

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 22, 2017 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JULY 18, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 12, 13, 15, 16, 20, 23 & 24)**
5. **400-500 BLOCKS LAUREL CREEK DRIVE**
The request of Mitchell Enterprises, LTD (Owners), Steve Mitchell (Representative) and Vilbig & Associates, Inc. (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property in the 400-500 Blocks of Laurel Creek Drive, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Blocks 5 and 6 of Laurel Creek Addition, Section One, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 5, Block A – 46.29', Lot 6, Block A – 40', Lot 7, Block A – 56.32', Lot 8, Block A, – 53.25', Lot 9, Block A, – 40.10', Lot 10, Block A, – 40', Lot 11, Block A, – 40', Lot 19, Block A, – 40.02', Lot 20, Block A, – 40.03', Lot 21, Block A, – 40', Lot 22, Block A, – 40.14', in the proposed Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section One in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Replat approval of Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section 1
6. **4016 TEXOMA PARKWAY**
The request of V. R. Wren (Owner), Vertical Bridge (Communications Infrastructure), T-Mobile (Communications Carrier) and SMW Engineering Group, Inc. (Surveyor) concerning the property located at 4016 Texoma Parkway, being 2.11 acres in the W. F. Patterson Survey, Abstract No. 969, as follows:
Board of Adjustments
 - Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (15)(v)

to allow a 900' separation from another monopole telecommunications tower in lieu of the required 1,000 feet in an M-1 (Light Manufacturing) District.

- Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (15)(ii) to allow a 200' setback from a residential zone for a 100' telecommunications tower in lieu of the required 400 feet in an M-1 (Light Manufacturing) District.

7. **121 W. MOORE STREET**

The request of Stephen and Penny Ticknor (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 121 West Moore Street, being part of Lots 13 & 14, Block 5, Hare & Randolph's Addition, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(b) & (h)(2) to allow a 2' setback from the front property line for a 6' privacy fence in lieu of the permitted 4' in an R-2 (Multi-family Residential) District.

8. **1400 W. TAYLOR**

The request of Charles E. Anderson (Owner), Brad and Kristi Travis, Hatch & Kravens Slaughterhouse (Tenants) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 29th through October 31st, 2017 and February 9th and 10th, 2018 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

9. **6400 TEXOMA PARKWAY**

The request of Montgomery Living Trust, Cliff & Don Montgomery, Trustees (Owners) and Best Pawn (Tenant) concerning the property located at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (4)(1) and Section 7, Subsection (1B) to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior facade in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (6)(c)(ii) to not require a 10' buffer strip, landscaped and irrigated adjacent to the F.M. 691 right-of-way in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (7) to allow an 8' board on board fence in lieu of the required masonry fence in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.

Planning and Zoning Board

Site plan approval for a Storage Building and an Addition to Best Pawn.

10. **1518 S. AUSTIN STREET**
The request of John & Julia Bell (Owners), Rick Owens (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1518 South Austin, being Lot 21R, Block 1 of the Replat of part of Lot 20 & 21, Mayhew's Second Supplement, as follows:
Planning and Zoning Board
Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One Family Residential) District.
11. **3310 TOWN CENTER STREET**
The request of MB Sherman Town Center, LP (Owners), Cinemark USA, Inc. (Tenant) and Megan Auderer, Chandler Signs (Representative) concerning the property located at 3310 Town Center Street, being Lots 1, 3 & 4, Block 4, Sherman Town Center, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (14)(n)(1) to allow total wall signage on the east elevation of the Cinemark Building to be 435 square foot in lieu of the allowed 300 square foot in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
12. * **6000-6100 BLOCKS N. U.S. HIGHWAY 75 & 3000-3200 BLOCKS FM 691**
The request of One Ganesha LTD (Owners) Winkelmann & Associates, Inc. (Engineers/Surveyors) and Dean Gilbert, Jr. (Developer) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 3000-3200 Blocks of F.M. 691, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587, as follows:
Planning and Zoning Commission
Final Plat approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A
13. * **2800-3600 BLOCKS S. U.S. HIGHWAY 75**
The request of Heritage Development Partners, LLC (Owners) and Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
Final Plat approval of Sherman Crossroads Medical No. 2
14. **2800-3600 BLOCKS S. U.S. HIGHWAY 75**
The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 3.0170 acres in the Preston Kitchen Survey, Abstract No. 667 and also being Lot 1, Block 1, of the proposed Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
- Exception and site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.
 - Exception approval under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 202 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

15. * **5184 DRIPPING SPRINGS ROAD**
The request of Patricia Reeves (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5184 Dripping Springs Road, being 0.6 acres in the John McClenihan Survey, Abstract No. 789, as follows:
Planning and Zoning Commission
Preliminary and Final Plat approval of Lot 1, Block 1, Leo's Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.
16. * **401 E. US. HIGHWAY 82**
The request of Wal-Mart Real Estate Business Trust (Owners), Heath Voyles, Kimley Horn and Associates, Inc. (Representative) and SGA Design Group (Architect) concerning the property at 401 East U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:
Planning and Zoning Commission
Site plan approval for an addition to Wal-Mart
17. **506 N. GRAND AVENUE**
The request of Elliott Smith (Owner) concerning the property at 506 North Grand Avenue, being Lots 3, 4, 7 & 8, Block 18, College Park Addition, as follows:
Planning and Zoning Board
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District/College Park Overlay District.
18. **2002 WEST MOORE STREET**
The request of ONCOR Electric Delivery Company (Owners) and Karl Crawley (Applicant) concerning the property at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow an electrical substation to be 90' tall in lieu of the allowed 35' in height in an R-1 (One Family Residential) District.
Planning and Zoning Board
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District.
19. **429 N. SAM RAYBURN FREEWAY**
The request of Ty and Sara Osmani (Owners) and Seven D Four Architecture (Architect) concerning the property at 429 North Sam Rayburn Freeway, being all of Lot 2 and part of Lot 1, Block 1, of the Replat of part of Lot 6 and 7 of the J.B. Shannon Deed, as follows:
Board of Adjustments
- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a convenience store on the rear property line in lieu of the required 10' in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.
 - Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to allow eleven (11) parking spaces in lieu of the required twenty-three (23) parking spaces for a convenience store in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.

- Exception under Ordinance No. 2280, Section 6.8.2, Subsection (6)(c)(2) to not require the 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Board

Site plan approval for a Convenience Store with Fueling Station

20. * **1800-2000 BLOCKS NORWOOD STREET**

The request of Bob Tate and Tate Construction (Owners), GLMSS Properties, LLC (Prospective Buyers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 1800-2000 blocks of Norwood Street, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition, as follows:

Planning and Zoning Board

Replat approval of Kings Ridge Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.

21. **3400-3500 BLOCKS BALLAM STREET & 2200-2300 BLOCKS SOUTHRIDGE LANE**

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II, as follows:

Planning and Zoning Board

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

22. **3400-3500 BLOCKS HANAN STREET & 2300 BLOCK SOUTHRIDGE LANE**

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Hanan Street and the 2300 Blocks Southridge Lane, being Lots 15-32, Block D, Lots 36 & 37, Block G, Pebblebrook South, Phase III, as follows:

Planning and Zoning Board

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

23. * **4113 N FRISCO ROAD**

The request of Buffalo Gap Street Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Board

Preliminary Plat approval of BAC Sherman RE Addition.

24. * **6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 6120 North U.S. Highway 75, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Landing Addition Phase I.

25. **ADJOURNMENT**

26. **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 August 17, 2017 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of August, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 08/22/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR JULY 18, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

July 18, 2017 Draft Minutes

STATE OF TEXAS §

July 18, 2017

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 18, 2017.

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

MEMBERS ABSENT: DOWNTAIN

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 20, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 7 & 9)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF MENDI SALEJESKI (OWNER), BWG ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 712 SOUTH WILLOW STREET, BEING 0.725 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, ALSO BEING LOTS 16 THRU 24, BLOCK 11, W. ELLIOTT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT APPROVAL OF LOT 16R, BLOCK 11, W. ELLIOTT'S

REPLAT – LOT 16R,
BLK. 11, W
ELLIOTT'S
ADDITION, A
REPLAT OF LOTS 16-
24, BLKS. 11, W.
ELLIOTT'S ADDN.
712 S WILLOW
(MENDI SALEJESKI)

ADDITION, BEING A REPLAT OF LOTS 16-24, BLOCK 11 OF W. ELLIOTT'S ADDITION.

The property is located at 712 South Willow Street; the northwest corner of Willow and Odneal Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat nine lots into one lot, change the zoning on the property to an R-2 (Multi-Family Residential) District to construct an apartment complex on the lot. 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 MACK BROILES (OWNER), J.C. SILD HOLDINGS, (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 603 AND 613 NORTH WALNUT STREET, BEING 0.674 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING ALL OF LOTS 6 AND 7 AND PART OF LOT 3, BLOCK 5, G.W. BOND'S SUPPLEMENT NO. 2 ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 6 & 7 AND A PORTION OF LOT 3, BLOCK 5, G.W. BOND'S SUPPLEMENT NO. 2 ADDITION.

REPLAT – LOTS 6 & 7 AND A PORTION OF LOT 3, BLOCK 5, W.W. BOND'S SUPPLEMENT NO. 2 ADDITION 603 & 613 N. WALNUT (MACK BROILES)

The property is located at 603 and 613 North Walnut; the northwest corner of Pacific and Walnut Streets and is zoned a C-1 (Retail Business) District. The owner would like to replat two lots and a portion of a lot into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS) AND WINKELMANN & ASSOCIATES, INC. (ENGINEERS/SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 6000-6100 BLOCKS OF U.S. HIGHWAY 75 NORTH AND THE 3000-3200 BLOCKS OF F.M. 691, BEING 17.035 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

PRELIMINARY PLAT – DR. SWAMY ADDITION, PHASE 1, LOTS 1-8, BLOCK A 6000-6100 BLKS. N. U.S. HIGHWAY 75 & 3000-3200 BLKS. FM 691 (ONE GANESHA LTD)

The property is located in the 6000-6100 Blocks of North U.S. Highway 75 and the 3000-3200 Blocks of FM 691; the southeast corner of FM 691 and U.S. Highway 75. The property is zoned a C-2 (General Commercial) District and is located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM

Highway 691) Overlay District. The owner would like to plat the property into (8) eight lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF MENDI SALEJESKI (OWNER), BWG ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 712 SOUTH WILLOW STREET, BEING LOTS 16-24, BLOCK 11, W. ELLIOTT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

ZONE CHANGE – R-1
TO R-2

SITE PLAN –
WILLOW STREET
APTS.
712 S. WILLOW
(MENDI SALEJESKI)

(TABLED)

Bruce Green, BWG Architecture, PO Box 923, Van Alstyne, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 712 South Willow Street; the northwest corner of Willow and Odneal Streets.

Mr. Green explained "the property is zoned an R-1 (One Family Residential) District and the owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District and replat nine lots into one lot to construct an apartment complex on the lot. The apartment complex will be a two-story, 14,638 square foot, masonry, 19 single-unit apartment building. Forty parking spaces will be provided and a six foot tall masonry fence will surround the apartment complex. There is a convenience store to the west; St. Vincent Apartments to the east; R-2 (Multi-family Residential) District is south and the R-1 (One Family Residential) District is to the north of this property." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained "I've noted a few things on the Staff Review Letter: the building is not to exceed a height of 45', parking for 39 spaces, you have 40; the perimeter fence, could you tell us about the masonry fence, will it be the same as on the building."

Mr. Green explained "that's what I thought we were going to do, but after talking to him the other day, he said he wanted to use CMU, concrete masonry block."

Scott Shadden, Director of Developmental Services explained "split face concrete blocks would probably meet

the ordinance. The setback for the fence would need to be 25' off of Willow Street."

Chairman Mahone stated "on the site plan it shows the fence on the property line."

Mr. Green responded "that is correct, so that would not work."

Mr. Shadden explained "the R-2 (Multi-family Residential) District might not be too terrible right there, but the density, you might have to work on that some more."

Commission Member Vanderveer explained "on the Staff Review Letter it states the side yard setback shall be 7'."

Mr. Green explained "we will have to move the building over a foot."

Mr. Shadden explained "after we reviewed the site plan more, this one will not work, I would recommend that you table this until you get a site plan that will work better on this site, even if they approve the zoning, they couldn't approve the site plan, so you might want to hold off on the zoning so that you could take it all at one time."

Mr. Green agreed to table the request.

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

ACTION TAKEN.

Motion by Vice-Chairman Patterson to table the request at 712 South Willow Street. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF JOE & JOYCE KELSOE (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 706 CLAY LANE, BEING LOT 51, BLOCK 3, WASHINGTON PLACE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 3' SETBACK FROM THE MAIN STRUCTURE FOR A DETACHED ACCESSORY BUILDING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FROM
MAIN STRUCTURE
706 CLAY LANE
(JOE & JOYCE
KELSOE)

Joe Kelsoe, 706 Clay Lane, Sherman, TX

Mr. Kelsoe appeared to represent the request and answer

any questions. The property is located at 706 Clay Lane in the Washington Place subdivision at the southwest corner of FM 1417 (Heritage Parkway) and Washington Street.

Mr. Kelsoe explained “I would like to construct a 10’ x 20’ x 10’ high metal storage building, 3’ from the home; the distance to the house to an extreme drop-off requires the three foot to be able to put it on solid ground. The change in grade is approximately ten foot.” Mr. Kelsoe provided pictures showing the drop-off in his backyard toward the creek. “If the creek overflows, it comes halfway in the backyard, so it would be useless to put anything in that area because it would flood.”

Mr. Shadden asked Mr. Kelsoe if there was a reason he did not want to put it up against the house.

Mr. Kelsoe explained “I don’t feel comfortable with it up against the house because of water run-off and I need access in case something needs to be done to the house in a particular time, I’m just not comfortable with it right up against the house.”

Mr. Shadden explained “the ordinance does allow when you have an unique lot due to terrain, size and that type of thing to grant a variance on the setback.”

Chairman Mahone asked “what type of foundation the building would have.”

Mr. Kelsoe explained “it would have steel skids. The building will not be visible from the street.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow a 3’ setback from the main structure for a detached accessory building at 706 Clay Lane.

Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:15 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 08/22/2017

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

Issue:

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

List of Agenda Items:

12. * 6000-6100 BLOCKS N. U.S. HIGHWAY 75 & 3000-3200 BLOCKS FM 691

The request of One Ganesha LTD (Owners) Winkelmann & Associates, Inc. (Engineers/Surveyors) and Dean Gilbert, Jr. (Developer) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 3000-3200 Blocks of F.M. 691, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587, as follows:

Planning and Zoning Commission

Final Plat approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A

13. * 2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Heritage Development Partners, LLC (Owners) and Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 2

15. * 5184 DRIPPING SPRINGS ROAD

The request of Patricia Reeves (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5184 Dripping Springs Road, being 0.6 acres in the John McClenihan Survey, Abstract No. 789, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Leo's Addition located in the Extra Territorial Jurisdiction (ETJ) of the City of Sherman.

16. * 401 E. US. HIGHWAY 82

The request of Wal-Mart Real Estate Business Trust (Owners), Heath Voyles, Kimley Horn and Associates, Inc. (Representative) and SGA Design Group (Architect) concerning the property at 401 East U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Wal-Mart

20. * 1800-2000 BLOCKS NORWOOD STREET

The request of Bob Tate and Tate Construction (Owners), GLMSS Properties, LLC (Prospective Buyers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 1800-2000 blocks of Norwood Street, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition, as follows:

Planning and Zoning Board

Replat approval of Kings Ridge Addition located in the Extra Territorial Jurisdiction (ETJ) of the City of Sherman.

23. * 4113 N FRISCO ROAD

The request of Buffalo Gap Street Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Board

Preliminary Plat approval of BAC Sherman RE Addition.

24. * 6120 N. U.S. HIGHWAY 75

The request of Stanley Blythe (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 6120 North U.S. Highway 75, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Landing Addition, Phase I.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

400-500 BLOCKS LAUREL CREEK DRIVE

The request of Mitchell Enterprises, LTD (Owners), Steve Mitchell (Representative) and Vilbig & Associates, Inc. (Civil Engineer) and Sartin & Associates, Inc. (Surveyor) concerning the property in the 400-500 Blocks of Laurel Creek Drive, being 9.92 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Blocks 5 and 6 of Laurel Creek Addition, Section One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 5, Block A – 46.29', Lot 6, Block A – 40', Lot 7, Block A – 56.32', Lot 8, Block A, – 53.25', Lot 9, Block A, – 40.10', Lot 10, Block A, – 40', Lot 11, Block A, – 40', Lot 19, Block A, – 40.02', Lot 20, Block A, – 40.03', Lot 21, Block A, – 40', Lot 22, Block A, – 40.14', in the proposed Laurel Creek, Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek, Section One in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

Planning and Zoning Commission

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

Background:

The property is located in the 400-500 blocks of Laurel Creek Drive off of West Houston Street. The owner would like to replat the property into twenty-six lots for residential development. The owner is requesting a variance for lot widths on the following lots:

Lot 5 - 46.29'	Lot 8 - 53.25'	Lot 11 - 40'	Lot 21 - 40'
Lot 6 - 40'	Lot 9 - 40.10'	Lot 19 - 40.02'	Lot 22 - 40.14'
Lot 7 - 56.32'	Lot 10 - 40'	Lot 20 - 40.03'	

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Mitchell Enterprises, LTD (Owners)
Steve Mitchell (Representative)
Vilbig & Associates, Inc. (Civil Engineer)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

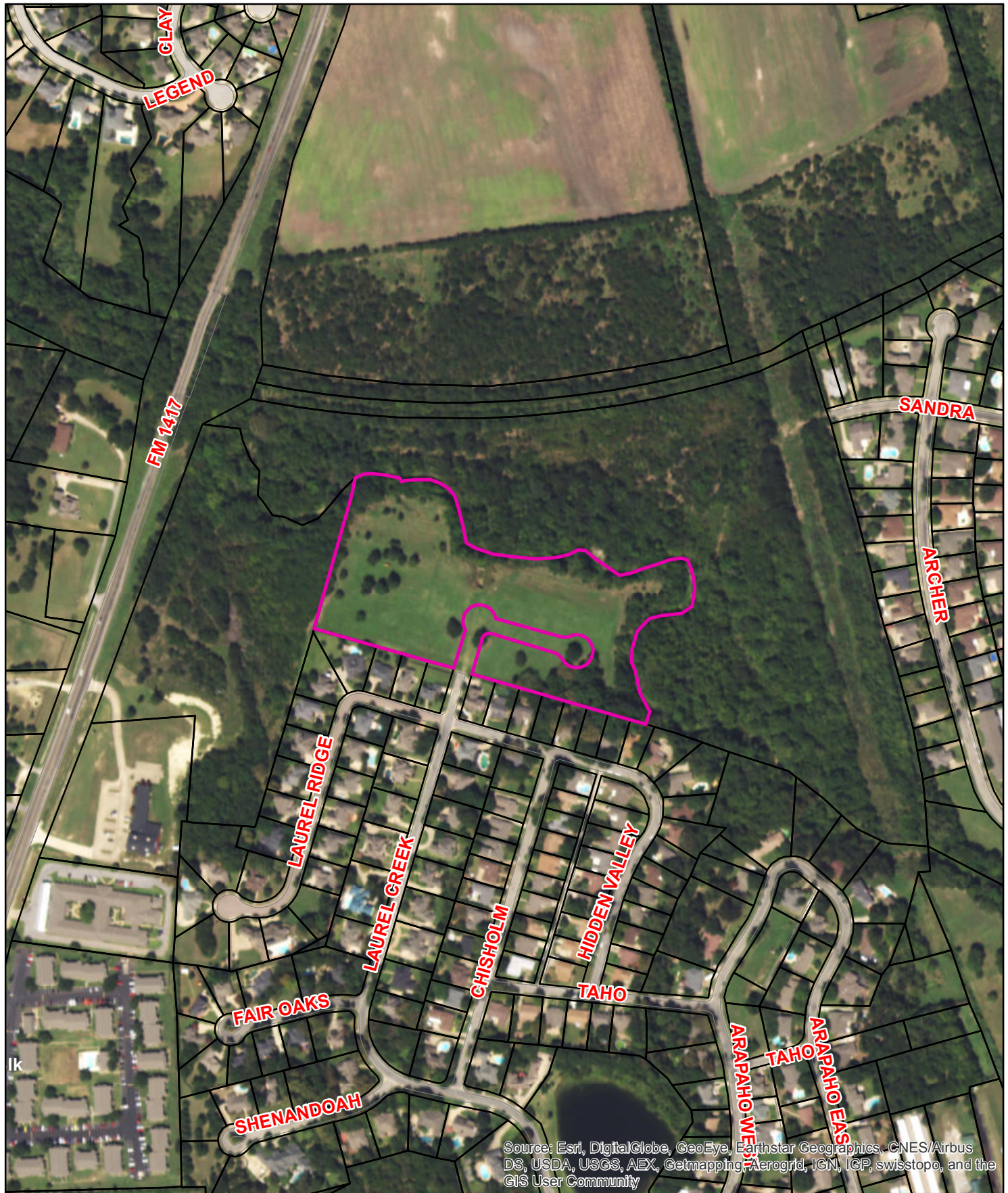
50

Objections Received:

0

Attachments

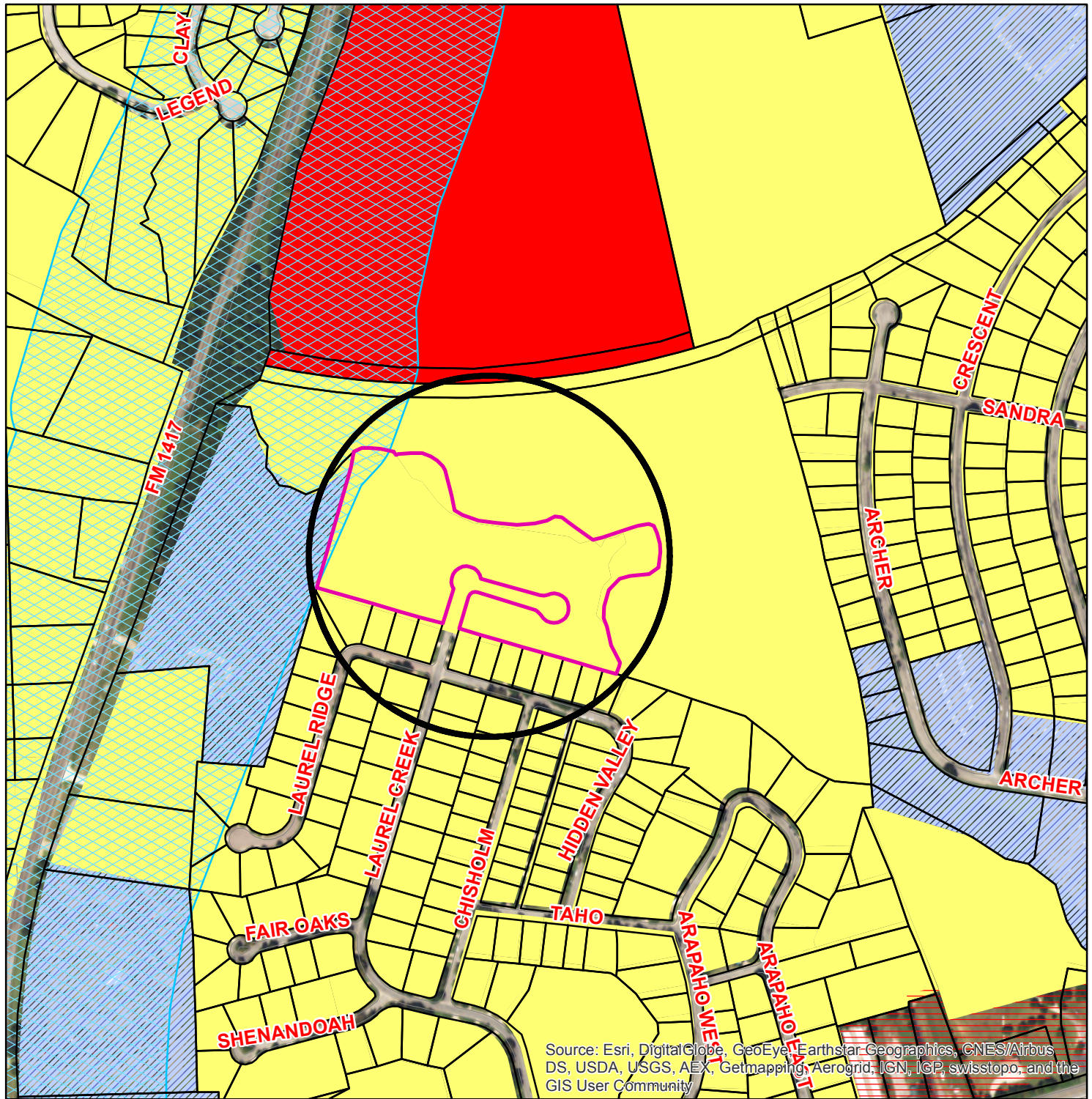
Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



**400-500 Blocks Laurel Creek Drive
(Replat Laurel Creek, Phase 4,
A Replat of Blks. 5&6 Laurel Creek, Section 1)**



1 in = 403 ft



Zoning - 400-500 Blks. Laurel Creek Drive

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 484 ft

400-500 Blocks Laurel Creek Dr.



