SAM RAYBURN FREEWAY**

The request of Ty Osmani (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 429 North Sam Rayburn Freeway, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 and a portion of Lot 1, Block 1 of the Replat of part of Lot 6 and Lot 7 of the Plat of Divisional Survey for the Heirs of J.B. Shannon Deed, Volume A – Page 1, containing 0.532 acres, as follows

Planning and Zoning Commission

Replat approval of Lot 1, Block 1, Osmani's First Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1 of the Replat of part of Lot 6 and part of Lot 7 of the Divisional Survey for the Heirs of J.B. Shannon Deed Volume A – Page 1

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ty Osmani (Owner)

Underwood Drafting and Surveying (Surveyor)

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:

Not required.

Objections Received:

0

Attachments

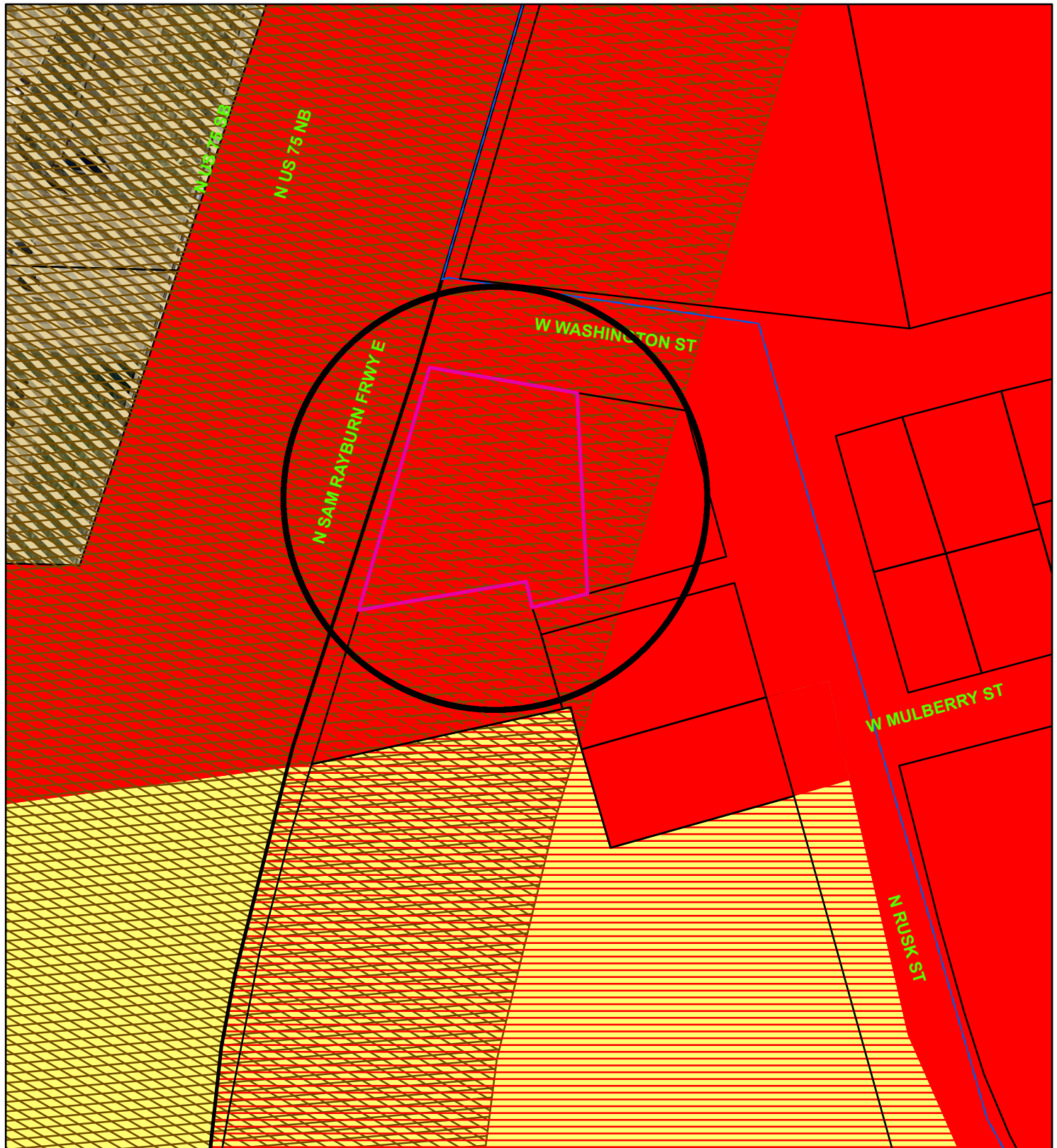
Location Map

Zoning Map

Replat

Staff Review Letter





Zoning - 429 N. Sam Rayburn Freeway

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



STAFF REVIEW LETTER

September 10, 2018

Ty Osmani
4916 Texoma Parkway
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Lot 1, Block 1, Osmani's First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Show floodplain area on drawing.
7. Show found railroad spike on Northeast corner of subject property.
8. No structures will be permitted within easements.
9. All requirements of the Floodplain Ordinance should be followed.
10. The City of Sherman does not maintain alleys.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 09/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

429 N. SAM RAYBURN FREEWAY

The request of Ty and Sara Osmani (Owners) and Nick Manesh Engineering, LLC (Architect) concerning the property at 429 North Sam Rayburn Freeway, being all of Lot 2 and part of Lot 1, Block 1, of the Replat of part of Lot 6 and 7 of the J.B. Shannon Deed, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (1B) and Section 6.8.2, Subsection (4) (b) to allow the existing fueling station canopy metal poles in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District/O-1.2 (Sam Rayburn Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.2, Subsection (6)(c)(2) to not require the 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/Central Business District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Board

Site plan approval for a Retail Shell.

Background:

The property is located at 429 North Sam Rayburn Freeway, the southeast corner of Washington Street and Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District and the Sam Rayburn Overlay District. The owners would like to construct a 1,400 square foot retail shell behind the existing convenience store. The exterior of the building will be brick. They are requesting exceptions to not require the ten foot landscaped and irrigated buffer strip along Sam Rayburn Freeway and the metal poles on the fueling station canopy to remain in lieu of being wrapped with a masonry type material.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ty Osmani (Owner)

Underwood Drafting and Surveying (Surveyor)

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:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