STAFF REVIEW LETTER

August 9, 2017

Mitchell Enterprises, Ltd.
700 N. Crockett
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Laurel Creek Phase 4, a Replat of Blocks 5 & 6 of Laurel Creek Section 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Bank Stabilization.
7. Water and sewer shall be extended to serve development. Sewer capacity shall be verified for proposed use.
8. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
9. Development Agreement required for Public Infrastructures.
10. Show Point of Beginning on drawing.
11. Remove building line from plat.
12. Require reverser curves on Cul-de-sacs.
13. Show dimensions on Cul-de-sacs.
14. Minimum lot frontage is 60.'
15. Minimum lot area is 6,000 square feet.
16. Drainage Easements as required by Engineering review.
17. 10' Utility Easement required along all street frontage of all lots.
18. 20' Drainage Easement required along the rear of all lots adjacent to Sand Creek.
19. Metes and bounds calls and drawing must match.
20. Any other changes made to the plat prior to 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.

21. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

6.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

4016 TEXOMA PARKWAY

The request of V. R. Wren (Owner), Vertical Bridge (Communications Infrastructure), T- Mobile (Communications Carrier) and SMW Engineering Group, Inc. (Surveyor) concerning the property located at 4016 Texoma Parkway, being 2.11 acres in the W. F. Patterson Survey, Abstract No. 969, as follows:

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (15)(v) to allow a 900' separation from another monopole telecommunications tower in lieu of the required 1,000 feet in an M-1 (Light Manufacturing) District.
- Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (15)(ii) to allow a 200' setback from a residential zone for a 100' telecommunications tower in lieu of the required 400 feet in an M-1 (Light Manufacturing) District.

Background:

The property is located at 4016 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned an M-1 (Light Manufacturing) District. AMS Wireless would like to erect a 100' tall cell tower at the northwest corner of this property. They are requesting variances to allow a 900' separation from another tower and to allow a 200' setback from residential.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

V R Wren (Owner)
Vertical Bridge (Communications Infrastructure)
T- Mobile (Communications Carrier)
SMW Engineering Group, 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:

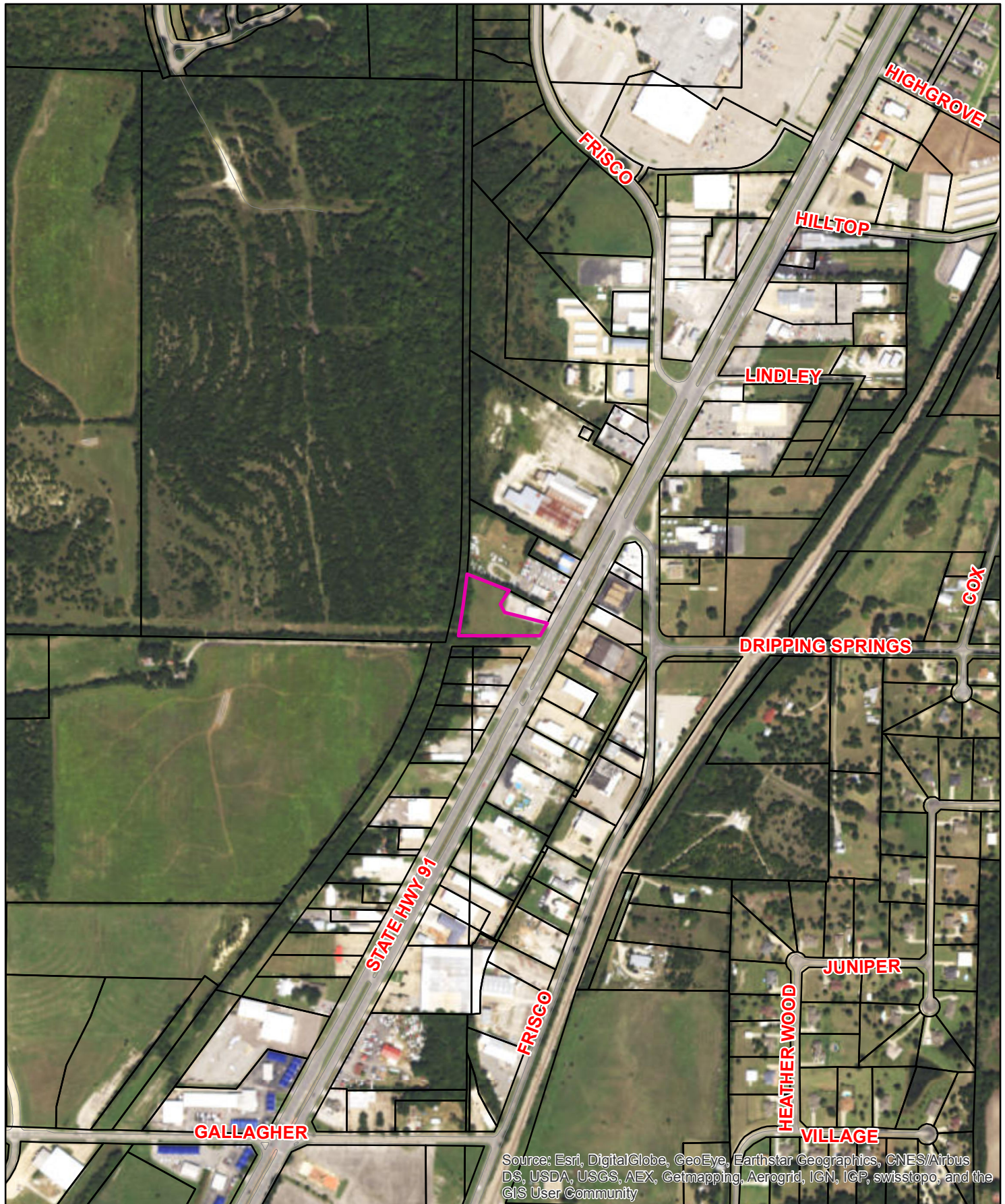
8

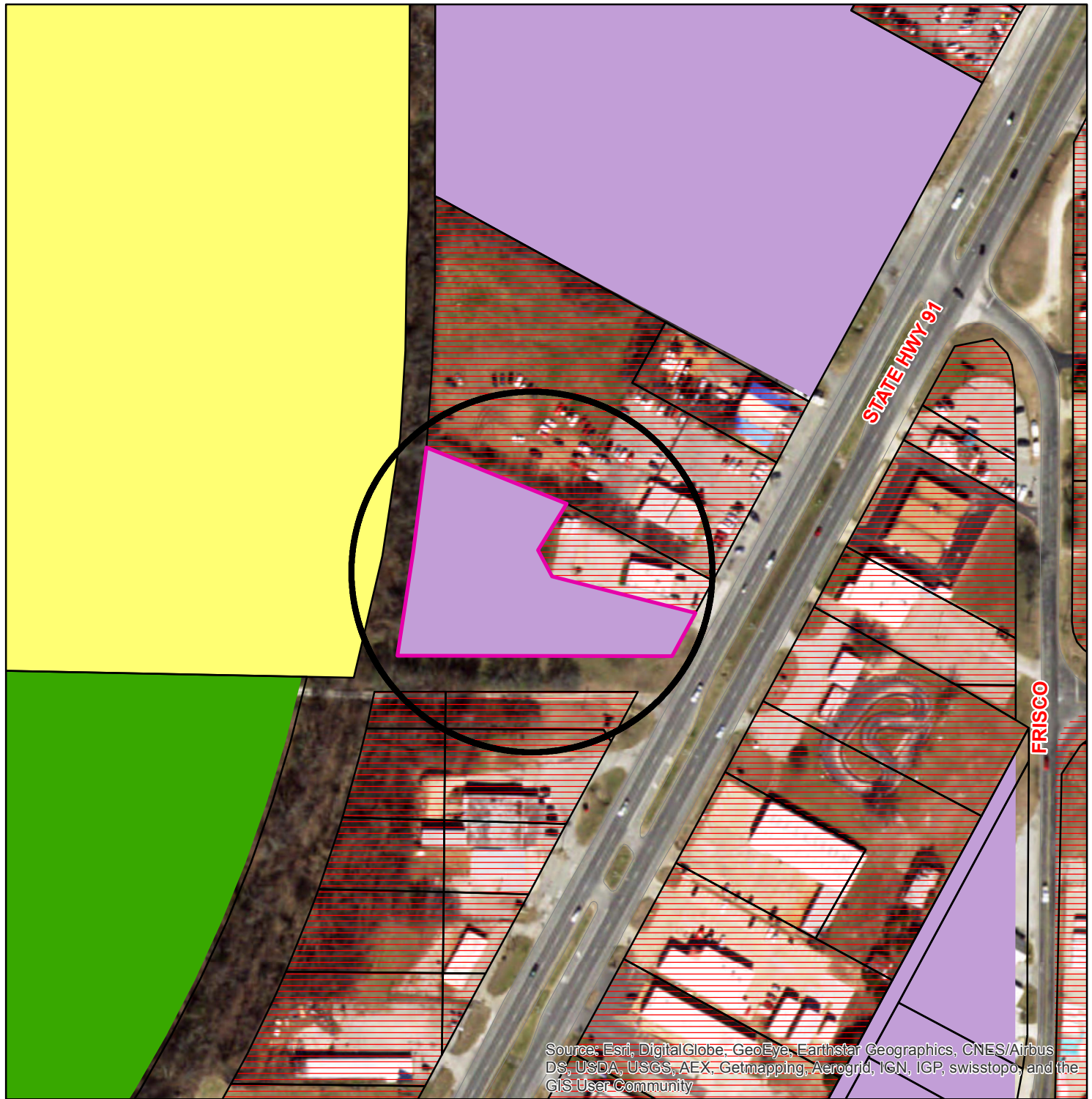
Objections Received:

0

Attachments

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





4016 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

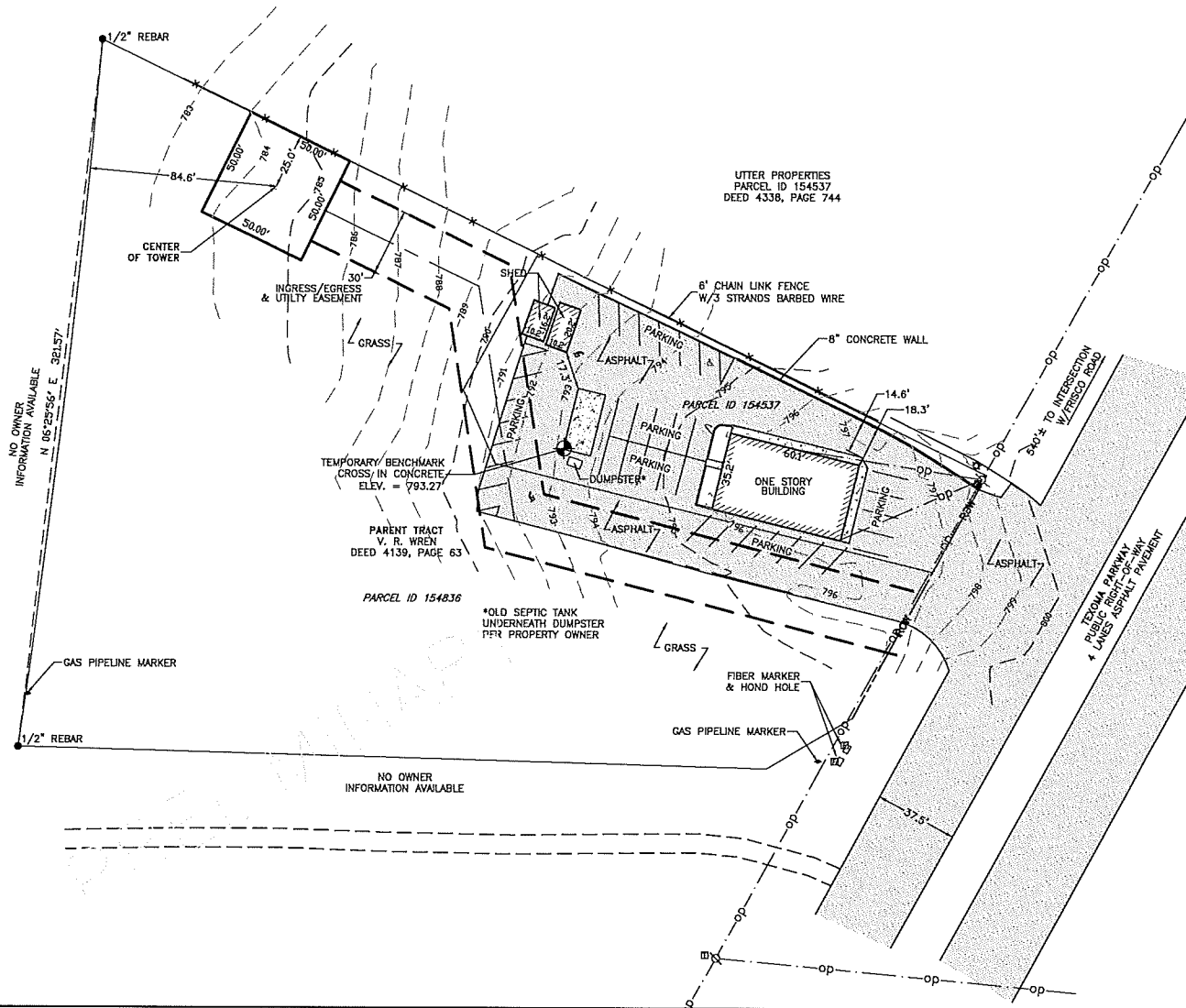
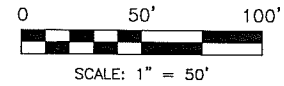


NOT TO SCALE

1 in = 194 ft

4016 Texoma Pkwy





TOWER INFO		VICINITY MAP	
LATITUDE: 33°40'46.359" NORTH LONGITUDE: 96°35'18.294" WEST (NAD 83) GROUND ELEVATION: 784.4' ABOVE MEAN SEA LEVEL (NAVD88)			
UTTER PROPERTIES PARCEL ID 154537 DEED 4338, PAGE 744		PROJECT NO. 17-0211	
TEXAS NORTH CENTRAL GRID NORTH GRID TO TRUE NORTH CONVERGENCE 1°02'53.244" TRUE NORTH TO MAGNETIC DECLINATION 3°15' E COMBINED SCALE FACTOR 0.999932534		DRAWN BY: JS CHECKED BY: AK DATE: 02/09/17 SCALE: 1" = 50' SHEET 1 OF 1	
LEGEND ○ = 5/8" REBAR SET ● = FOUND PROPERTY MARKER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POE = POINT OF ENDING ▲ = CALCULATED POINT (R) = REFERENCED INFORMATION (M) = MEASURED ⊕ = POWER POLE ⊕ = GUY ANCHOR ⊕ = POWER BOX ⊕ = TELEPHONE PEDESTAL ⊕ = GROUNDING ROD		AMS, LLC 20710 ARBOR BEND COURT HUMBLE, TX	
FLOOD NOTE By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 48181C0290F, which bears an effective date of September 29, 2010 and is NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% chance annual floodplain.		SHERMAN US-TX-5282 W. PATTERSON A-969 GRAYSON COUNTY, TEXAS	

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 100'-0" MONOPOLE, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|---|
| 1. 2012 INTERNATIONAL BUILDING CODE | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION |
| 2. 2011 NATIONAL ELECTRIC CODE | 12. TELECORDIA GR-1275 |
| 3. 2009 NFPA101 LINE SAFETY CODE | 13. ANSI/T 311 |
| 4. 2009 IFC | 14. UNIFORM MECHANICAL CODE |
| 5. AMERICAN CONCRETE INSTITUTE | 15. UNIFORM PLUMBING CODE |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION | 16. LOCAL BUILDING CODE |
| 7. MANUAL OF STEEL CONSTRUCTION, 13th EDITION | 17. CITY/COUNTY ORDINANCES |
| 8. ANSI/TIA/EIA-222-G | 18. STATE BUILDING CODE |
| 9. TIA 607 | |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 | |

verticalbridge

US-TX-5282 SHERMAN

4020 TEXOMA PARKWAY

SHERMAN, TX 75090

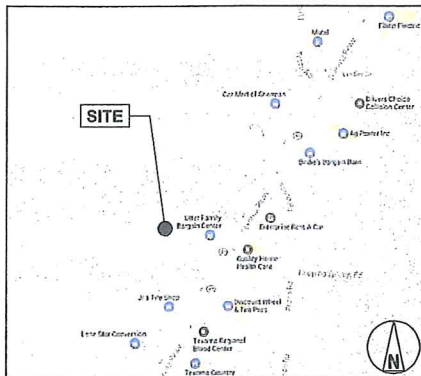
100' MONOPOLE

T-Mobile

NSD DA03454A SHERMAN

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVE / REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX			
DRWG. #	TITLE	REV. #	DATE
T1	TITLE SHEET	-	-
Z1	OVERALL SITE PLAN	-	-
Z2	COMPOUND PLAN & TOWER ELEVATION	-	-
Z2A	T-MOBILE COMPOUND PLAN AND ANTENNA LAYOUT	-	-



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	SHERMAN
SITE NUMBER:	US-TX-5282
SITE ADDRESS:	4020 TEXOMA PARKWAY SHERMAN, TX 75090
PARCEL #:	154836
DEED REFERENCE:	4139, PAGE 63
ZONING CLASSIFICATION:	C-2
ZONING JURISDICTION:	CITY OF SHERMAN
GROUND ELEVATION:	784.4'
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	100'-0"
CONSTRUCTION AREA:	2500 SQ. FT.
LATITUDE (NAD 83):	33.879544°
LONGITUDE:	-96.588415°

DIG ALERT:
CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811

EMERGENCY:
CALL 911

PROJECT DIRECTORY

PROPERTY OWNER:	RICK WREN 2301 TURTLE CREEK DR. SHERMAN, TX 75092 (903) 893-7733
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	RYAN IVEY (214) 766-4181
ENGINEER:	TBD (123) 123-4567
POWER COMPANY:	TXU ENERGY
TELCO COMPANY:	CENTURY LINK

T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TX 75034

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200 | BOCA RATON, FL | 33487
561.848.6367

ams
wireless

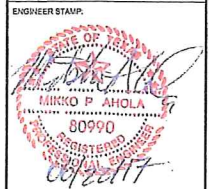
4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
KYLE@AMSWIRELESS.ROCKS
270.316.7646

NO.	SUBMITTAL / REVISION	APPROVED	DATE
1	ISSUED FOR REVIEW	CM	06/22/17
2	ISSUED FOR REVIEW	CM	06/22/17
3	ISSUED FOR REVIEW	CM	06/22/17

DRAWN:	KE	DATE:	06/21/17
DESIGNED:	KE	DATE:	06/21/17
CHECKED:	CM	DATE:	06/21/17

PROJECT NUMBER: 03-1004

PROJECT TITLE:
US-TX-5282
SHERMAN
4020 TEXOMA PARKWAY
SHERMAN, TX 75090



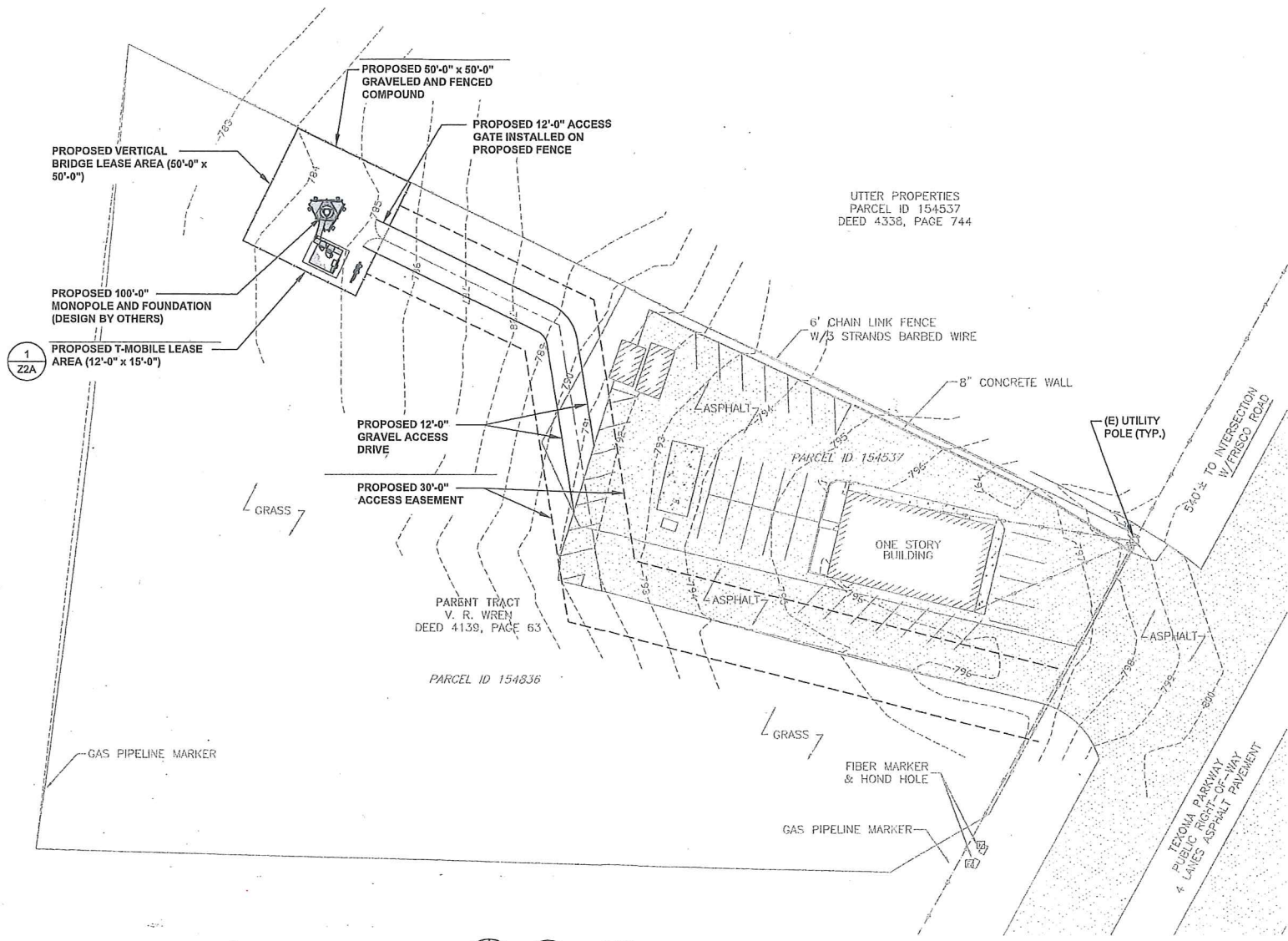
DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED
DATE: 06/22/2017
ZONING