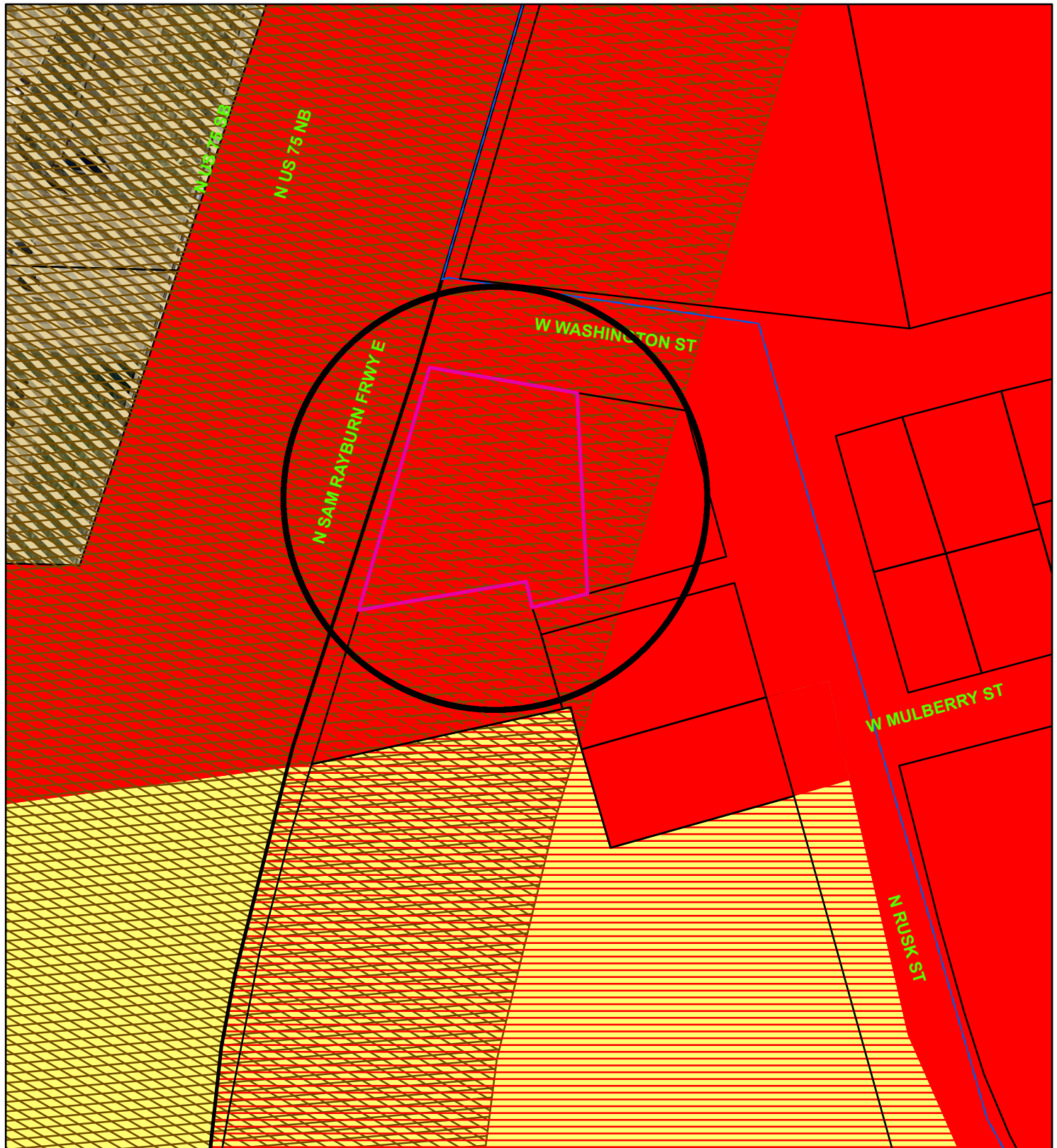
Zoning Sign Photo

Proposed Plat

Site Plan

Building Elevations

Staff Review Letter



Zoning - 429 N. Sam Rayburn Freeway

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

429 N. Sam Rayburn Freeway



BUILDING LAYOUT NOTES

Control, Grades, and Elevation:

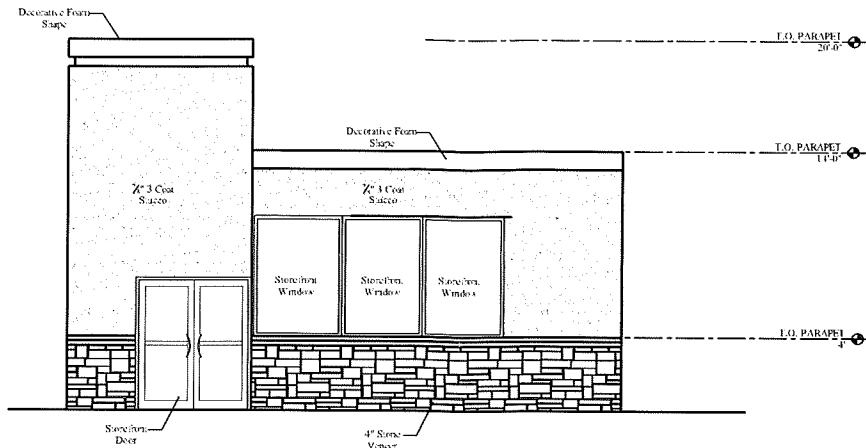
1. All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.
 2. All accessible routes must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.
 3. All accessible routes must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.
- Veneer Walls (Stone, CMU, Brick, and Stucco):**
4. Concrete Masonry Units: 4x8x16 Split-faced CMU, alternately stacked.
 5. Stone: 4in. full v. veneer limestone, Sonoma cut, ashlar stacked.
 6. Brick: Modular 4in. veneer, Grade SW brick, alternately stacked (unless noted otherwise).
 7. Stucco: Standard three coat with fine texture finish. Control joints according to elevations, 20' o.c. max.
 8. Place ladder type horizontal reinforcement at every other course.
 9. Mortar joints: all joints shall be a tuck point concave tooled joint with a 3/8" width.
 10. Construction Joints: Vertical masonry movement joints to be o.c. max, unless noted otherwise, and shall not cross lintels or brick shelf angles.
 11. Approval: Architect reserves the right to reject any work that does not satisfy the design intent.
 12. Cutting of masonry blocks: all cutting, trimming, or shaping shall be done by a motorized masonry saw. Breaking or splitting will not be accepted.
 13. Weep holes: Provide at 24" o.c. at the base of the masonry facade one course above the foundation and immediately above all other flashing.

Light Gauge Stud Walls:

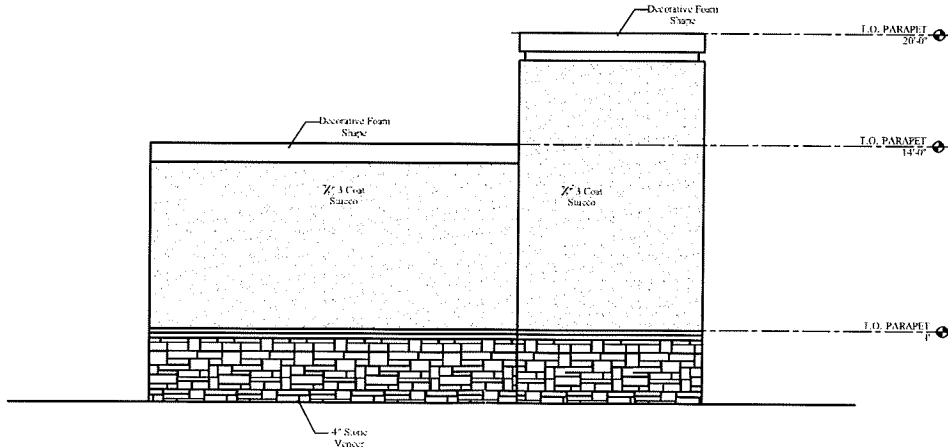
16. Metal Studs: All exterior studs to be hot deep galvanized, 16 gauge, metal studs at 16" o.c. (AS1M A525). Refer to Structural Drawings for load bearing stud layout, sections, and details.
17. Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
18. Sheathing: All exterior sheathing used in Cavity Walls to be Gypsum Sheathing with fiberglass facing (ex: Dens-Glass sheathing).
19. Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.

General Notes:

20. Refer to plan sheets A5.1 to A6.1 for wall sections and details.
21. Store front window supplier shall provide necessary details and shop drawings for approval by designer.
22. All columns, beams, structural connections, and canopy details shall be built based on structural drawings.
23. Provide fireproofing at all required interior steel structures.
24. Work required by the Contract Documents for which no separate bid item has been provided in the Bid Proposal, shall be provided for as required by the Contractor. Work provided by the Contractor to facilitate the successful completion of the project for which no bid item has been provided, should also be considered as subsidiary to the total amount bid or the item it pertains to.



① NORTH ELEVATION



② SOUTH ELEVATION

[illegible]

NICK MANESH ENGINEERING, LLC
17630 Davenport Rd., Suite #110
Dallas, TX 75252
p:(469) 615-0430 f:(972) 865-1354



T.B.P.E. # F-17151

Lucky Stop 10 Remodel
429 N Sam Rayburn Fwy,
Sherman, TX 75090

SHEET CONTENTS:

DAF: 08-20-2018

508

BUILDING LAYOUT NOTES:

- Control, Grades, and Elevation:**
- All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.
 - All accessible routes must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.
 - All accessible routes must meet current T.A.S. (Texas Accessibility Standards). Contractor must be familiar and comply with all of the T.A.S. standards as they pertain to this project.