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

T1



1 OVERALL SITE PLAN

SCALE: 20' 0 20' 40'
SCALE: 1" = 40' (1" = 20' - 24" X 36" SHEET)

INFORMATION SHOWN BASED ON A FIELD SURVEY BY SMW ENGINEERING GROUP, INC. DATED 02/09/17 AND LAST REVISED 02/09/17

T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TX 76034

verticalbridge

759 PARK OF COMMERCE DRIVE
SUITE 200 | BOCA RATON, FL 33487
561.948.6367

ams
wireless

4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
KYLE@AMSWIRELESS.ROCKS
270.316.7546

NO.	SUBMITTAL/REVISION	APPROD.	DATE
2	ZONING REVIEW	CM	02/22/17
2	ISSUED FOR REVIEW	CM	06/22/17
1	ISSUED FOR REVIEW	CM	04/20/17

DRAWN: JLE DATE: 04/20/17
DESIGNED: JLE DATE: 04/20/17
CHECKED: CM DATE: 04/20/17

PROJECT NUMBER: 03-1004

PROJECT TITLE:
**US-TX-5282
SHERMAN
4020 TEXOMA PARKWAY
SHERMAN, TX 75090**

ENGINEER STAMP:

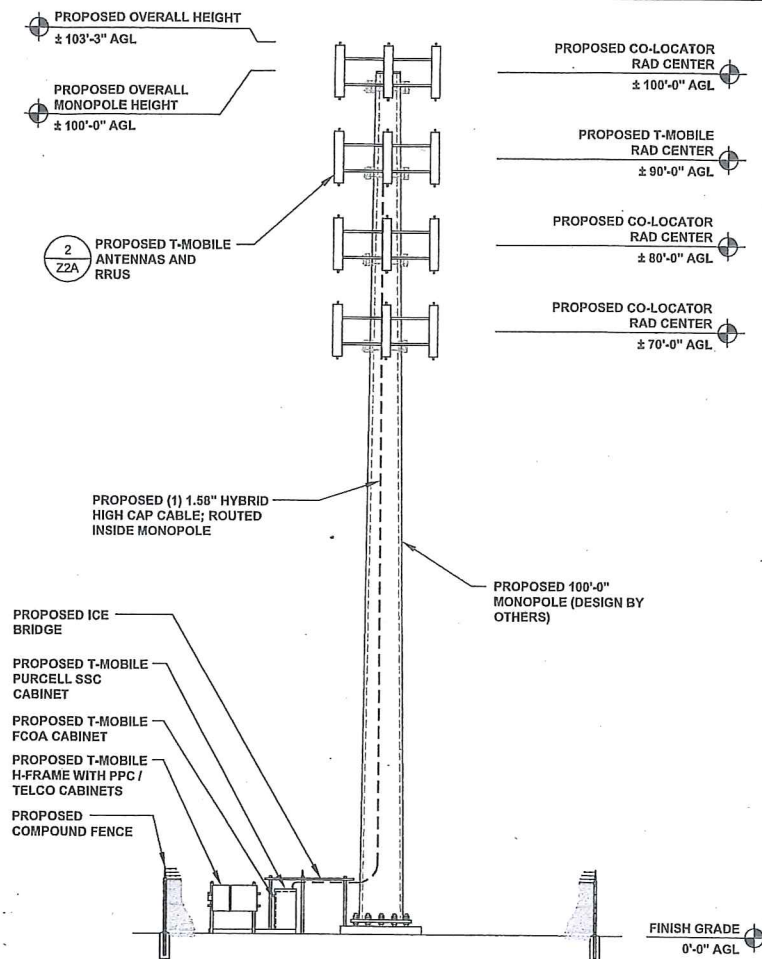
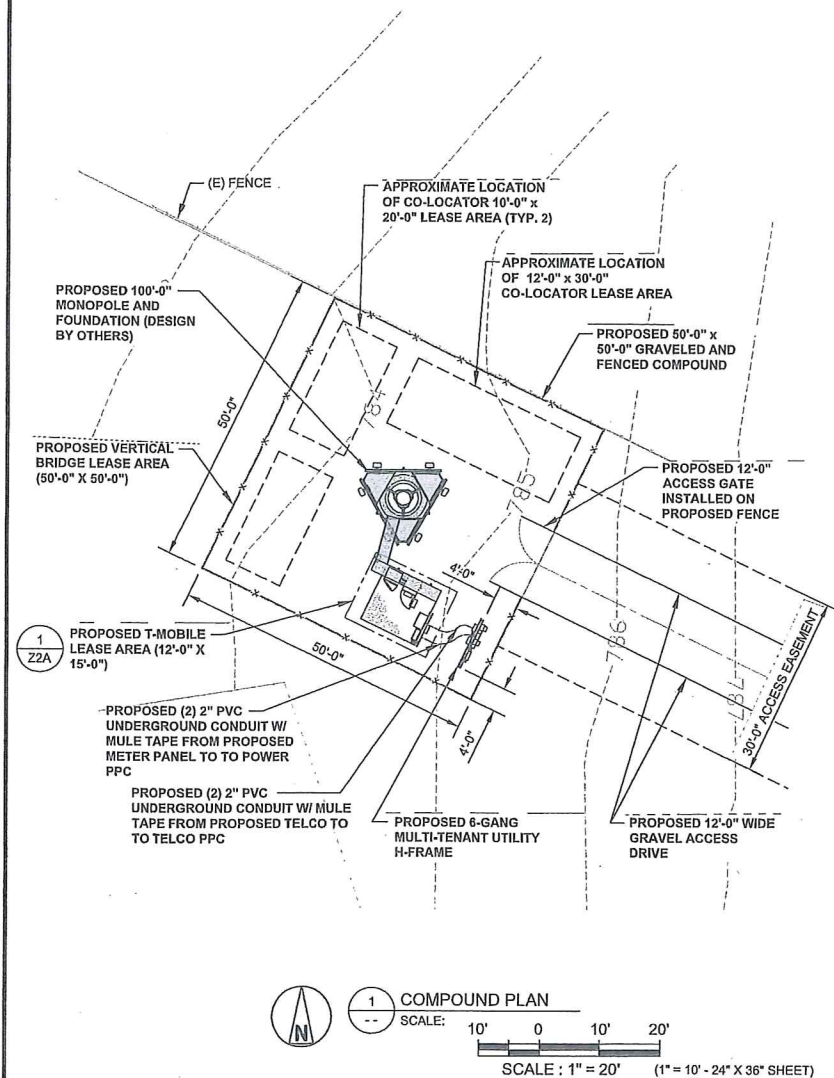


DRAWING TITLE:
OVERALL SITE PLAN

DRAWING SCALE:
AS NOTED
DATE: 06/22/2017
ZONING

DRAWING NUMBER:

Z1



AMS WIRELESS HAS NOT EVALUATED THE TOWER OR LOADING FOR THIS SITE AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER INSTALLATION. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS AND TOWER DRAWINGS BY OTHERS PRIOR TO CONSTRUCTION.

T-Mobile

DUKE BRIDGES CAMPUS
7658 WARREN PARKWAY
FRISCO, TX 75034

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200 | BOCA RATON, FL 33487
561.918.6367

ams wireless

4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
KYLE@AMSWIRELESS.ROCKS
270.316.7646

NO.	SUBMITTAL / REVISION	APP'D	DATE
1	ISSUED FOR REVIEW	CM	04/24/17
2	ISSUED FOR REVIEW	CM	06/22/17
3	ISSUED FOR REVIEW	CM	06/22/17

PROJECT NUMBER: 03-1001

PROJECT TITLE:
US-TX-5282
SHERMAN
4020 TEXOMA PARKWAY
SHERMAN, TX 75090

ENGINEER STAMP:

STATE OF TEXAS
MICHAEL P. AHOLA
60990
REGISTERED PROFESSIONAL ENGINEER
06/22/17

DRAWING TITLE:
COMPOUND PLAN AND TOWER ELEVATION

DRAWING SCALE:

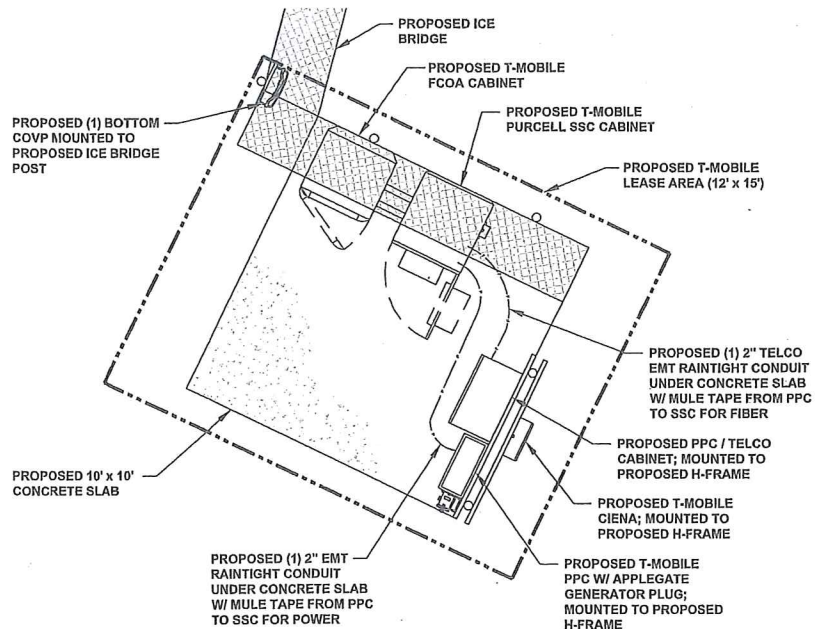
AS NOTED

DATE: 06/22/2017

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

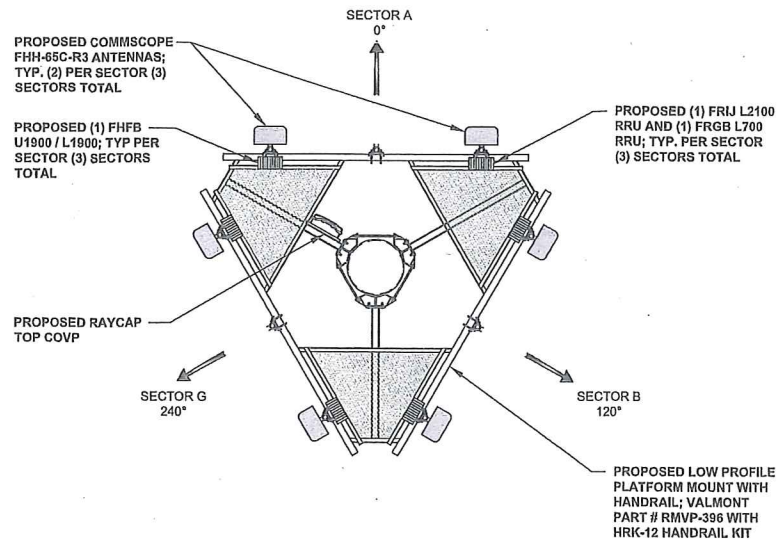
DRAWING NUMBER:

Z2



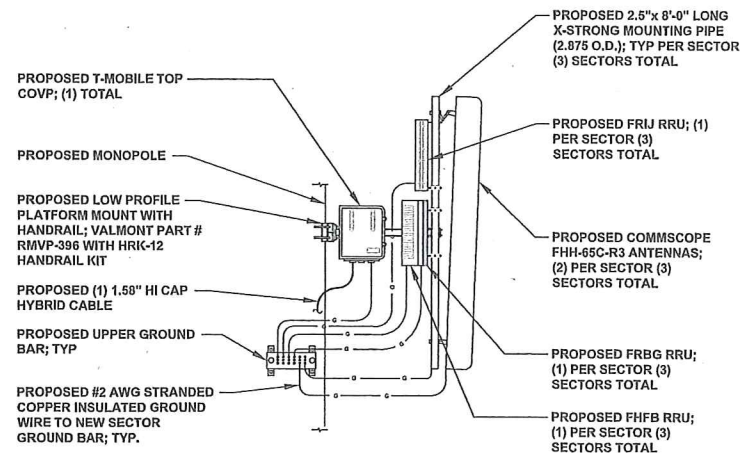
1 T-MOBILE EQUIPMENT PLATFORM

SCALE: 2' 0' 2' 4'
SCALE: 1" = 4' (1" = 2' - 24" X 36" SHEET)



2 T-MOBILE PROPOSED ANTENNA LAYOUT

SCALE: 2.5' 0' 2.5' 5'
SCALE: 1" = 5' (1" = 2.5' - 24" X 36" SHEET)



3 T-MOBILE ANTENNA / RRU MOUNT DIAGRAM

SCALE: NOT TO SCALE

T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TX 75034

verticalbridge

750 PARK OF COMMERCE DRIVE
SUITE 200 | BOCA RATON, FL 33487
561.918.6367

ams
wireless

4431 TOWN CENTER PLACE
KINGWOOD, TX 77339
KYLE@AMSWIRELESS.ROCKS
270.318.7546

NO.	SUBMITTAL / REVISION	APPD.	DATE
2	ZONING REVIEW	CM	05/22/17
2	ISSUED FOR REVIEW	CM	06/22/17
1	ISSUED FOR REVIEW	CM	04/26/17

DRAWN: KE DATE: 04/26/17
DESIGNED: KE DATE: 04/26/17
CHECKED: CM DATE: 04/26/17

PROJECT NUMBER: 03-1004

PROJECT TITLE:
US-TX-5282
SHERMAN
4020 TEXOMA PARKWAY
SHERMAN, TX 75090

ENGINEER STAMP:



DRAWING TITLE:
T-MOBILE COMPOUND PLAN
AND ANTENNA LAYOUT

DRAWING SCALE:
AS NOTED
DATE: 06/22/2017
ZONING

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

Z2A

ATTACHMENT 1

CANDIDATE SITE FORM

US-TX-5282

SHERMAN (A)

Location Map
CANDIDATE SITE FORM

CARRIER'S SEARCH RING NO. US-TX-5282
CARRIER'S SEARCH RING NAME: SHERMAN

(To Be Completed By Contractor)

Candidate Site: A			
Site Owner:		Wren Chiropractic	
Site Address:		4020 Parkway, Sherman, TX 75090	
Contractor Site No.:		US-TX-5282	
Contractor Site Name:		Sherman	
Latitude:	N33.678967	Longitude:	W96.588578
Proposed License Fee (for Site License Agreement Between Carrier and Contractor)		Available Ground Space:	75' x 75' (Proposed)
Available Power Source (location):	TXU Energy; We can choose any provider in the area; run to lease area is 300'.		Proposed ☐ Existing ☒
Available Telco Source (location):	Century Link; Nearest pedestal is 260' to west of property. A new pedestal to be installed and the run is 300'.		Proposed ☐ Existing ☒
Access Road (length & location):	Access to the lease area is from the back of the store lot and will run 100' to the lease area.		Proposed ☐ Existing ☒
Zoning Designation	No zoning ; N/A per zoning analysis		Proposed ☐ Existing ☒
Estimated zoning time frame:		0-3 months ☒ 4-8 months ☐ 9-12 months ☐ 1+ year ☐	
Tower Design Proposed to Site Owner:	Structure Type:	Monopole	
	Structure Height:	90'	
	# of other co-locators:	N/A	
☐ Preliminary Tower Plans attached ☐ Preliminary Site Plans attached (including all data above)			
CONTRACTOR:		Title:	Date:
Name (printed): _____ Signature _____			
☐ Rejected by Carrier ☐ Accepted by Carrier			
CARRIER:		Title:	Date:
Name (printed): _____ Signature _____			

Location Map

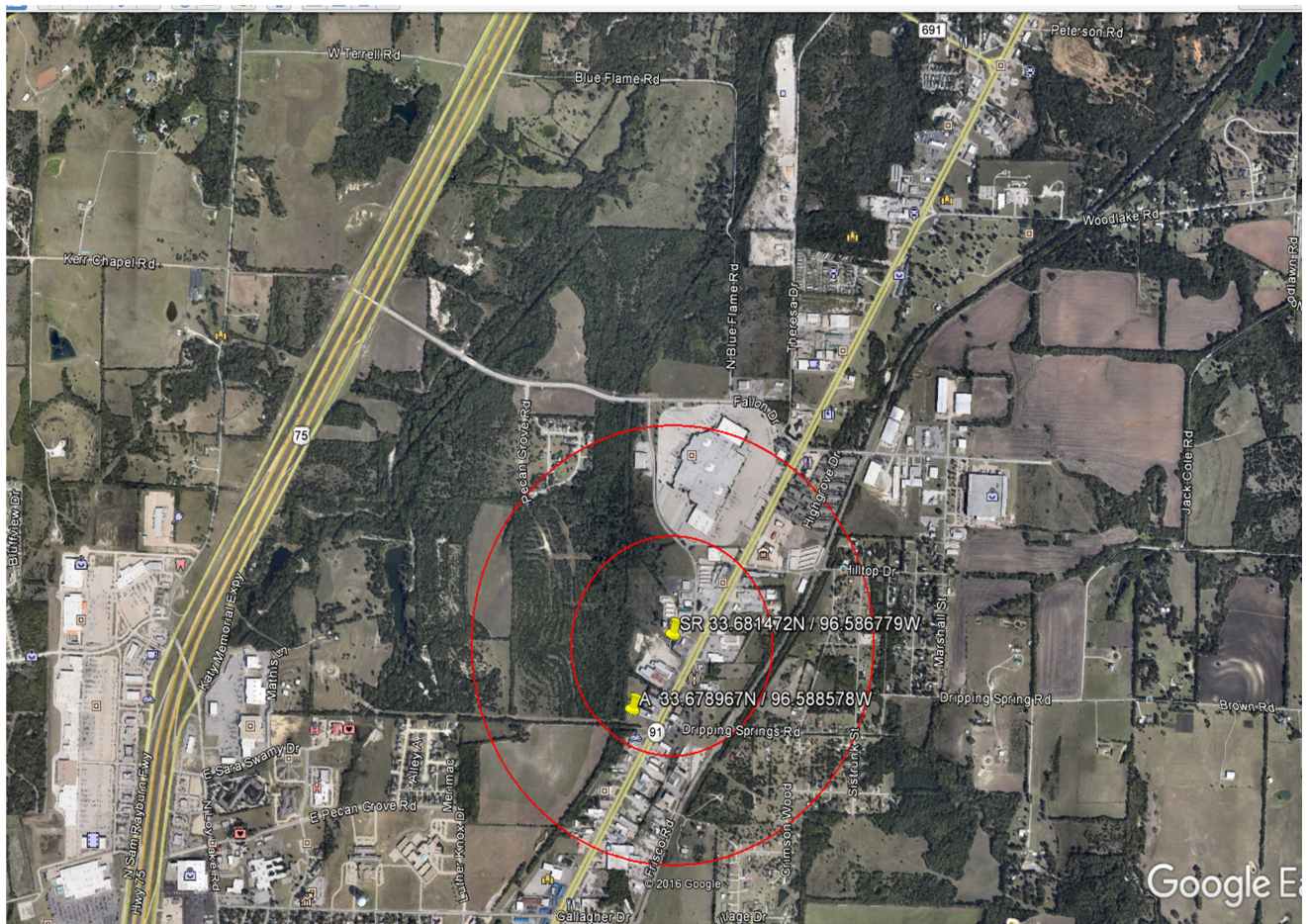


Lease Area: 75' x 75'

Access Road; 145'

Power/Telco Run; 300'

Location Map



Candidate A: 33.678967N / 96.588578W

STAFF REVIEW LETTER

August 16, 2017

Rick Wren
2301 Turtle Creek Drive
Sherman, TX 75092

David Lawrence
6300 Meredith Drive
Bellaire, TX 77401

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, AL 35244

AMS Wireless
4431 Town Center Place
Kingwood, TX 77339

Vertical Bridge
750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487

Dear Applicants,

The request for a variance and site plan approval to allow a 900' separation from another monopole telecommunications tower in lieu of the required 1,000 feet and to allow a 200' setback from a residential zone for a 100' telecommunications tower in lieu of the required 400 feet in an M-1 (Light Manufacturing) District for the property located at 4016 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District and the Telecommunications, antennas and towers ordinance must be followed.
2. The overall structure height of the tower shall be 100'.
3. A minimum setback equal to the tower height from any property line must be followed.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. All aspects of the screening ordinance must be followed.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshall for direction on this.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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 black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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

7.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

121 W. MOORE STREET

The request of Stephen and Penny Ticknor (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 121 West Moore Street, being part of Lots 13 & 14, Block 5, Hare & Randolph's Addition, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(b) & (h)(2) to allow a 2' setback from the front property line for a 6' privacy fence in lieu of the permitted 4' in an R-2 (Multi-family Residential) District.

Background:

The property is located at 121 West Moore Street between Travis and Crockett Streets. The property is zoned an R-2 (Multi-Family Residential) District. The owners live at 823 South Crockett Street and recently purchased this property at 121 West Moore Street. They would like to erect a (6) six foot privacy fence, 2' from the front property line along Moore Street to keep people from driving across the property and dumping trash on the lot.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Stephen and Penny Ticknor (Owners)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Aerial View

Staff Review Letter

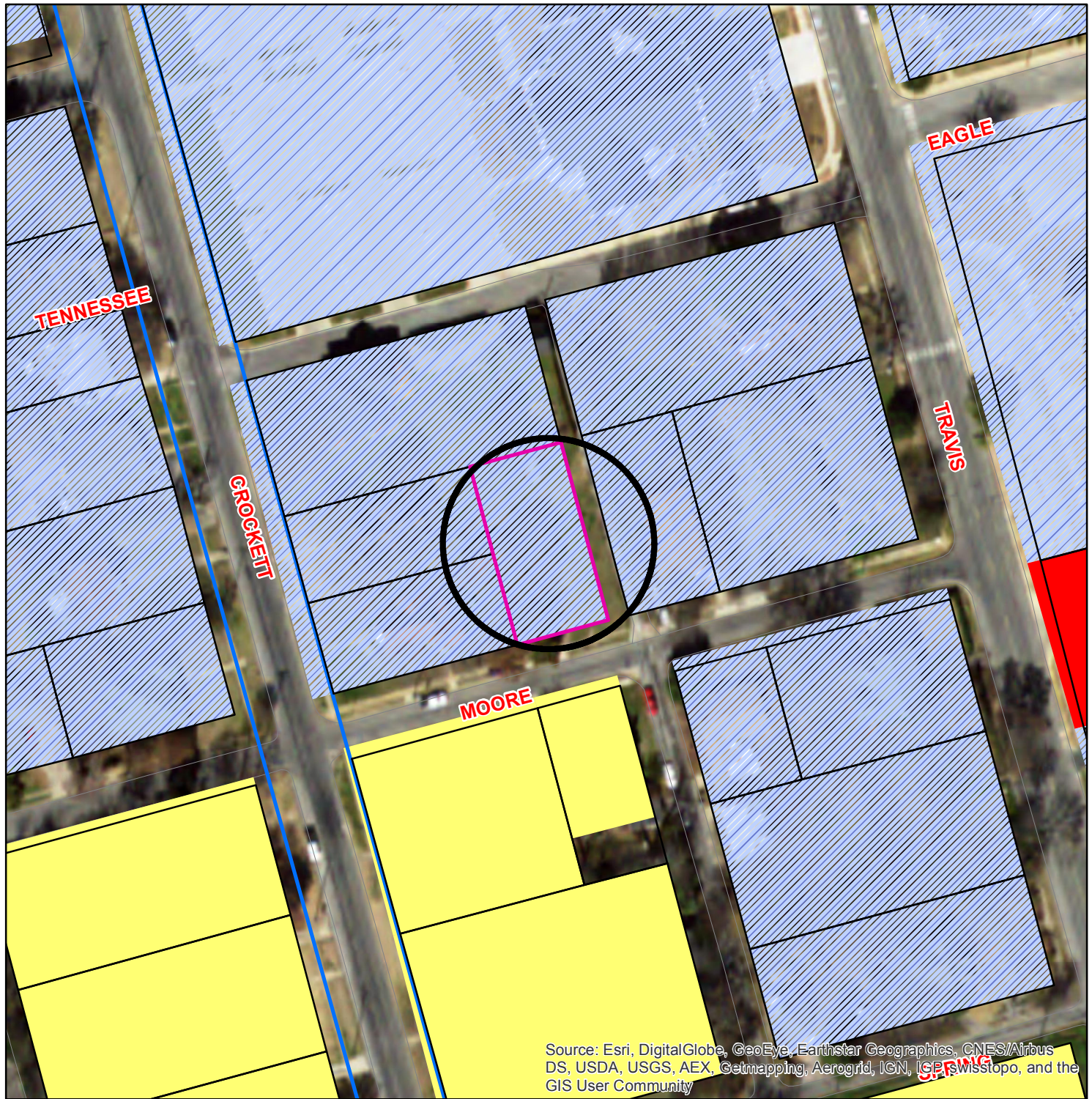


City of Sherman, Texas
Developmental Services Department

121 W. Moore Street



1 in = 400 ft



Zoning - 121 W. Moore Street

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



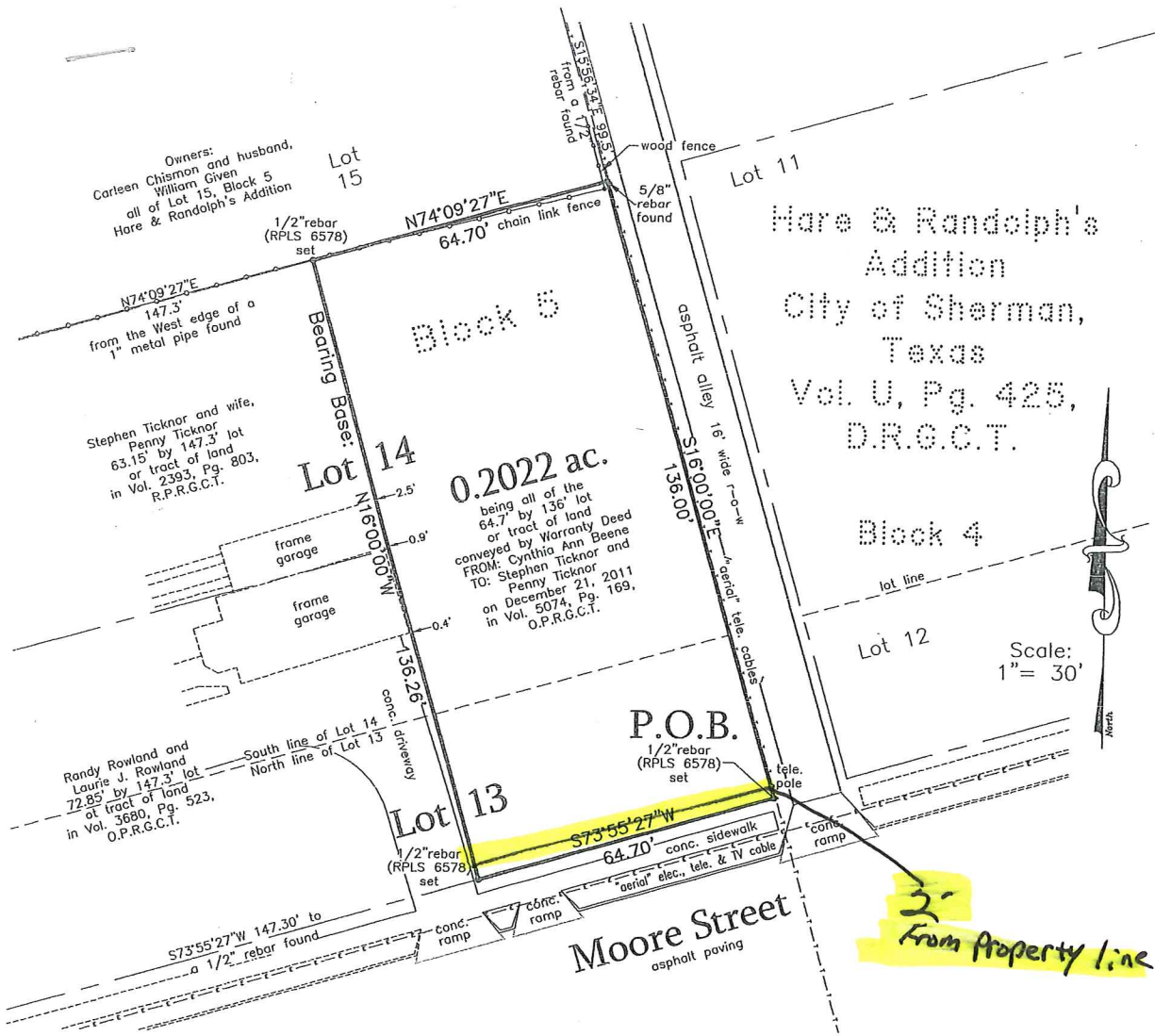
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

121 W. Moore St





SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
109 S. Travis Street • Sherman, TX 75090
Phone: (903)892-8003 • Fax: (903)463-4088 • Email: sartinssurveying@gmail.com

SURVEY FOR: STEPHEN TICKNOR AND PENNY TICKNOR

I, Kate A. Wagner, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 22nd day of May, 2017 of the following described property:

Part of Lots 13 & 14, Block 5, Hare & Randolph's Addition to the City of Sherman, Texas as per plat of record in Volume "U", Page 425, Deed Records, Grayson County, Texas. Legal Description attached hereto.

That the improvements on said property are known as 121 W. MOORE STREET, SHERMAN, TEXAS and that the survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

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

Kate A. Wagner
Kate A. Wagner, R.P.L.S. NO. 6578



W Moor

56°

STAFF REVIEW LETTER

August 16, 2017

Stephen & Penny Ticknor
823 S. Crockett
Sherman, TX 75090

Dear Applicants,

The request for a variance and site plan approval to allow a 2' setback from the front property line for a 6' privacy fence in lieu of the permitted 4' in an R-2 (Multi-family Residential) District for the property located at 121 West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District must be followed.
2. The fence shall not obstruct site distance at the intersection of the alley.
3. The fence shall be maintained at all times.
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:

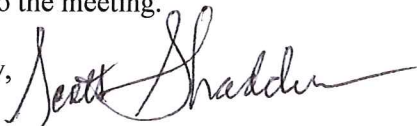
6. Require 10'x10' side visibility triangle at corner of Moore Street and alley.
7. The City of Sherman does not maintain alleys.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1400 W. TAYLOR

The request of Charles E. Anderson (Owner), Brad and Kristi Travis, Hatch & Kravens Slaughterhouse (Tenants) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 29th through October 31st, 2017 and February 9th and 10th, 2018 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

Background:

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

The applicant would like to open a haunted slaughterhouse, September 29th through October 31st, 2017; and February 9th and 10th, 2018 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nites (if needed) will be October 1st, 8th, 19th and 26th, 2017. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m.. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years.

Adjacent Zoning:

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

Origination:

Charles E. Anderson (Owner)
Brad and Kristi Travis (Tenants)
John LeBlanc (Representative)

Master Plan Designation:

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

Number of notices mailed:

None - Property owners within 200' were owners of the subject property and City of Sherman.

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
2017 Schedule
Staff Review Letter



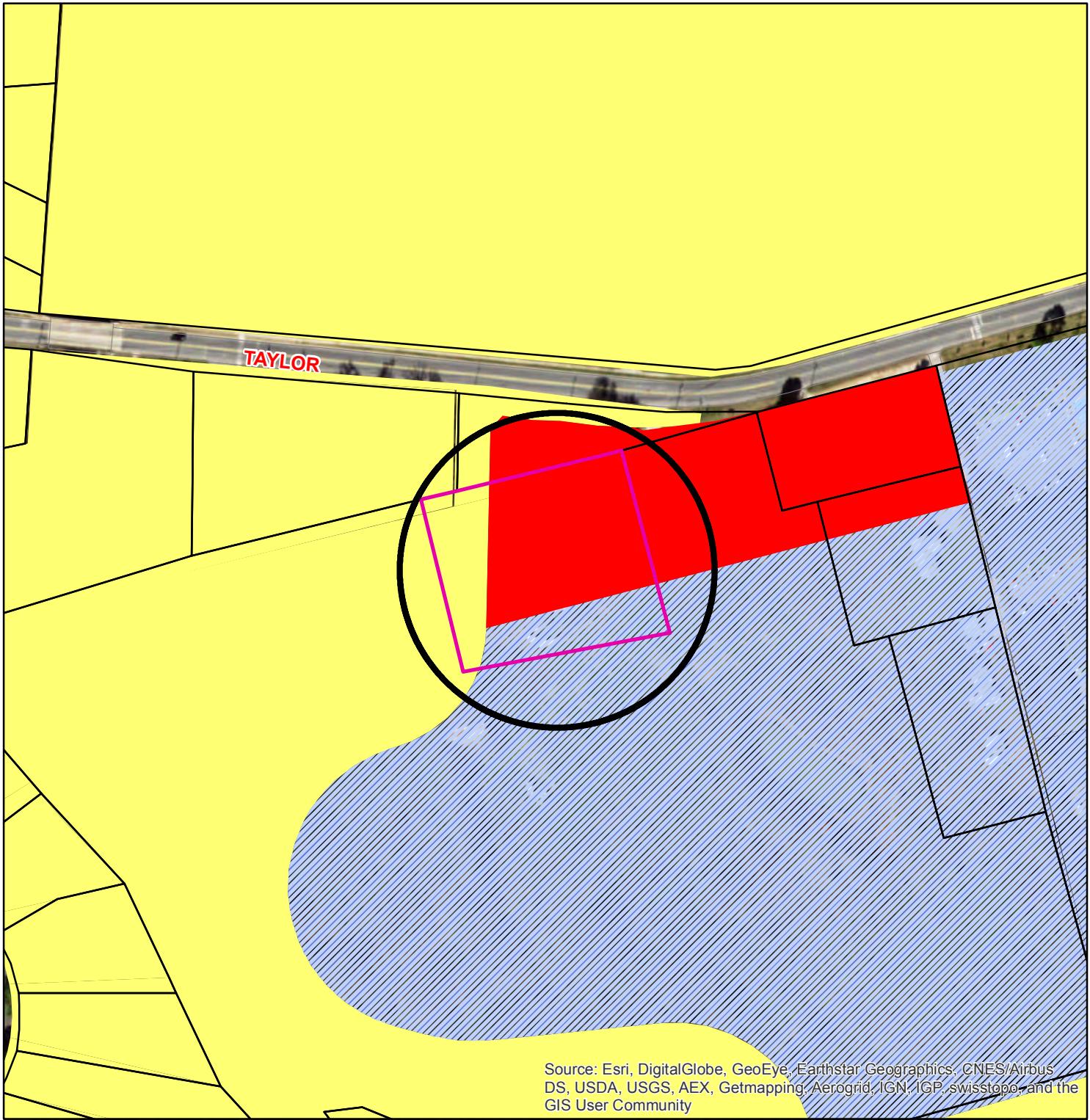
1400 W. Taylor



NOT TO SCALE

1 in = 642 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1400 W. Taylor

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1400 W. Taylor



[illegible]

ADDITIONAL INFORMATION
TEMPORARY USE PERMIT
HATCH & KRAVENS SLAUGHTERHOUSE
HAUNTED HOUSE ATTRACTION
1400 W TAYLOR ST

DATES OF USE:

SEPT	29,30	(FRI/SAT)
OCTOBER	6,7	(FRI/SAT)
OCTOBER	13,14,15	(FRI/SAT/SUN)
OCTOBER	20,21,22	(FRI/SAT/SUN)
OCTOBER	26,27,28,29,30,31	(THUR/FRI/SAT/SUN/MON/TUE)

FEBRUARY 9,10 - 2018 (FRI/SAT) VALENTINE'S SHOW

OPTIONAL ALTERNATE DATES TO ACCOMIDATE COLLEGE NITE (AC/GRAYSON)
AND OR RAIN-OUTS: (If Needed)

OCTOBER 1st, 8th, 19th, 26th

HOURS OF OPERATION: 8pm – 12am FRI/SAT
8pm - 11pm SUN/THUR

USAGE: EXISTING C-1 AREA REQUESTING C-1 USAGE FOR HAUNTED HOUSE ATTRACTION, UTILIZING CURRENT STRUCTURE. TEMPORARY METER POLE WITH LOW VOLTAGE LED LIGHTING SYSTEM. NO OUTSIDE LOUDSPEAKER USAGE OR PERMIT REQUESTS. 30 DAY PERIOD FOR TEARDOWN AND STORAGE. SIGNS TO BE PLACED 30 DAYS PRIOR TO OPENING AND SIGN REMOVAL 10 DAYS AFTER EACH SHOWING. NO CHANGES IN REQUESTS FROM PRIOR YEAR(S).

STAFF REVIEW LETTER

August 16, 2017

Charles Anderson
1300 W. Taylor
Sherman, TX 75092

John LeBlanc
221 W. Texas
Sherman, TX 75092

Brad & Kristi Travis
221 W. Texas
Sherman, TX 75092

Dear Applicants,

The request to (Renew) the Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 29th through October 31st, 2017 and February 9th and 10th, 2018 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District for the property located at 1400 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy to assure a safe environment.
2. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)
3. No outside bonfires or burning of any kind shall be allowed.
4. Only banner type signs placed flat against the wall of the building in compliance with City of Sherman ordinances will be allowed and shall be removed within 10 days after closing.
5. Based on previous citizen complaints, outdoor loudspeakers or amplifying devices should not be used. The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show, sale or display of merchandise is hereby declared to be unlawful.(City Code, Chapter 8, Offenses and Nuisances - Sec.8.07.011)
6. Hours of operation shall cease at 11 p.m. Sunday thru Thursday.
7. Food sales will require approval from the Grayson County Health Department.
8. A copy of general liability insurance shall be provided to the City of Sherman Building and Zoning Department prior to opening.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Parking will be permitted on private property only.

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

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

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., 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: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

6400 TEXOMA PARKWAY

The request of Montgomery Living Trust, Cliff & Don Montgomery, Trustees (Owners) and Best Pawn (Tenant) concerning the property located at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (4)(1) and Section 7, Subsection (1B) to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior facade in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (6)(c)(ii) to not require a 10' buffer strip, landscaped and irrigated adjacent to the F.M. 691 right-of-way in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.5, Subsection (7) to allow an 8' board on board fence in lieu of the required masonry fence in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.

Planning and Zoning Board

Site plan approval for a Storage Building and an Addition to Best Pawn.

Background:

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

The owners are requesting site plan approval for a 4,000 square foot metal storage building and an addition to the existing building for lease spaces. They are requesting a variance to allow them to put metal siding on the proposed storage building in lieu of the required masonry facade. The building will be used for storage/warehouse with no retail use. They are also requesting exceptions for an 8' board on board fence behind the building and to not require a 10' irrigated and landscaped area along FM 691.

Adjacent Zoning:

C-2 (General Commercial) District
O-1.3 (FM Highway 691) Overlay District

Origination:

Montgomery Living Trust, Cliff & Don Montgomery, Trustees (Owners)
Best Pawn (Tenant)
Heritage Home Plans (Designer)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Attachments

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



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



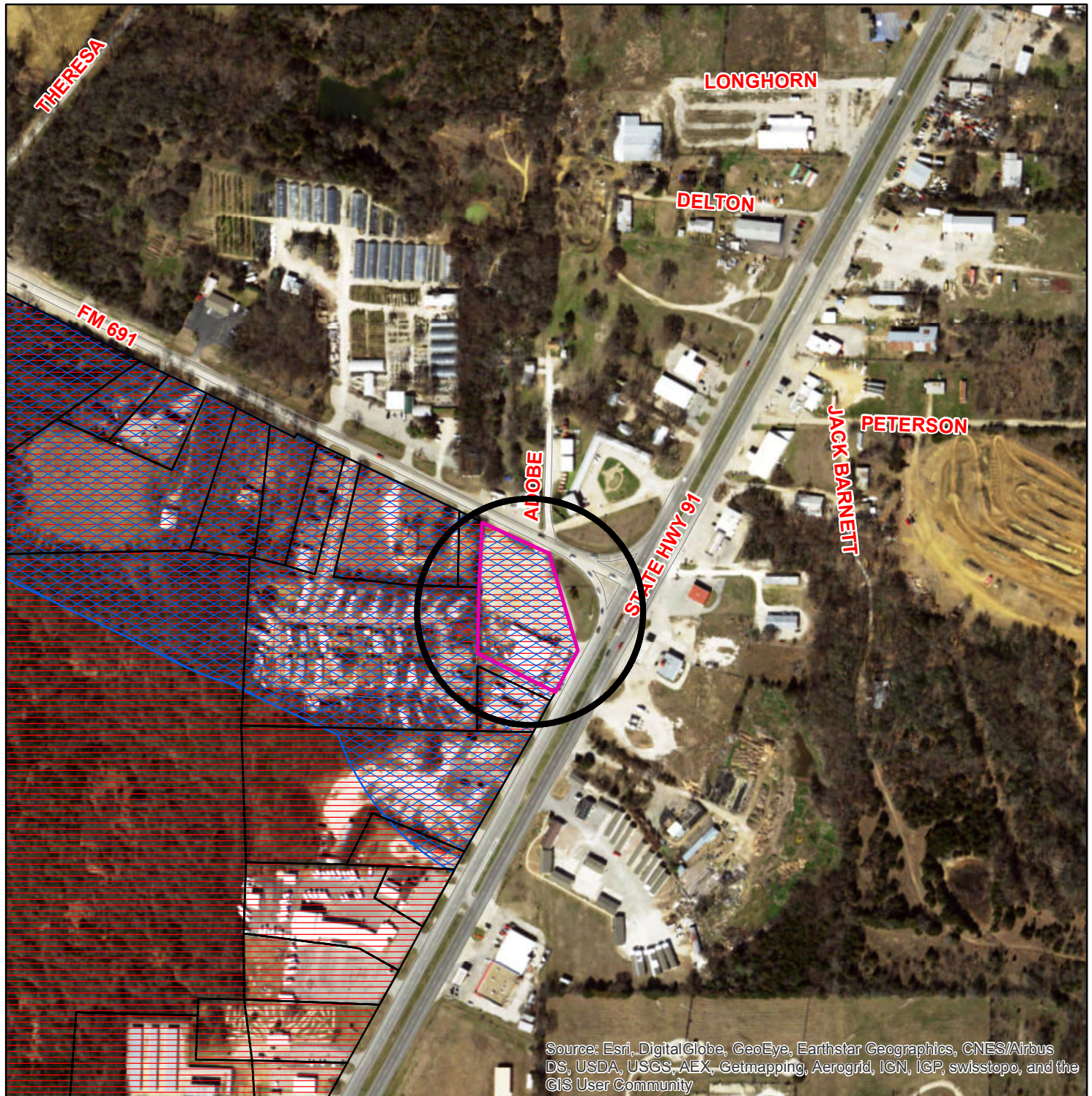
6400 Texoma Parkway



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6400 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 387 ft

6400 Texoma Parkway

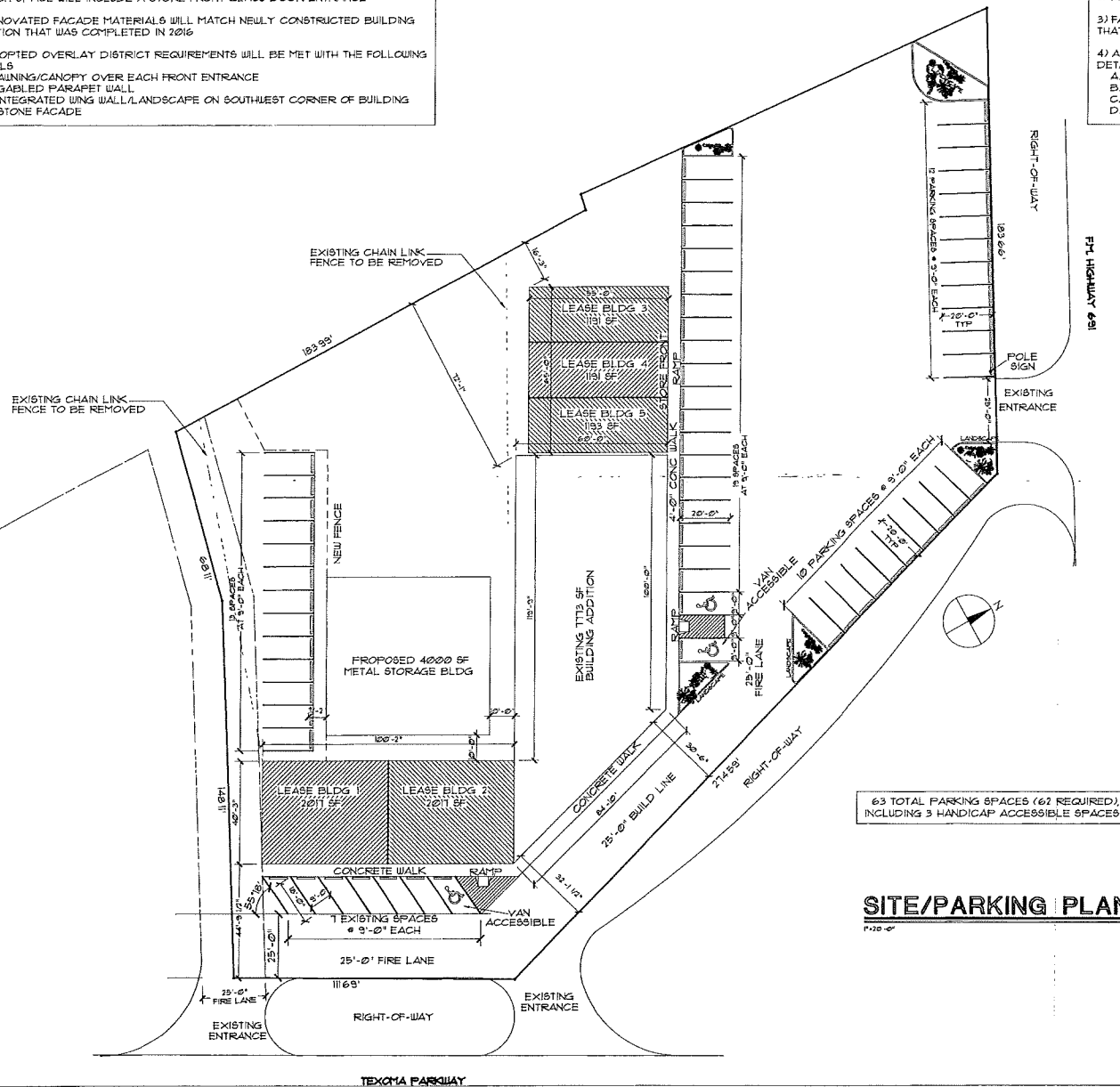


LEASE SPACES 1 AND 2
CONSTRUCTION NOTES

- 1) EACH SPACE WILL INCLUDE BOTH MEN'S AND WOMEN'S HANDICAP ACCESSIBLE RESTROOMS
- 2) EACH SPACE WILL INCLUDE A STORE FRONT GLASS DOOR ENTRANCE
- 3) RENOVATED FACADE MATERIALS WILL MATCH NEWLY CONSTRUCTED BUILDING ADDITION THAT WAS COMPLETED IN 2016
- 4) ADOPTED OVERLAY DISTRICT REQUIREMENTS WILL BE MET WITH THE FOLLOWING DETAILS
 - A) AWNING/CANOPY OVER EACH FRONT ENTRANCE
 - B) GABLED PARAPET WALL
 - C) INTEGRATED WING WALL/LANDSCAPE ON SOUTHWEST CORNER OF BUILDING
 - D) STONE FACADE

LEASE SPACES 3, 4 AND 5
CONSTRUCTION NOTES

- 1) EACH SPACE WILL INCLUDE BOTH MEN'S AND WOMEN'S HANDICAP ACCESSIBLE RESTROOMS
- 2) EACH SPACE WILL INCLUDE A STORE FRONT GLASS DOOR ENTRANCE
- 3) FACADE MATERIALS WILL MATCH NEWLY CONSTRUCTED BUILDING ADDITION THAT WAS COMPLETED IN 2016
- 4) ADOPTED OVERLAY DISTRICT REQUIREMENTS WILL BE MET WITH THE FOLLOWING DETAILS
 - A) AWNING/CANOPY OVER EACH FRONT ENTRANCE
 - B) GABLED PARAPET WALL
 - C) INTEGRATED WING WALL/LANDSCAPE ON NORTHWEST CORNER OF BUILDING
 - D) STONE FACADE



SITE/PARKING PLAN

1"=20'-0"

Best Pawn Parking/Site Plan
6400 Texoma Parkway
Sherman, TX

DATE
7-11-17

DRAWN BY
RAS

PLAN NUMBER

SHEET NUMBER
1 OF 1

Overlay District Requirements Met:

- 1) Awning/Canopy over each entrance
- 2) Gabled Parapet Wall
- 3) Integrated wing wall on Southwest corner of building
- 4) Stone facade to match existing

Existing building renovation
completed in 2016



Overlay District Requirements Met:

- 1) Awning/Canopy over each entrance
- 2) Gabled Parapet Wall
- 3) Integrated wing wall on Northwest corner of building
- 4) Stone facade to match existing buildings

Existing building renovation
completed in 2016



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

BP Lease Bldgs.
6400 Texoma Pkwy.