Veneer Walls (Stone, CMU, Brick, and Stucco):

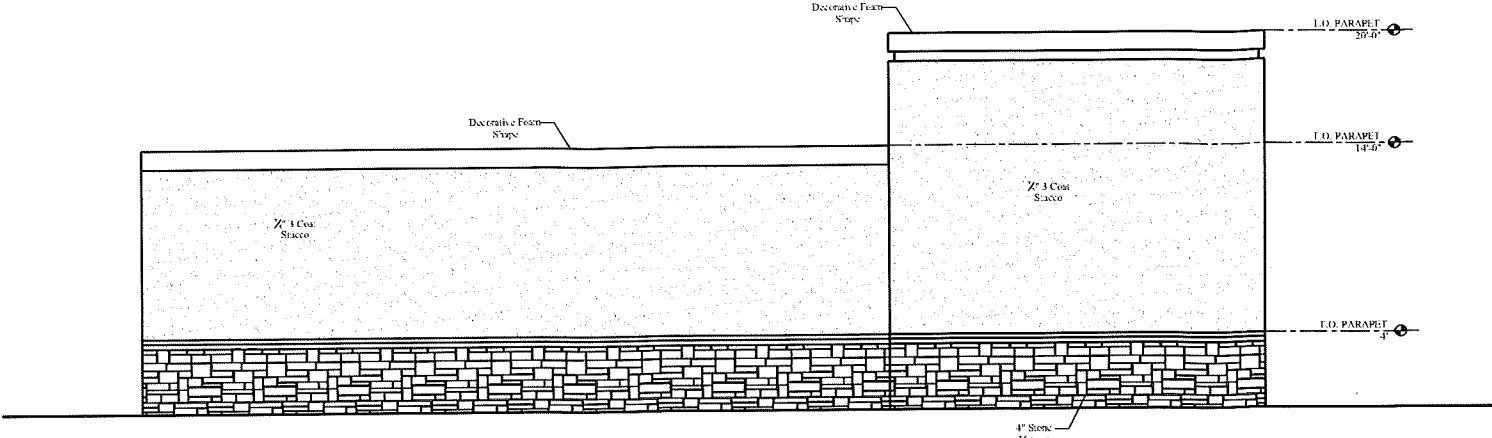
- Concrete Masonry Units: 4x8x16 Split-faced C.M.U., alternately stacked.
- Stone: 4in. full veneer limestone, Sonoma cut, ashlar stacked.
- Brick: Modular 4in. veneer, Grade SW brick, alternately stacked (unless noted otherwise).
- Stucco: Standard three coat with fine texture finish. Control joints according to elevations, 20' o.c. max.
- Place ladder type horizontal reinforcement at every other course.
- Mortar joints: all joints shall be a tuck point concave tooled joint with a 3/8" width.
- Construction Joints: Vertical masonry movement joints to be 20' o.c. max., unless noted otherwise, and shall not cross lintels or brick shelf angles.
- Approval: Architect reserves the right to reject any work that does not satisfy the design intent.
- Cutting of masonry blocks: all cutting, trimming, or shaping shall be done by a motorized masonry saw. Breaking or splitting will not be accepted.
- Weep holes: Provide at 24" o.c. at the base of the masonry facade one course above the foundation and immediately above all other flashing.
- Flashing: Provide stainless steel flashing at the base of the masonry facade one course above the foundation. Provide flashing above all bond beams and openings.
- Sealant: All masonry surfaces to be coated with Behr Premium Waterproofing and Protector No. 980 or equivalent.

Light Gauge Stud Walls:

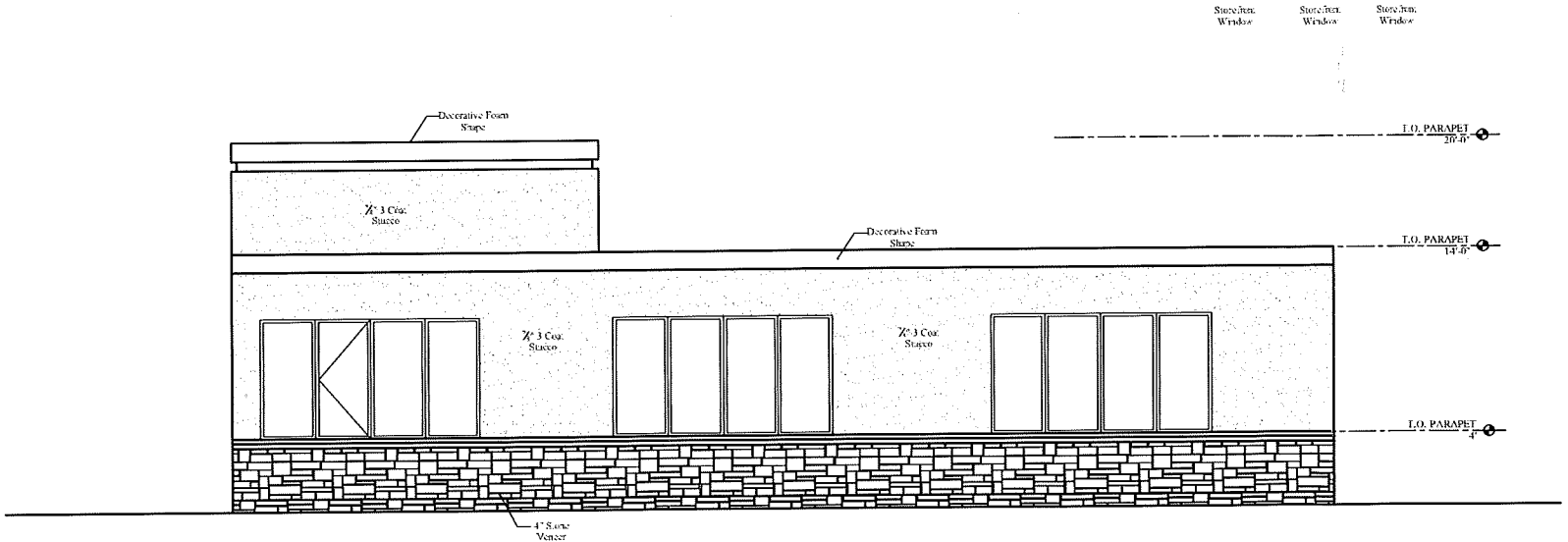
- Metal Studs: All exterior studs to be hot deep galvanized, 16 gauge, metal studs at 16" o.c. (ASTM A525). Refer to Structural Drawings for load bearing stud layout, sections, and details.
- Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
- Sheathing: All exterior sheathing used in Cavity Walls to be Gypsum Sheathing with fiberglass facing (ex: Dens-Glass sheathing).
- Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.

General Notes:

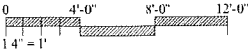
- Refer to plan sheets A5.1 to A6.1 for wall sections and details.
- Store front window supplier shall provide necessary details and shop drawings for approval by designer.
- All columns, beams, struct., connections, and canopy details shall be built based on structural drawings.
- Provide fireproofing at all required interior steel structures.
- Work required by the Contract Documents for which no separate bid item has been provided in the Bid Proposal, shall be provided for as required by the Contractor. Work provided by the Contractor to facilitate the successful completion of the project for which no bid item has been provided, should also be considered as subsidiary to the total amount bid or the item it pertains to.



③ EAST ELEVATION



④ WEST ELEVATION



ISSUE RECORD:

DATE	ISSUED FOR	COMMENTS

NICK MANESH ENGINEERING, LLC
17630 Davenport Rd., Suite #110
Dallas, TX 75252
p:(469) 615-0430 f:(972) 865-1354



T.B.P.E. # F-17151

Lucky Stop 10 Remodel
429 N Sam Rayburn Fwy,
Sherman, TX 75090

SHEET CONTENTS:
Proposed Elevations

DATE: 08-20-2018

A4

STAFF REVIEW LETTER

September 11, 2018

Ty Osmani
4805 Bello Vista Ct.
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for site plan approval for a retail shell for the property located at 429 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.2 (Sam Rayburn Overlay) District, the Central Business District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings including the fueling station canopy unless an exception is granted. Masonry shall be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding.
3. The trash dumpster will need to be located inside the main building area.
4. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
6. All parking shall be on private property and shall not encroach into Washington Street, Sam Rayburn Freeway access road or Rusk Street right-of-way.
7. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
8. A parking space is considered to be 9'x20'.
9. One freestanding sign is allowed per development lot unless an exception is granted.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Platting of the property is required.
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
15. All requirements of the Floodplain Ordinance should be followed.
16. Verify fire lane requirements with Fire Marshall.

17. The location of trash receptors must be approved by the Public Works Department.
18. The building on the Southeast corner of property (1,400 sq. ft.) is not existing; should be shown as proposed.
19. Both buildings on lot, proposed 1,400 sq. ft. and existing 1,965 sq. ft. must meet City Standards.
20. The City of Sherman does not maintain alleys.
21. Entrances/Exits off of U.S. Hwy 75 Service Road will be right-in, right-out only.