DRAWINGS PROVIDED BY:

DATE:

11/28/2016

SCALE:

SHEET:

1

STAFF REVIEW LETTER

August 16, 2017

Don Montgomery
6400 Texoma Parkway
Sherman, TX 75090

Cliff Montgomery
282 Sundance
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a storage building and an addition to Best Pawn for the property located at 6400 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.3 (FM Highway 691) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Texoma Parkway or FM 691 right-of-way.
6. The exterior façade is required to be masonry or equivalent unless an exception is approved.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way unless an exception is granted.
8. Screening shall be provided and maintained abutting any residential districts.
9. Chain link fences are not an approved material in the O-1.3 (FM Highway 691) Overlay District.
10. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
11. Only one freestanding sign is allowed per development lot.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. The trash dumpster will need to be located inside the main building area.
14. Restrict lighting in and around the windows; no flashing of intermittent lights or lights that change colors that cause a glare or brightness to a degree that constitutes a hazard or nuisance to traffic is allowed.
15. Review the zoning and development ordinance for additional requirements.
16. 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:

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

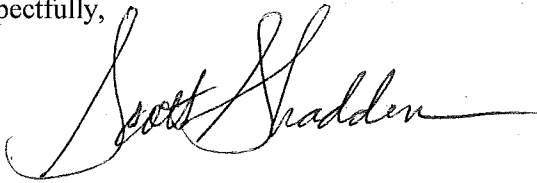
18. Internal water and sewer lines will be privately owned and maintained.
19. Verify right-of-way width at FM 691; additional right-of-way may be required.
20. The location of trash receptors must be approved by Public Works Department.
21. Entrances/Exits off of Texoma Parkway will be right-in, right-out 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,

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

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

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

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



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

10.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1518 S. AUSTIN STREET

The request of John & Julia Bell (Owners), Rick Owens (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1518 South Austin, being Lot 21R, Block 1 of the Replat of part of Lot 20 & 21, Mayhew's Second Supplement, as follows:

Planning and Zoning Board

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

Background:

The property is located at 1518 South Austin Street between Olive and Staples Streets. The property is zoned a C-2 (General Commercial) District and also located in the O-1.2 (Sam Rayburn Overlay) District. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District. There is an existing metal building located on the property and the owners plan to convert it to a residential dwelling.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

John & Julia Bell (Owners)

Rick Owens (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter



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

1518 S. Austin

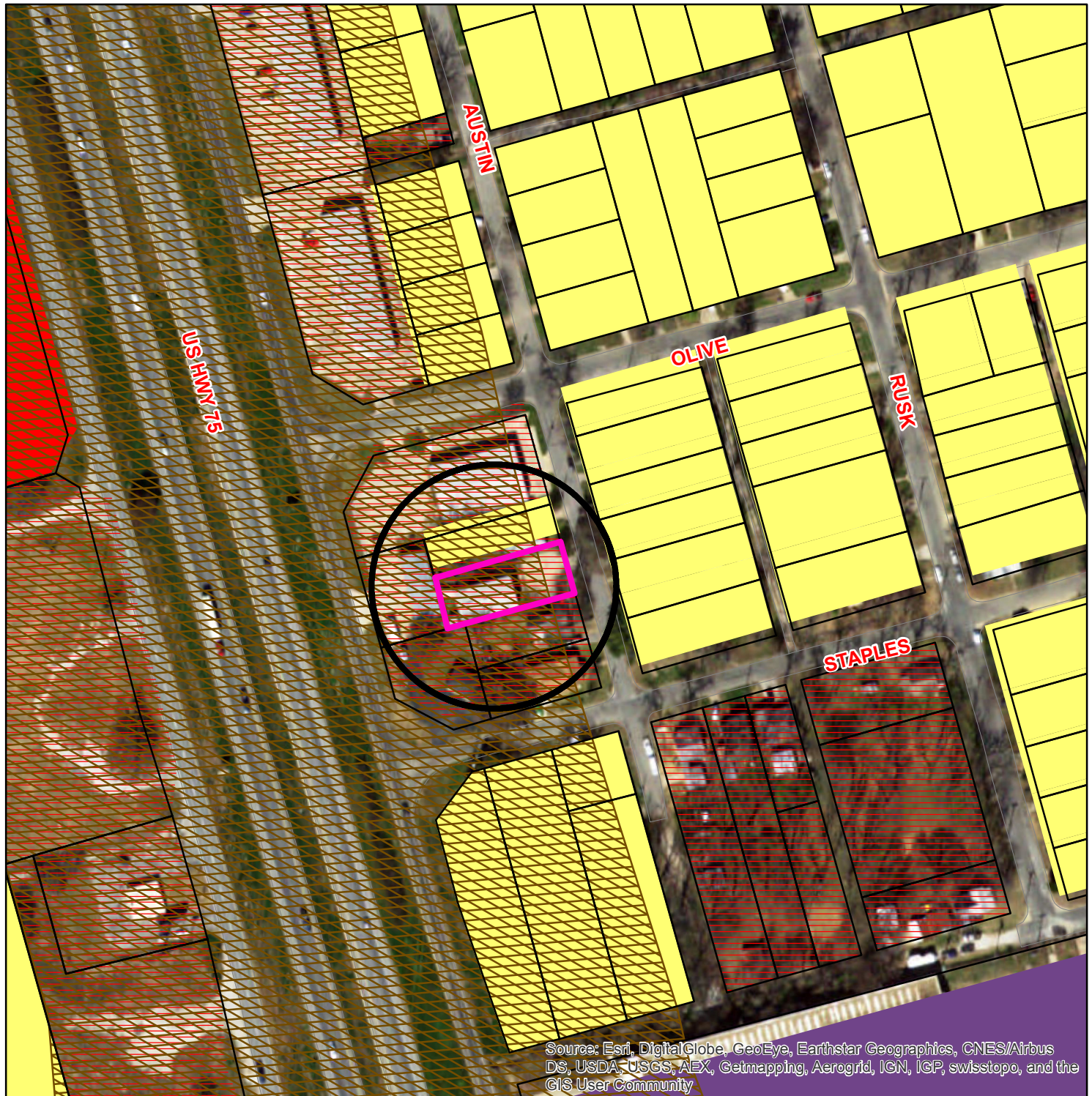
Sherman
CLASSIC TOWN. BROAD HORIZON.



NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1518 S. Austin

Legend

- CountyParcels_Buffer
- SpermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Unknown



City of Sherman, Texas
Developmental Services Department

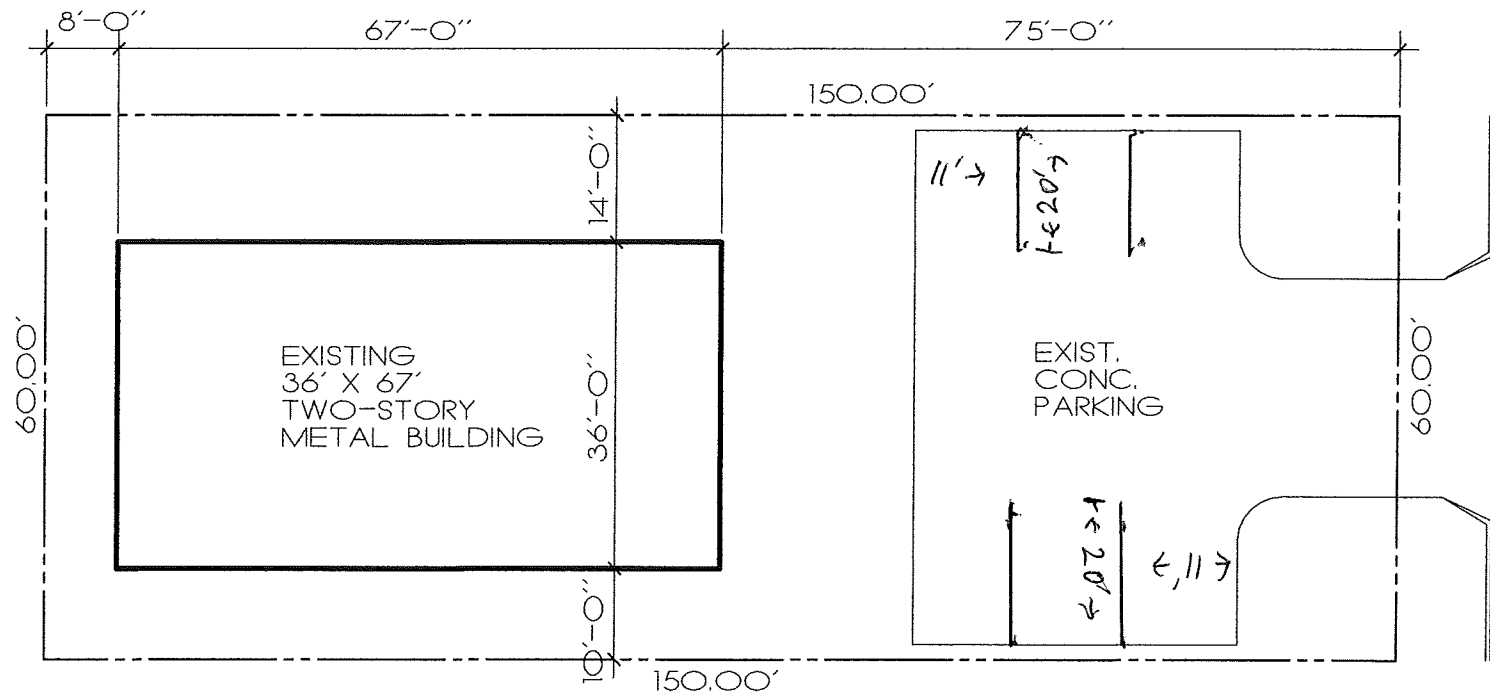


NOT TO SCALE

1 in = 161 ft

1518 S. Austin St





AUSTIN STREET

SITE PLAN

SCALE: 1" = 20'-0"



1518 SOUTH AUSTIN ST.
SHERMAN, TEXAS
GRAYSON COUNTY

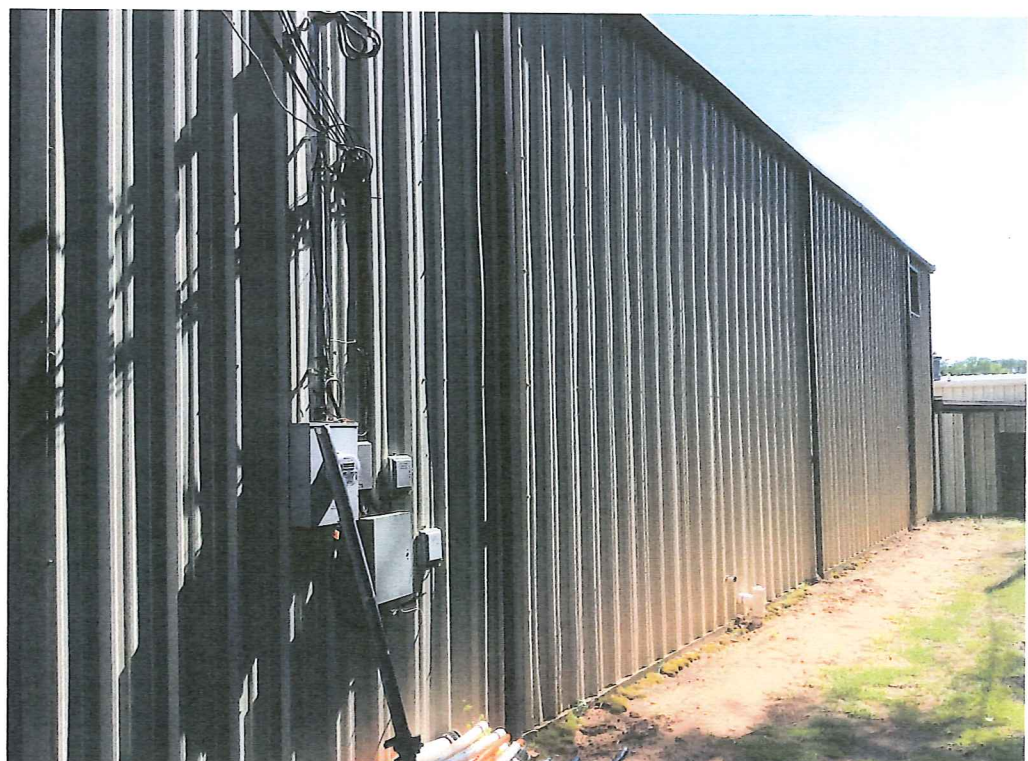
50 X 100 FEET
JOHN GABRIEL GALVAN
et ux
VOL. 1512, PG. 202
D. R. G. C. T.

0.41 AC.
TRACT TWO
LANDMARK BANK, N.A.
VOL. 5901, PG. 793
Z.L.O.P.R.G.C.T.

0.215 ACRES
(9345 SQ. FT)

7,297 SQ. FT.
ABRAHAM DeJESUS ALBA
vol. 2539, pg. 742
o.p.r.g.c.t.

0.22 AC.
RONALD D. CLINE AND



STAFF REVIEW LETTER

August 16, 2017

John & Judy Bell
1810 Catalina Circle
Sherman, TX 75092

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

Rick Owens
6903 Farmington Rd.
Sherman, TX 75092

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District for the property located at 1518 South Austin Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Austin Street right-of-way.
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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The location of trash receptors must be approved by the Public Works Department.
9. Parking will be permitted on private property only.
10. Parking will be permitted on improved surfaces only (concrete or asphalt).

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 black ink, reading "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

11.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3310 TOWN CENTER STREET

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

Board of Adjustments

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

Background:

The property is located at 3310 Town Center Street between U.S. Highway 82 and Northcreek Drive; Cinemark Theaters is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District.

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

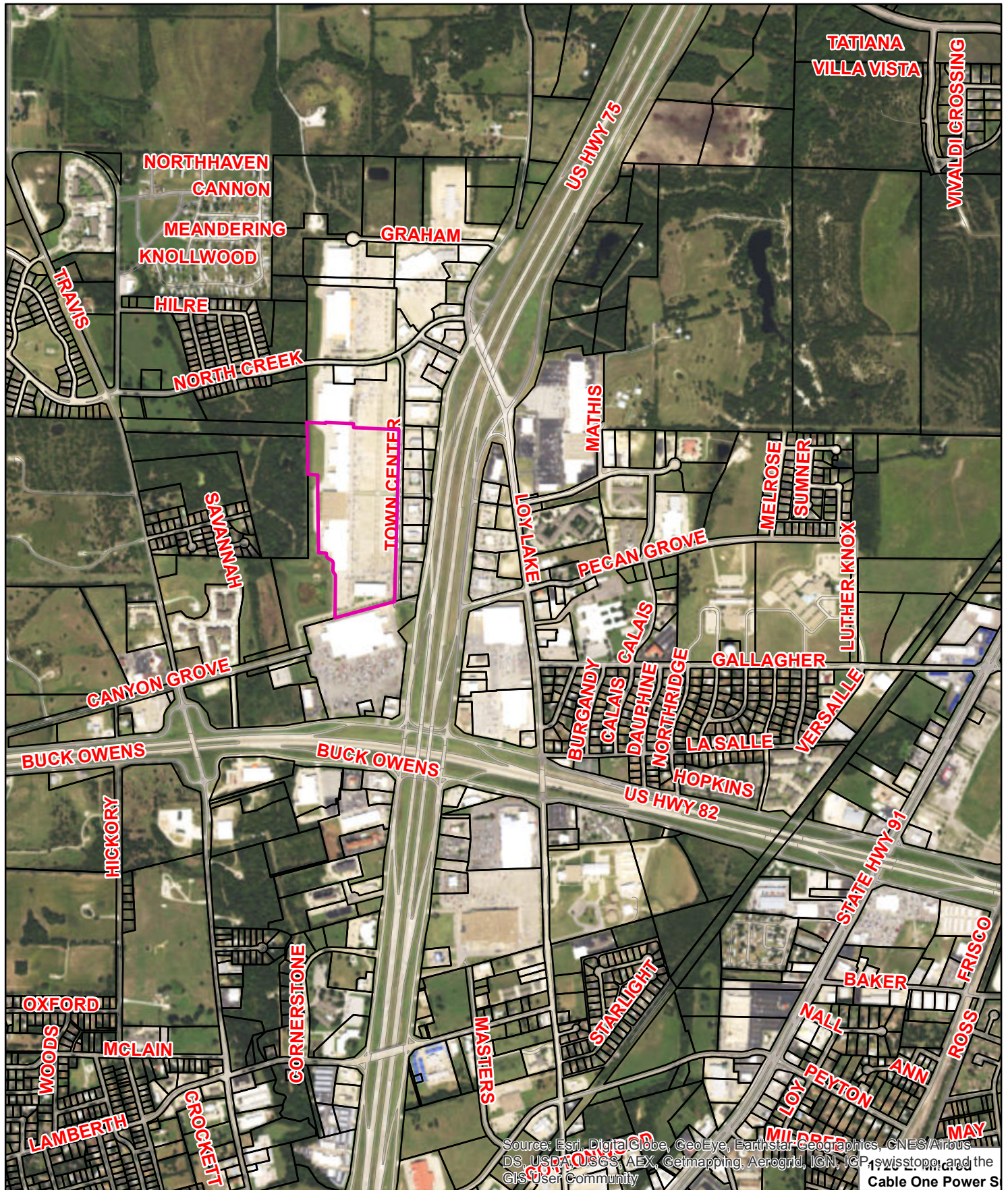
9

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations

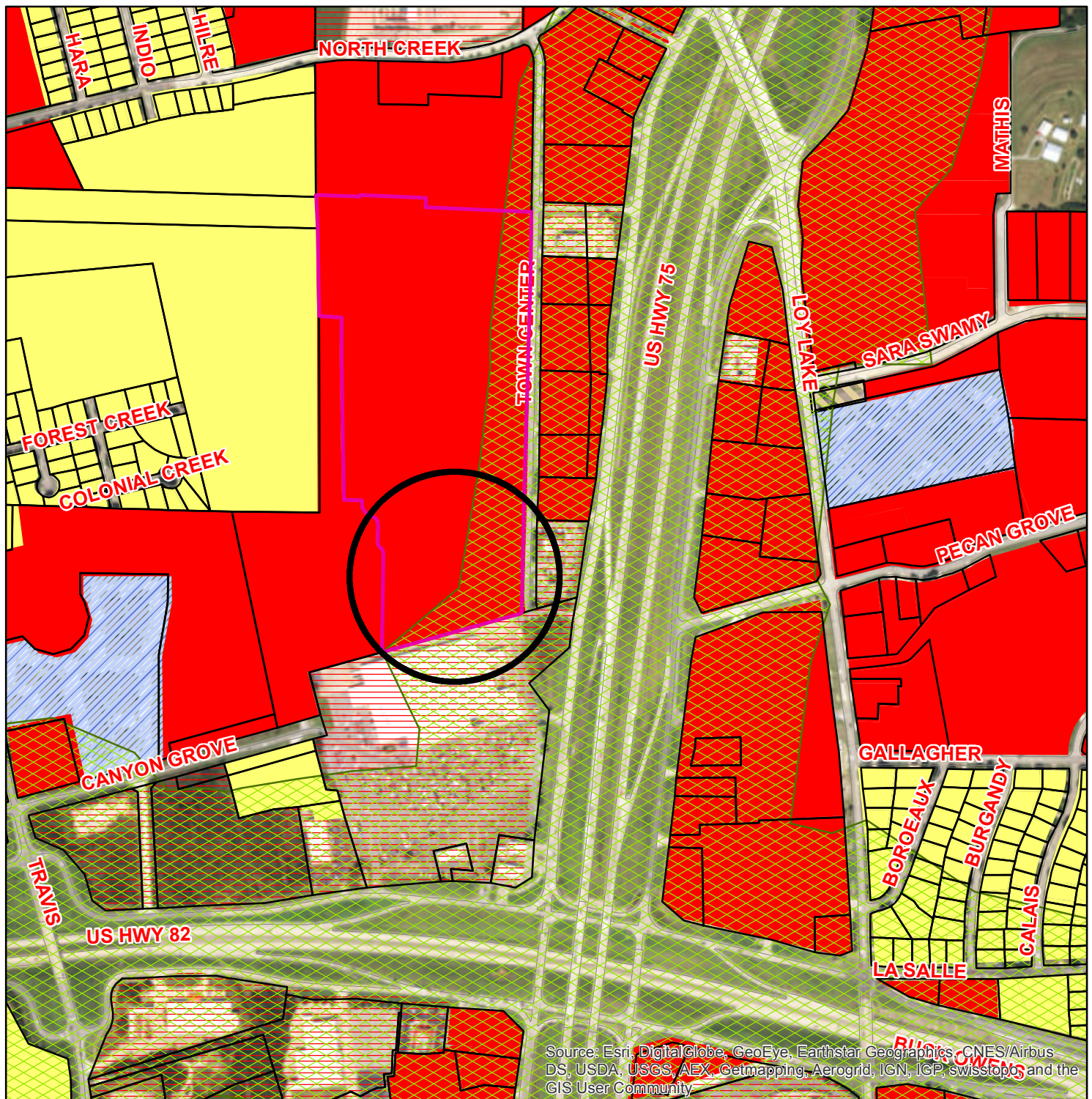


3310 Town Center Street



NOT TO SCALE

1 in = 1,291 ft



Zoning - 3310 Town Center Street

Legend

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

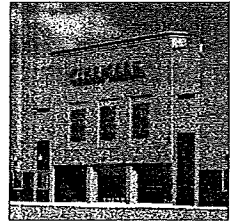


NOT TO SCALE

1 in = 600 ft

3310 Town Center St





BECK
BECK ARCHITECTURE
7001 PRESTON ROAD
SUITE 200
DALLAS, TEXAS 75240
TEL: 214.422.2444
FAX: 214.422.2007
www.beckgroup.com

RICHARD SCOTT WALKER
TX. STATE REG.# 10484



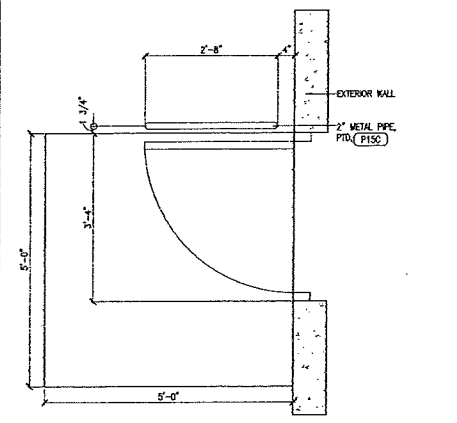
ARCHITECT SEAL 02.28.2003

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

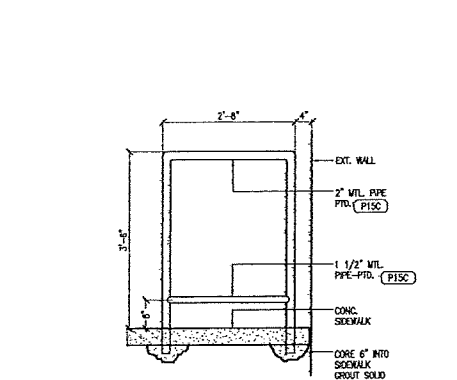
CINEMARK USA, INC
CINEMARK 12
SHERMAN, TX

PAD PLAN
AND DETAILS

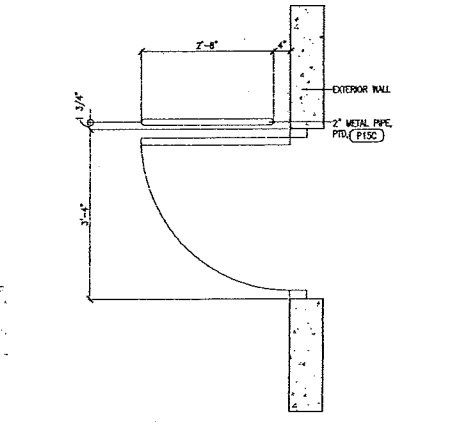
02328.00
JOB NO. BEET
CINEMARK PROJECT NUMBER 338



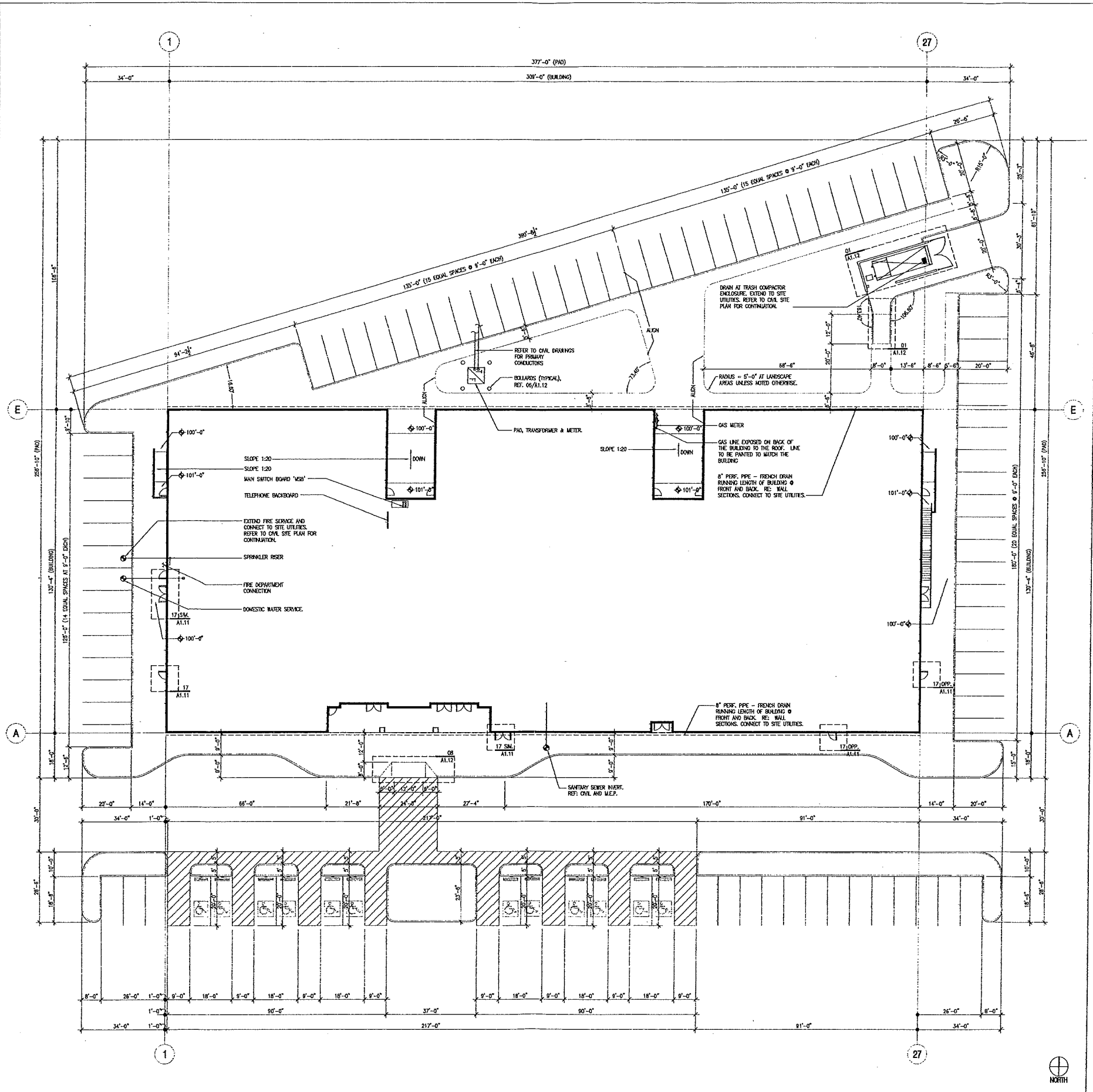
19 | PLAN DETAIL 3/4"=1'-0"



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



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



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

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



SCALE 1/8" = 1'-0"

The Best Seat in Town

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

Brand Image Begins Here.

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

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

FINAL ELECTRICAL CONNECTION BY CUSTOMER

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



SELF CONTAINED LOGO AND PCL'S

ONE (1) SET REQUIRED - MANUFACTURE AND INSTALL

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

122.51 SQ FT

LOUNGER LOGO

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

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

CHANNEL LOGO ILLUMINATED WITH WHITE LED's.

SELF-CONTAINED POWER SUPPLY MOUNTED INSIDE LOGO CABINET.

"LUXURY LOUNGERS" LETTERS

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

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

CHANNEL LETTERS ILLUMINATED WITH WHITE LED's.

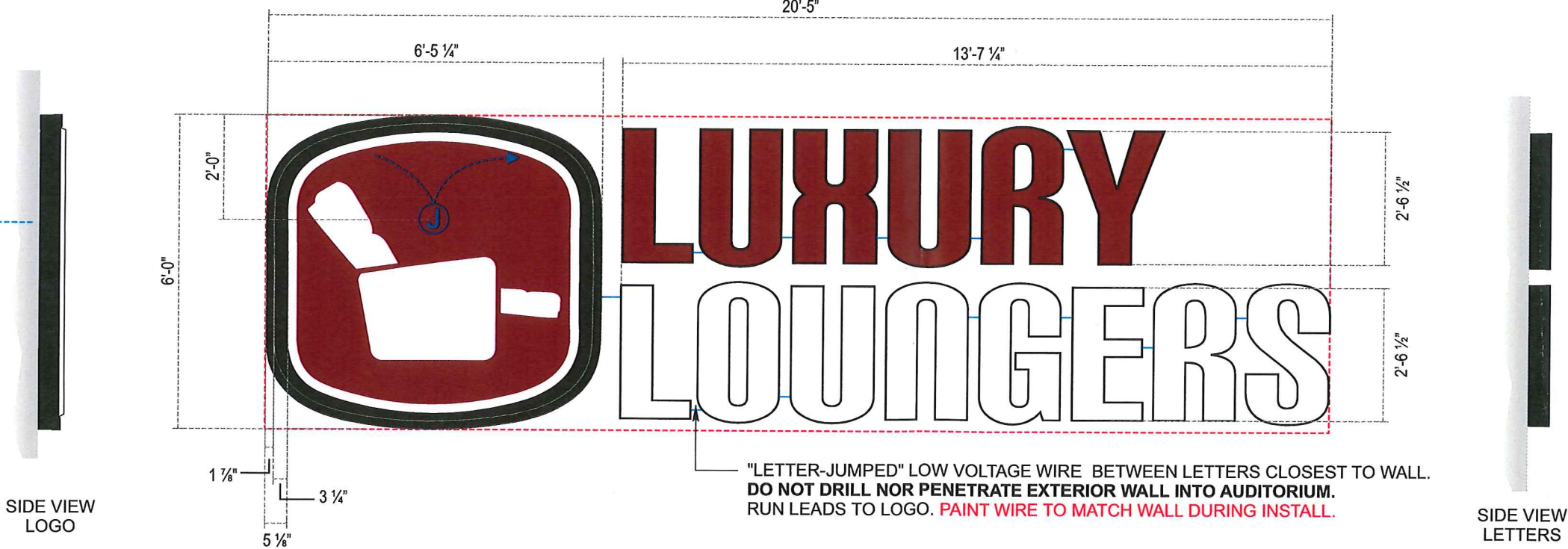
SELF-CONTAINED POWER SUPPLIES MOUNTED INSIDE LOGO.

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

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

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

NOTE: ELECTRICIAN IS RESPONSIBLE FOR STRAPPING AND PAINTING CONDUIT BLACK

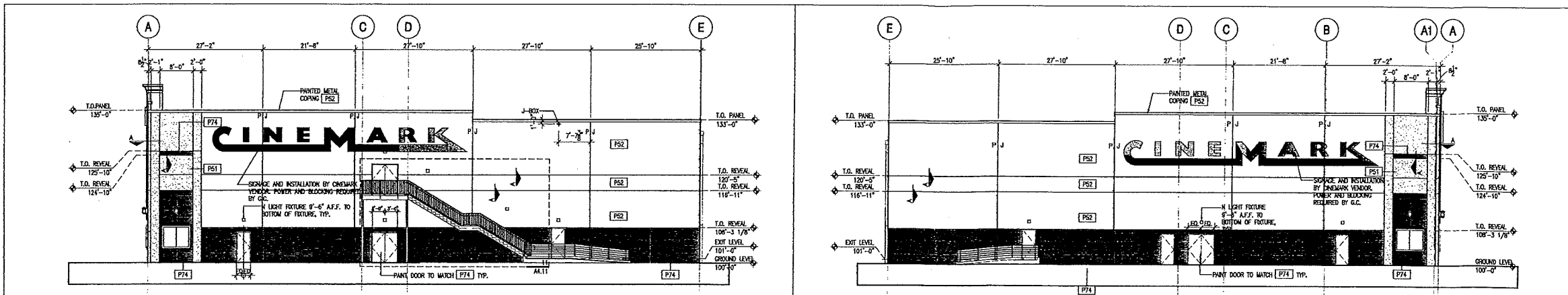


Design #	
0615897AR1 PERMIT	
Sheet	2 of 2
Location	
#339	
Address	
3310 Town Center Street, Sherman, TX	
Acc. Rep.	DEBBIE MOLTZ
Coordinator	MEGAN AUDERER
Designer	INES HERRASTI
Date	5/24/17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date

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

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

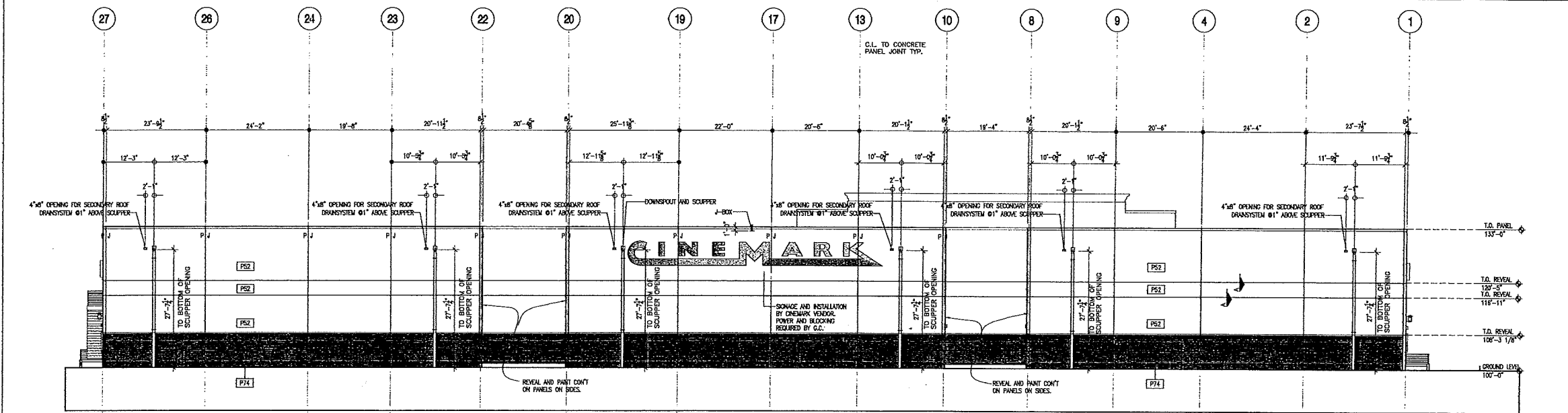


04 ELEVATION

3/32"=1'-0"

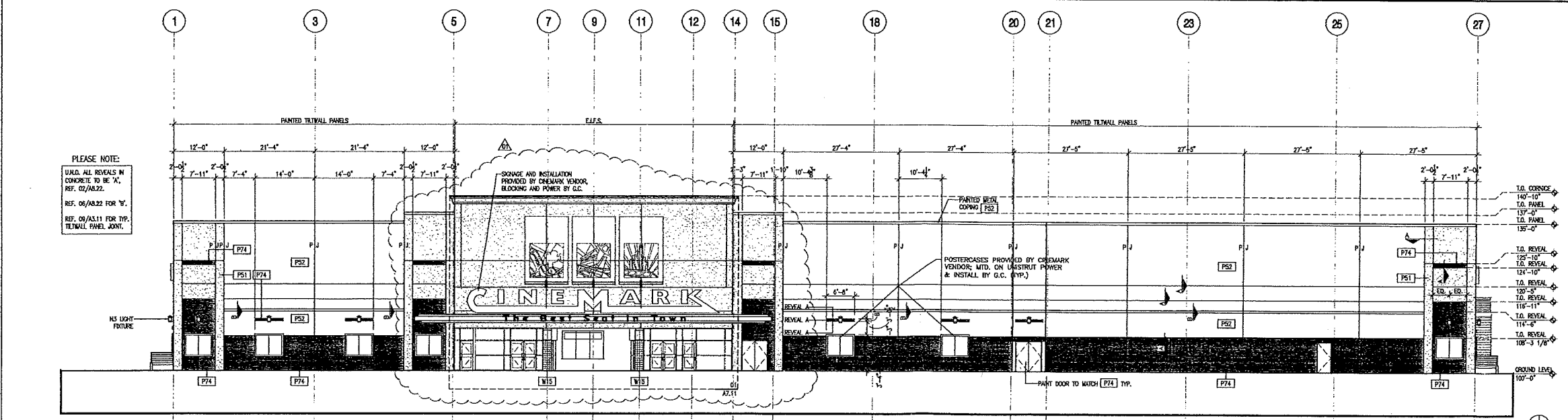
03 ELEVATION

3/32"=1'-0"



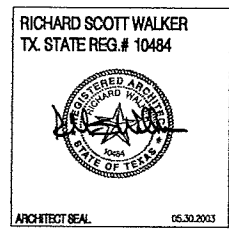
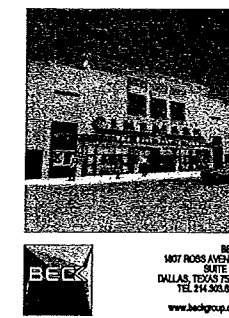
02 ELEVATION

3/32"=1'-0"



01 ELEVATION

3/32"=1'-0"



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

CINEMARK USA, INC
CINEMARK 12
SHERMAN, TX

EXTERIOR
ELEVATIONS



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

12.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 6000-6100 BLOCKS N. U.S. HIGHWAY 75 & 3000-3200 BLOCKS FM 691**

The request of One Ganesha LTD (Owners) Winkelmann & Associates, Inc. (Engineers/Surveyors) and Dean Gilbert, Jr. (Developer) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 3000-3200 Blocks of F.M. 691, being 17.035 acres in the William Milligan Survey, Abstract No. 875 and the David Harrison Survey, Abstract No. 587, as follows:

Planning and Zoning Commission

Final Plat approval of Dr. Swamy Addition, Phase 1, Lots 1-8, Block A

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

One Ganesha LTD (Owners)
Winkelmann & Associates, Inc. (Engineers/Surveyors)
Dean Gilbert, Jr. (Developer)

Master Plan Designation:

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

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

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

Number of notices mailed:

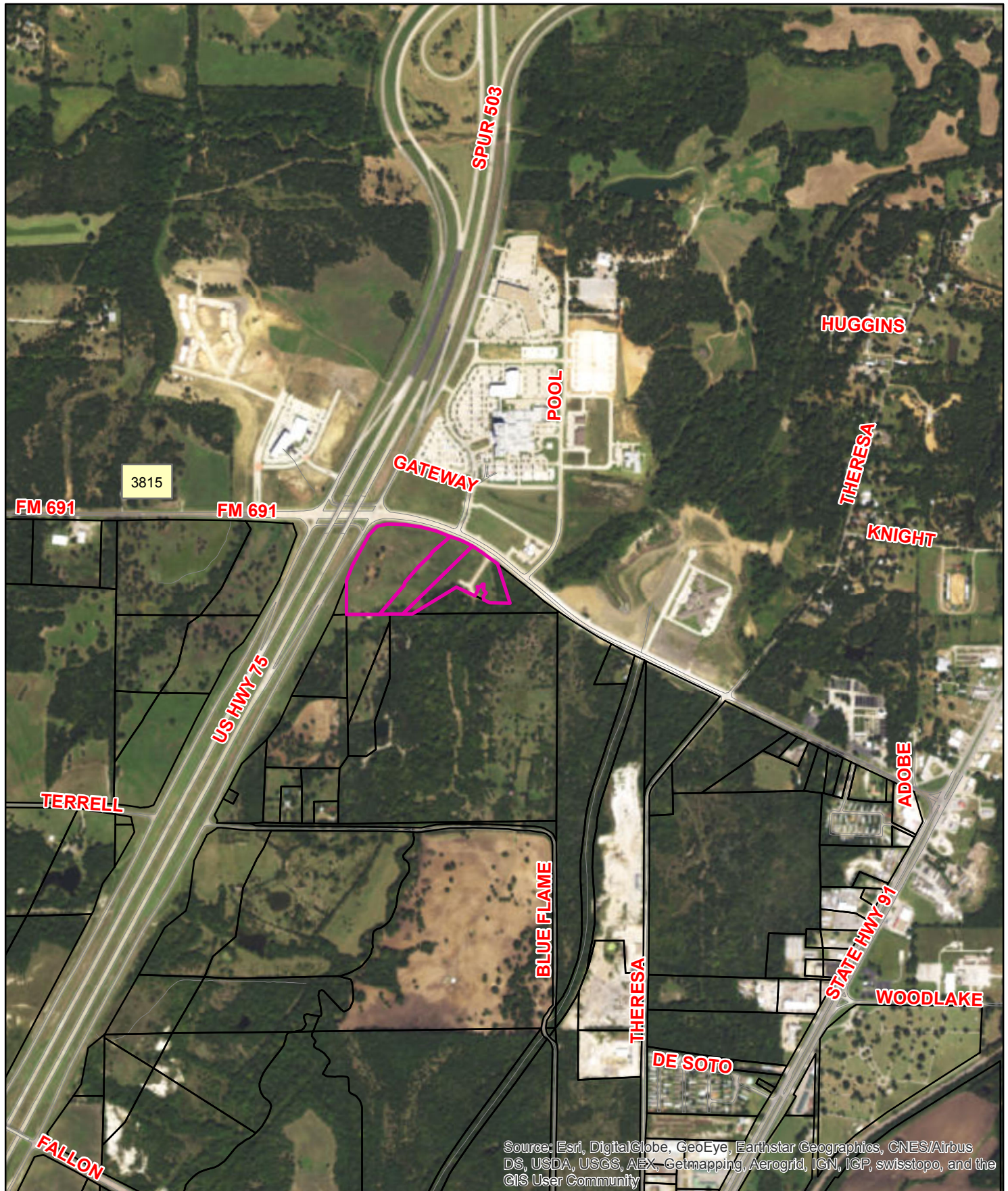
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter



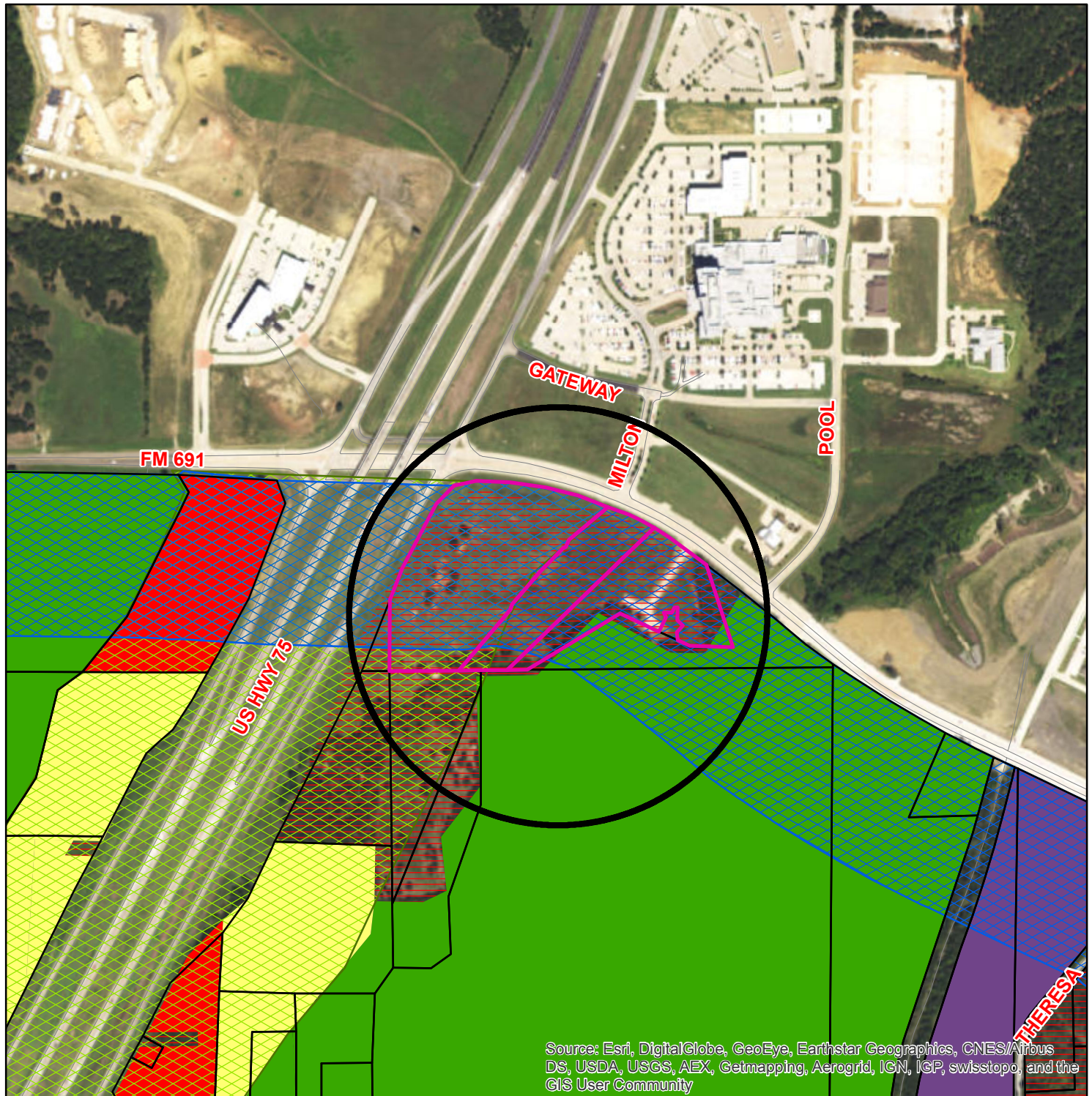
Sherman
CLASSIC TOWN. BROAD HORIZON.

**6000-6100 Blks. N. US Highway 75 &
3000-3200 Blks. FM 691
(Dr. Swamy Addition, Phase 1)**



1 in = 1,162 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6000-6100 Blks. N. US Highway 75 & 3000-3200 Blks. FM 691

Legend

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

Transportation Corridor Zoning Districts

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

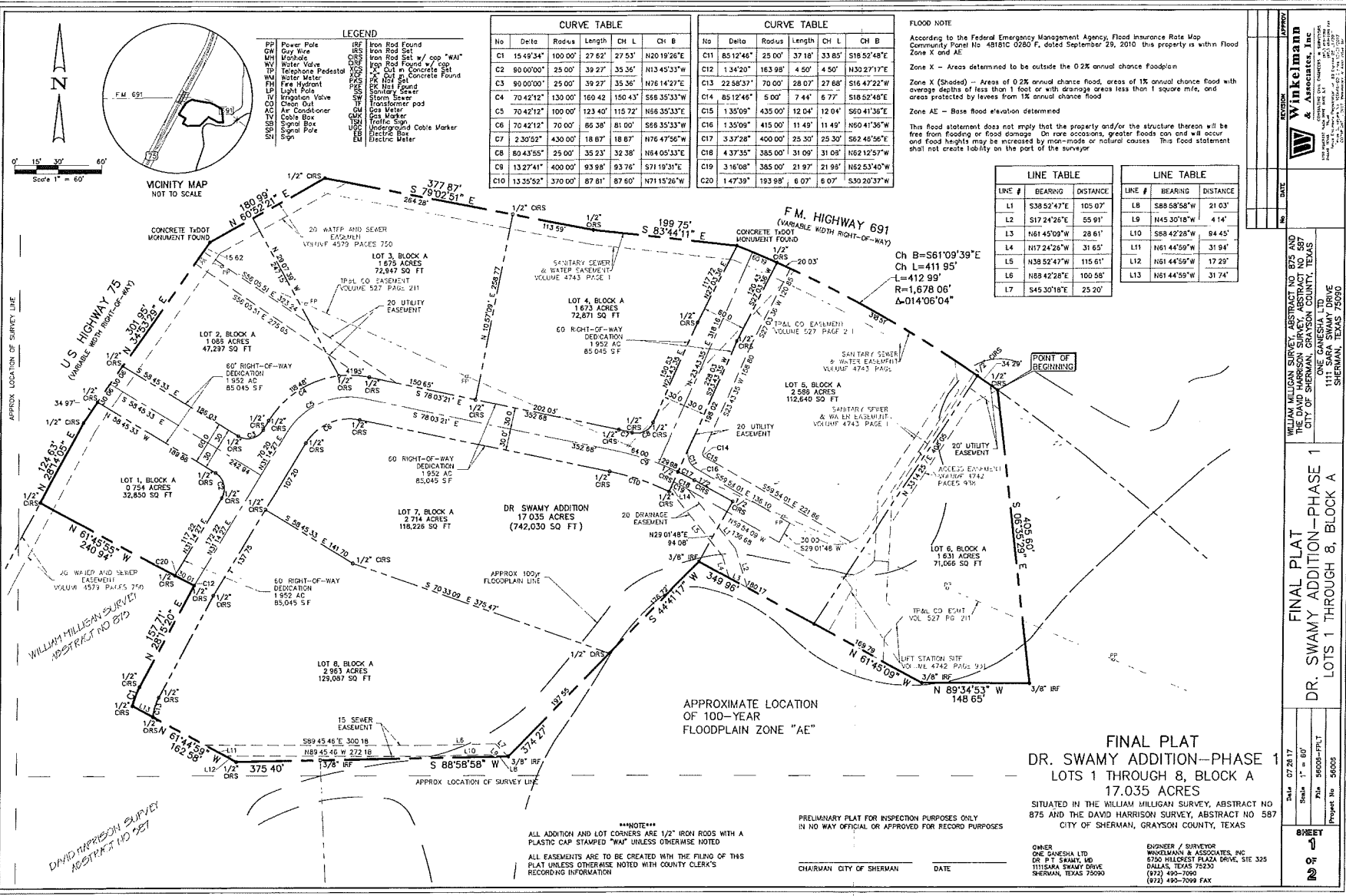
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 600 ft



CURVE TABLE					
No	Delta	Radius	Length	Ch L	Ch B
C1	15 49'34"	100.00'	27.62'	27.53'	N20 19'26"E
C2	80 00'00"	25.00'	39.27'	35.36'	N13 45'33"W
C3	80 00'00"	25.00'	39.27'	35.36'	N76 14'27"E
C4	70 42'12"	130.00'	160.42'	150.43'	S68 35'33"W
C5	70 42'12"	100.00'	123.40'	115.72'	S68 35'33"W
C6	70 42'12"	70.00'	86.38'	81.00'	S68 35'33"W
C7	230 52'	430.00'	18.87'	18.87'	N76 47'56"W
C8	80 43'55"	25.00'	35.23'	32.38'	N64 05'33"E
C9	132 74'1"	400.00'	93.88'	93.76'	S71 19'31"E
C10	133 55'59"	370.00'	87.81'	87.60'	N71 15'26"W

CURVE TABLE					
No	Delta	Radius	Length	Ch L	Ch B
C11	85 12'46"	25.00'	37.18'	33.85'	S18 52'48"E
C12	134 20'	163.98'	4.50'	4.50'	N30 27'17"E
C13	22 56'37"	70.00'	28.07'	27.68'	S16 47'22"W
C14	85 12'46"	5.00'	7.44'	6.77'	S18 52'48"E
C15	135 09'	435.00'	12.04'	12.04'	S60 41'36"E
C16	135 09'	415.00'	11.49'	11.49'	N50 41'36"W
C17	337 28'	400.00'	25.30'	25.30'	S62 46'56"E
C18	4 37'35"	385.00'	31.09'	31.09'	N62 12'57"W
C19	316 08'	385.00'	21.97'	21.98'	N62 53'40"W
C20	147 39'	193.98'	6.07'	6.07'	S30 20'37"W

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48181C 0280 F, dated September 29, 2010, this property is within Flood Zone X and AE.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
Zone X (Shaded) - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
Zone AE - Base flood elevation determined.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S38 52'47"E	105.07'	L8	S88 58'58"W	21.03'
L2	S17 24'26"E	55.91'	L9	N45 30'18"W	4.14'
L3	N61 45'09"W	28.61'	L10	S68 42'28"W	84.45'
L4	N17 24'28"W	31.65'	L11	N61 44'59"W	31.94'
L5	N38 52'47"W	115.61'	L12	N61 44'59"W	17.29'
L6	N68 42'28"E	100.58'	L13	N61 44'59"W	31.74'
L7	S45 30'18"E	25.20'			

Winkelman & Associates, Inc.
1111 SARA SWAMY DRIVE
SHERMAN, TEXAS 75050
PH: 972-492-7090
FAX: 972-492-7099

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

DR. SWAMY ADDITION-PHASE 1
LOTS 1 THROUGH 8, BLOCK A
17.035 ACRES
SITUATED IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER
ONE GANESHA LTD
DR. P. T. SWAMY, MD
1111 SARA SWAMY DRIVE
SHERMAN, TEXAS 75050

OWNER / SURVEYOR
WINKELMAN & ASSOCIATES, INC.
8750 HILLCREST PLAZA DRIVE, STE 335
DALLAS, TEXAS 75238
(972) 492-7090
(972) 492-7099 FAX

DATE 07/26/17
Scale 1" = 60'
Job 58008-PL1
Project No. 58008

SHEET
1
OF
2

13800-00 SURVEY PLAT 58008-PL1.dwg

STAFF REVIEW LETTER

August 9, 2017

One Ganesha Ltd.
Dr. P.T. Swamy, MD
1111 Sara Swamy Drive
Sherman, TX 75090

Winklemann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 75230

Dear Applicants,

The request for approval of the Plat of Dr. Swamy Addition, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Coordinate access easement (Vol. 4742, Pg. 938) with City of Sherman Engineering Department or request variance for street frontage on Lot 6, Block A.
7. Minimum street frontage required in a C-2 (General Commercial) District is 50' per lot.
8. Development Agreement required for Public Infrastructures.
9. 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.
10. All requirements of the Floodplain Ordinance should be followed.
11. Overlay District Requirements must be met.
12. Dedicate 30' Utility Easement along street frontage.
13. Correct Scale on drawing.
14. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
15. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

16. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.
17. The street/streets need to be named and the names approved by the Development Services Department before filing of the plat at the Grayson County Courthouse.

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2800-3600 BLOCKS S. U.S. HIGHWAY 75**

The request of Heritage Development Partners, LLC (Owners) and Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 6.8410 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Final Plat approval of Sherman Crossroads Medical No. 2

Background:

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

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)

Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

39

Objections Received:

0

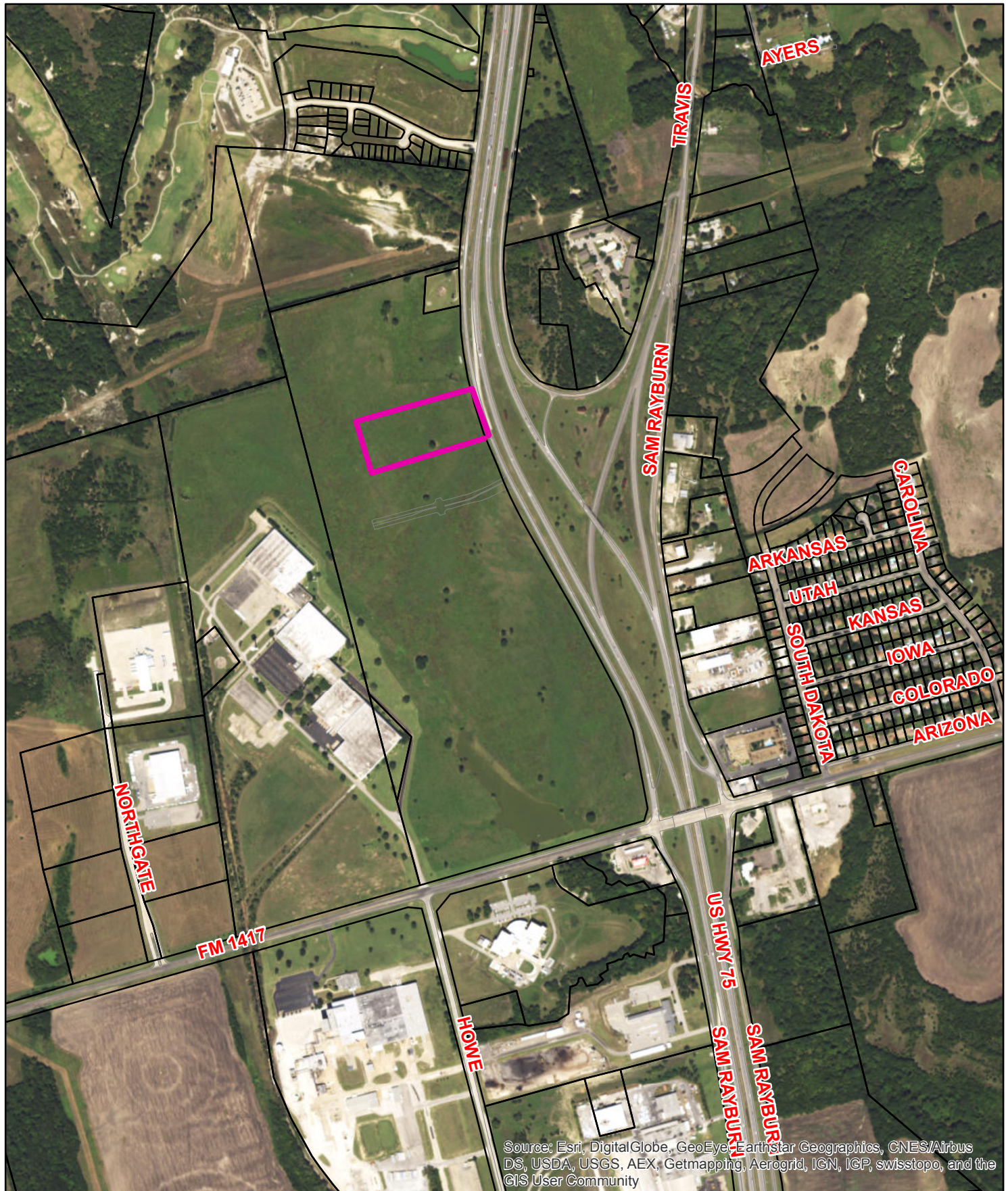
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



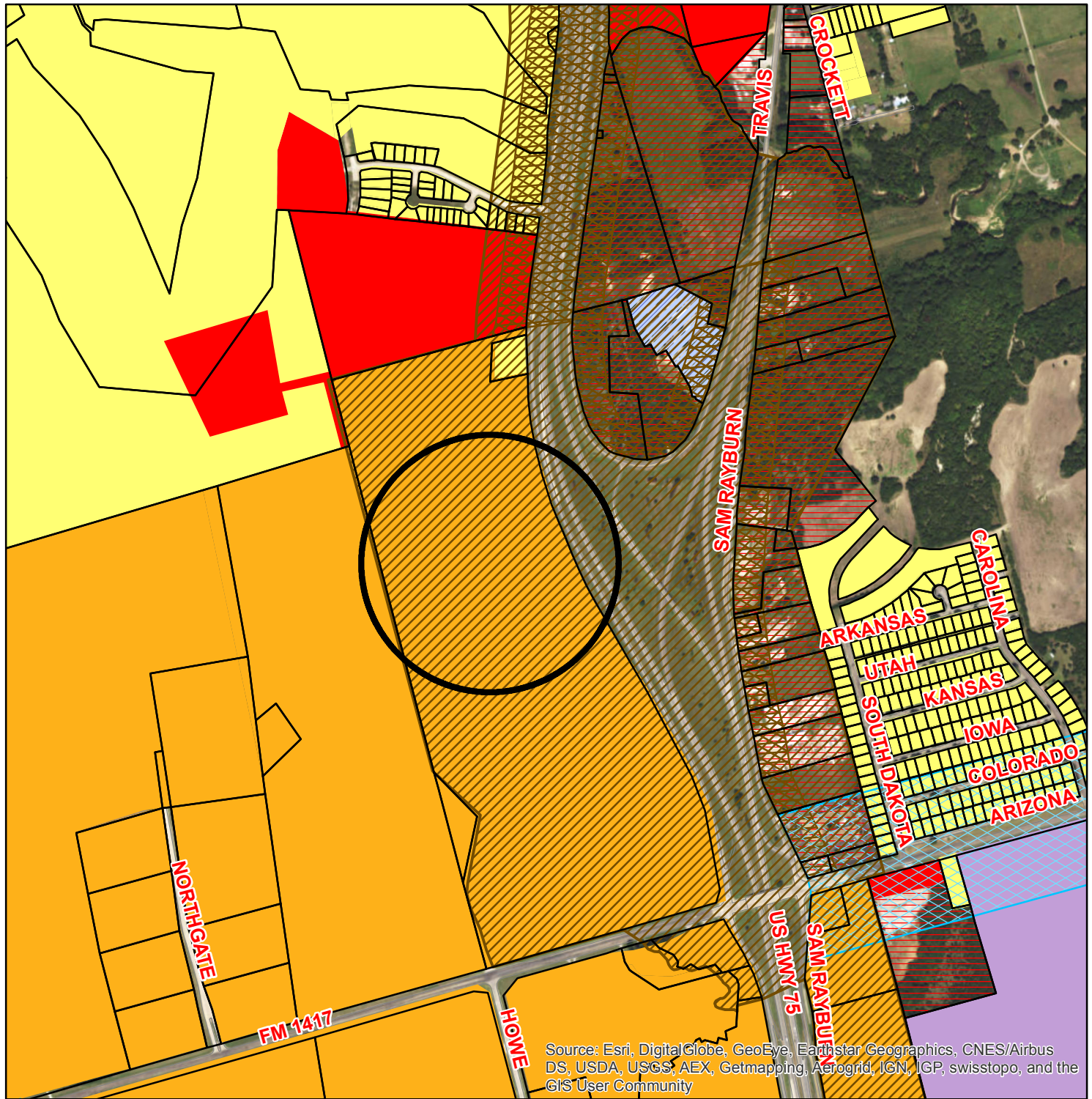
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



2800-3600 Blocks S. US Highway 75 (Sherman Crossroads Medical No 2)



1 in = 900 ft



Zoning - 2800-3600 Blks. S. US Highway 75

Legend

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

Transportation Corridor Zoning Districts

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

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

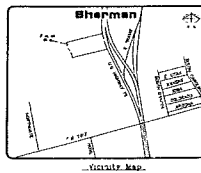
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 950 ft



STAFF REVIEW LETTER

August 9, 2017

Heritage Development Partners, LLC
2600 N. U.S. Highway 75
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Sherman Crossroads Medical No. 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Dedicate 10' Drainage and Utility Easement along South side of both lots.
7. Development Agreement required for Public Infrastructures.
8. 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.
9. Overlay District Requirements must be met.
10. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

13. The street needs to be named and the name approved by the Development Services Department before filing of the plat at the Grayson County Courthouse.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 3.0170 acres in the Preston Kitchen Survey, Abstract No. 667 and also being Lot 1, Block 1, of the proposed Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Exception and site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Exception approval under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 202 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016, City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the November 7, 2016 City Council Meeting.

The second phase of this development is to construct a 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the

building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an exception to allow 202 parking spaces in lieu of the required 206 spaces.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)
Curtis Group Architects, LTD (Architect)

Master Plan Designation:

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

Number of notices mailed:

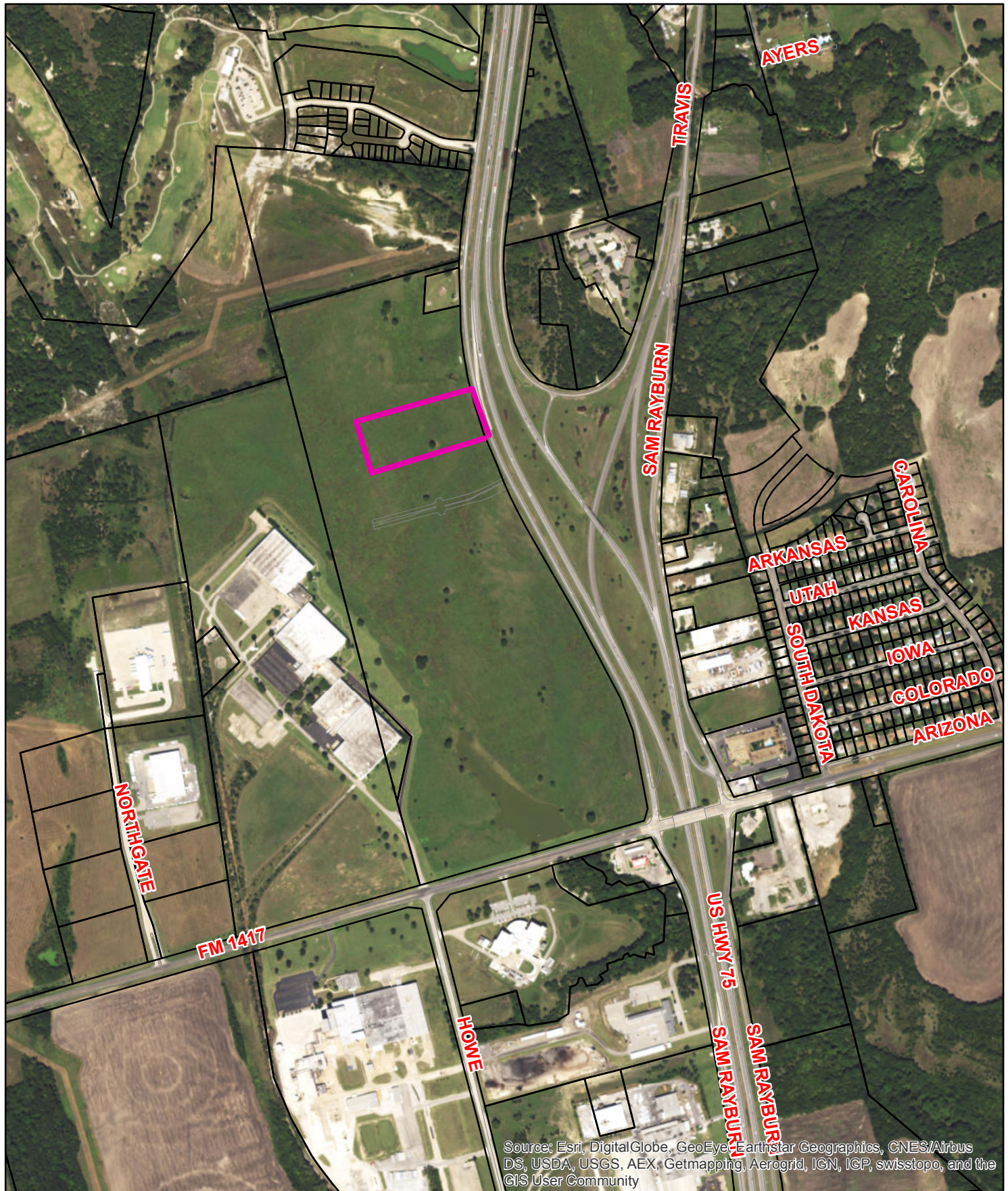
39

Objections Received:

0

Attachments

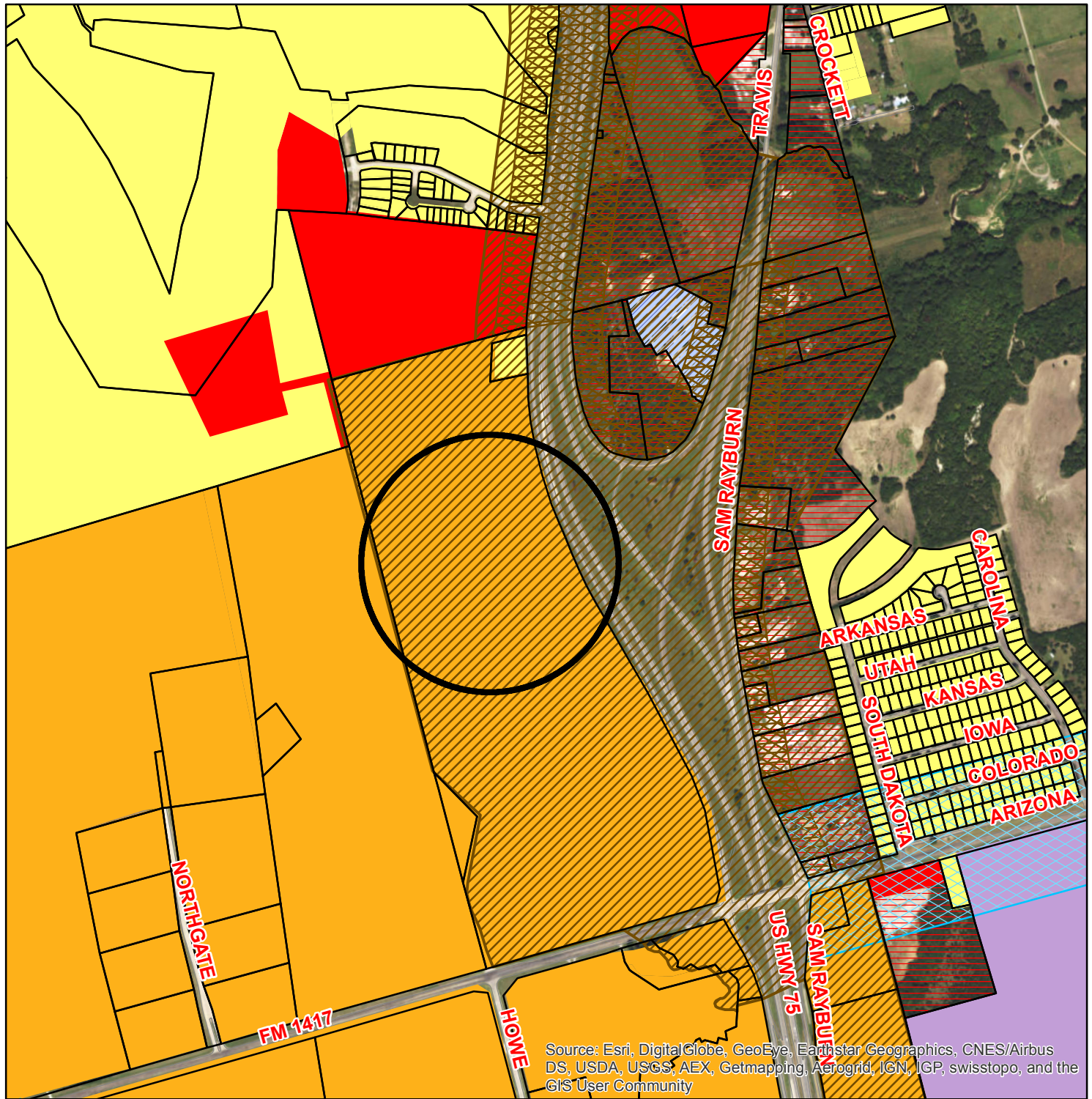
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Landscape Plan
Staff Review Letter



2800-3600 Blocks S. US Highway 75 (Sherman Crossroads Medical No 2)



1 in = 900 ft



Zoning - 2800-3600 Blks. S. US Highway 75

Legend

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

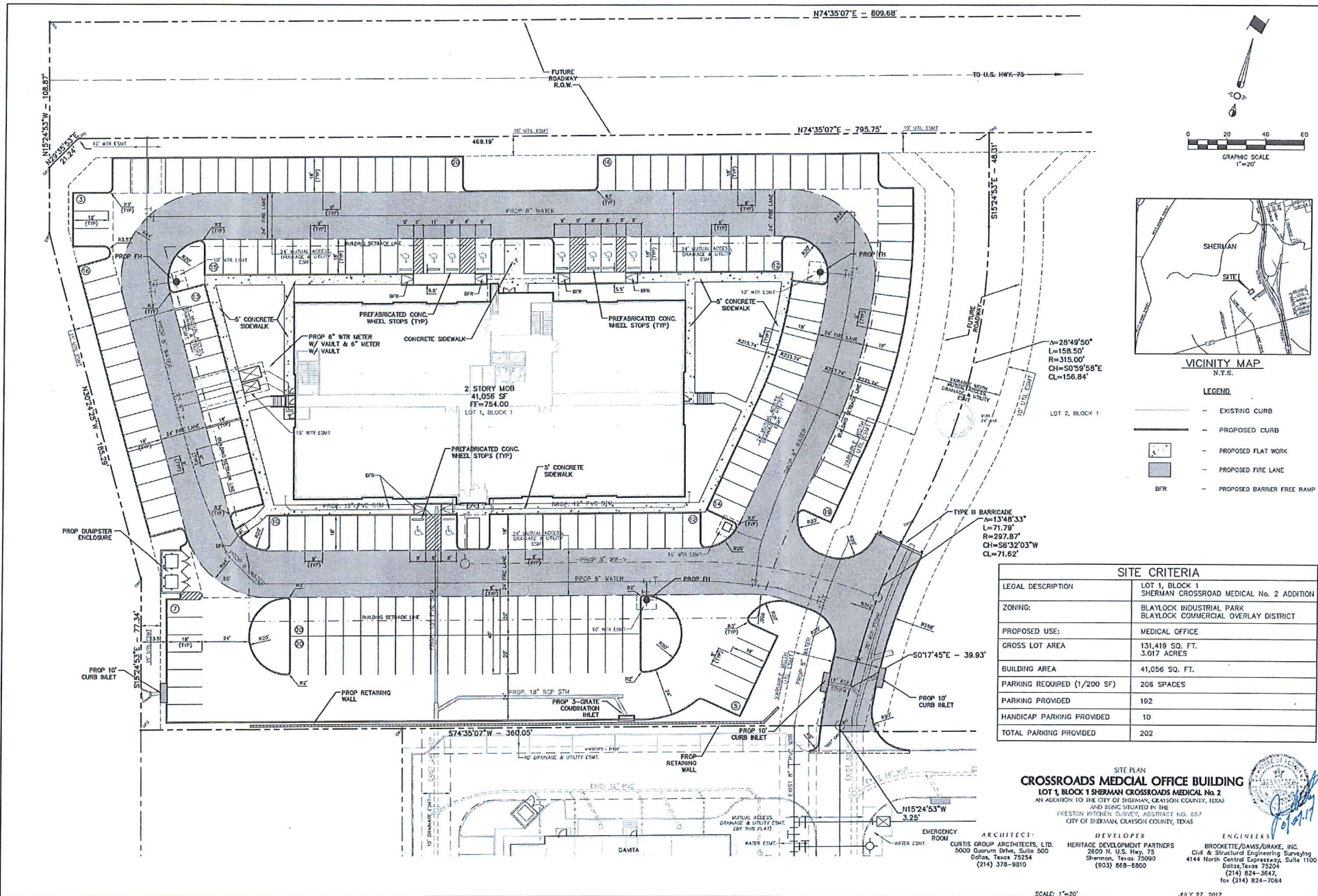


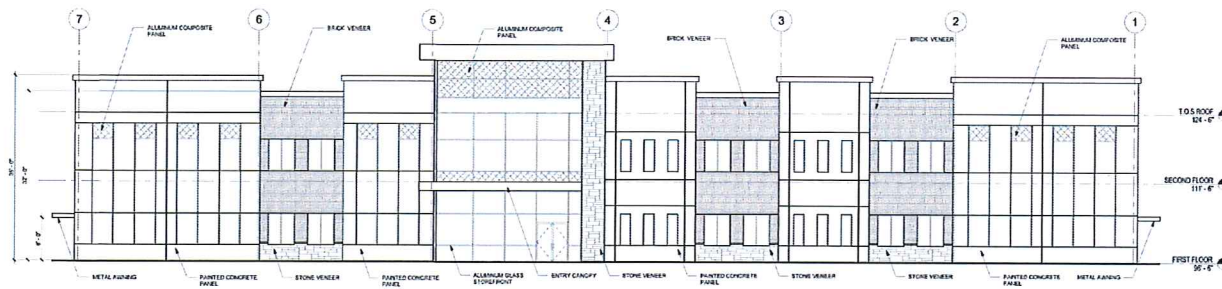
NOT TO SCALE

1 in = 950 ft

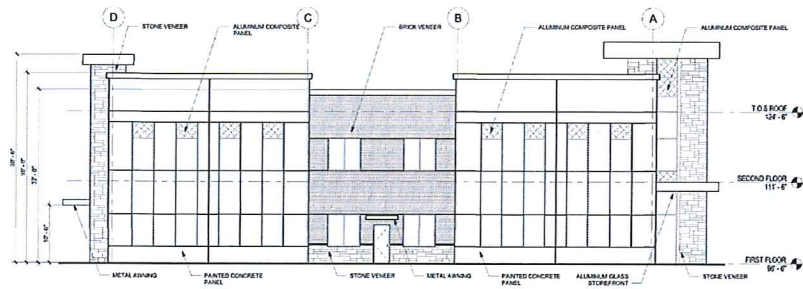
2800-3600 Blocks S. U.S. Hwy 75



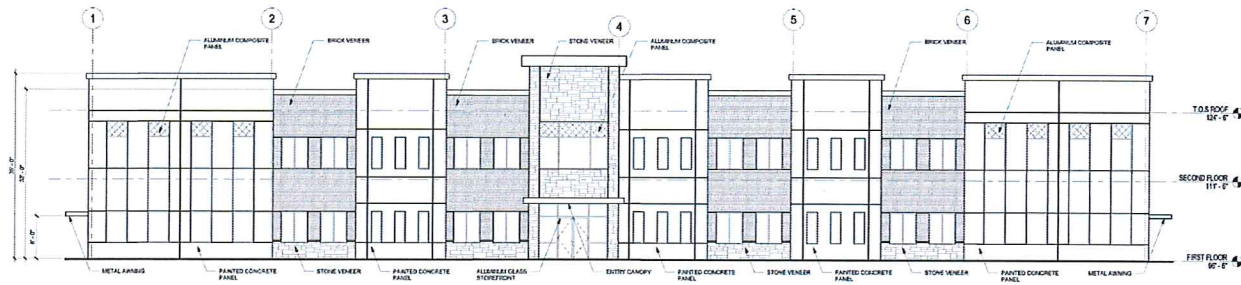




NORTH ELEVATION



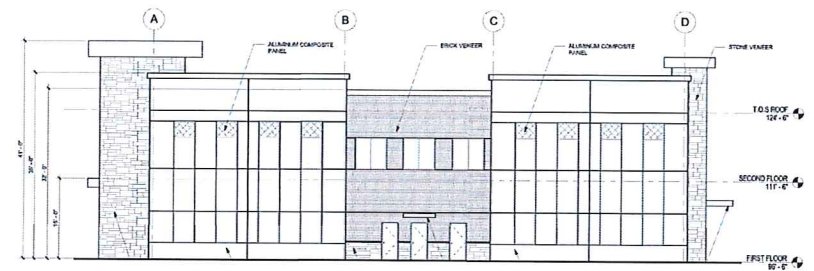
EAST ELEVATION



SOUTH ELEVATION



PERSPECTIVE MAIN ENTRY



WEST ELEVATION



PERSPECTIVE AT SOUTH ENTRY

SHERMAN
Medical Office Building

07/17/2017



NORTH ELEVATION



EAST ELEVATION

PERSPECTIVE AT ENTRY



WEST ELEVATION



SOUTH ELEVATION

STAFF REVIEW LETTER

August 16, 2017

Heritage Development Partners, LLC
2600 N. U.S. Highway 75
Sherman, TX 75090

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Ste. 1100
Dallas, TX 75204

Dear Applicants,

The request for site plan approval for a medical office building for the property located in the 2800-3600 blocks of South US Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance and the Blalock Commercial Overlay District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking ratio required for medical office: 1 space per 200 square foot (206 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or dedicated street right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for Public Infrastructures.
12. Verify fire lane requirements with Fire Marshall.
13. Internal water and sewer lines will be privately owned and maintained.
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. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", written over a horizontal line.

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: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

* **5184 DRIPPING SPRINGS ROAD**

The request of Patricia Reeves (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5184 Dripping Springs Road, being 0.6 acres in the John McClenihan Survey, Abstract No. 789, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Lot 1, Block 1, Leo's Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.

Background:

The property is located at 5184 Dripping Springs Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat the property into one lot to sell the lot.

Adjacent Zoning:

Not zoned.

Origination:

Patricia Reeves (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

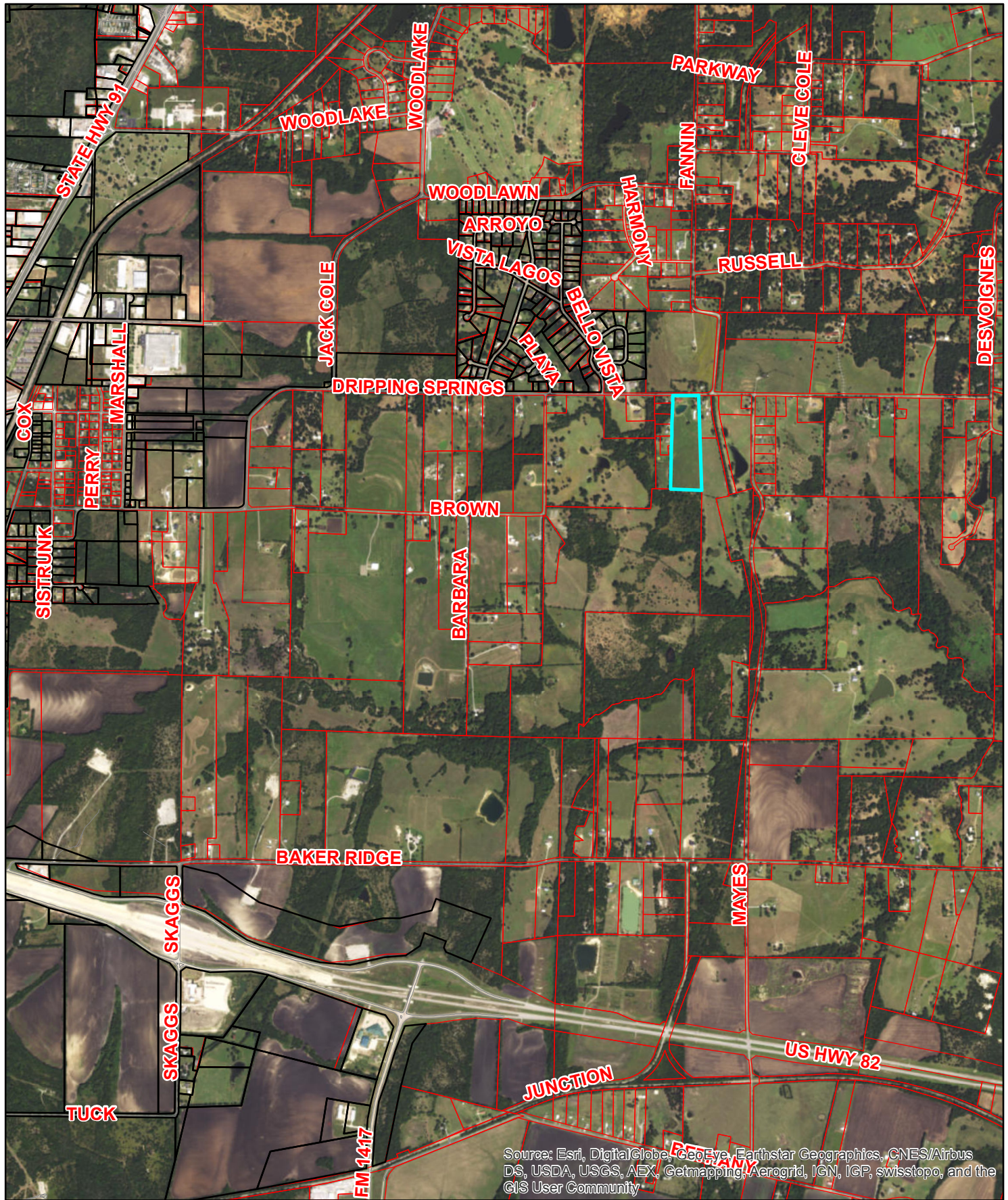
Location Map

Zoning Map

Preliminary Plat

Final Plat

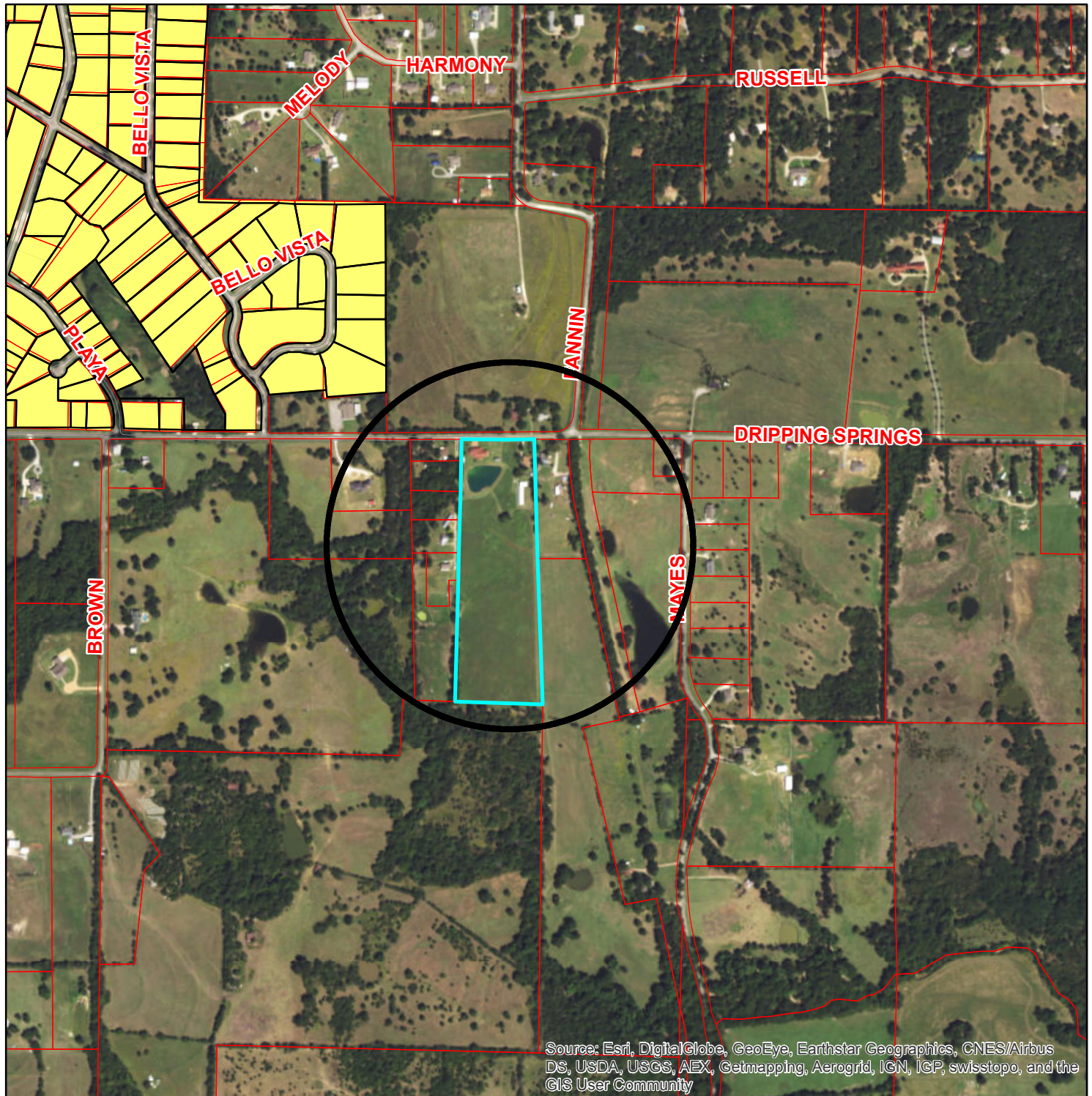
Staff Review Letter



5184 Dripping Springs Road (ETJ) (Leo's Addition)



1 in = 2,000 ft



Zoning - 5184 Dripping Springs Road (ETJ) (Leo's Addition)

Legend

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department

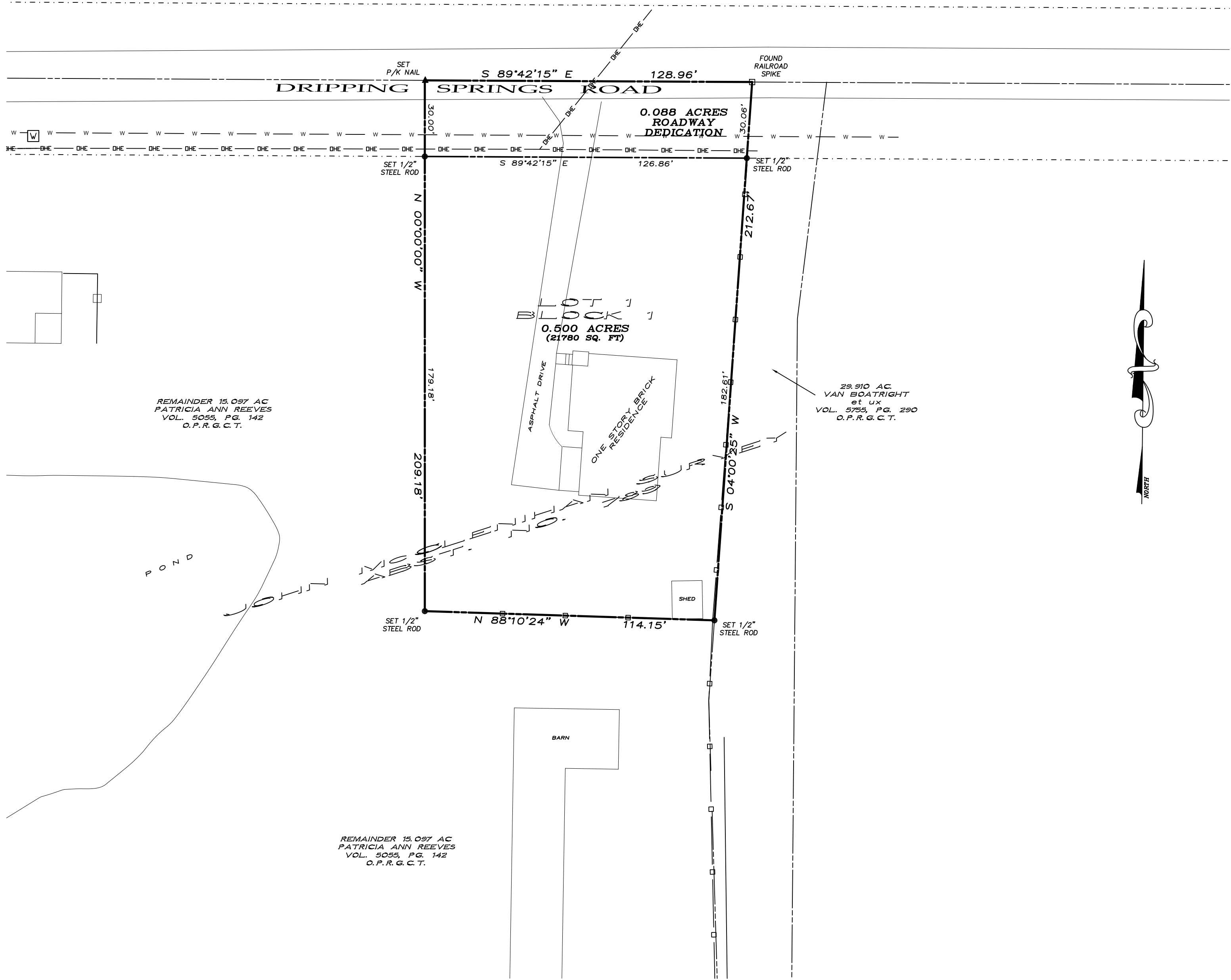


NOT TO SCALE

1 in = 775 ft

IGNACIO CARRICO SURVEY
ABST. NO. 285

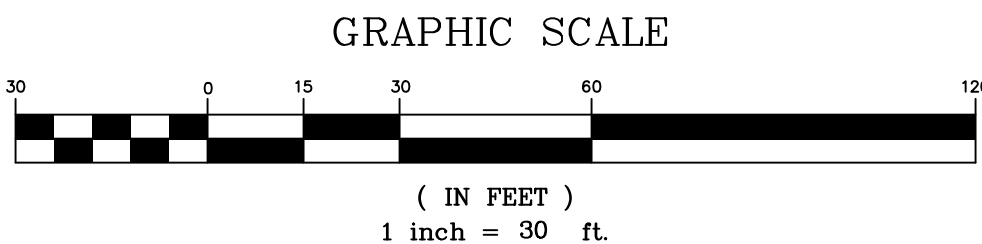
CALLLED 32 AC.
ROBERT K. OGLESBY, SR.
WILLIAM A. OGLESBY
TRUSTEES
VOL. 3372, PG. 804
O.P.R.G.C.T.



PRELIMINARY PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

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



OWNERS/DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the John McClenihan Survey, Abstract No. 789, and being a part of the 15.097 acre tract of