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

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

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

Respectfully,



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

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



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

20.

Meeting Date: 09/18/2018

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

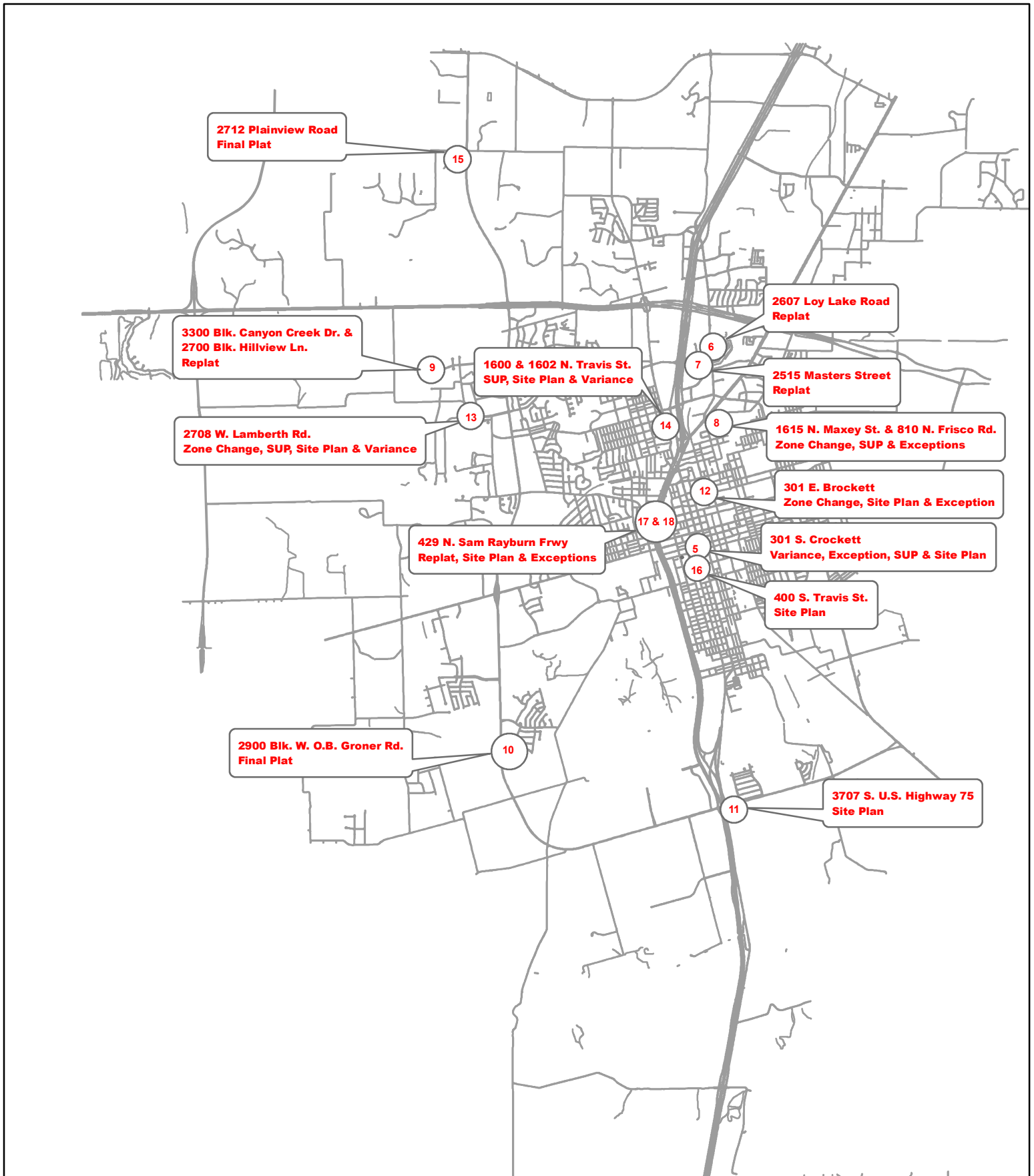
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting September 18, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet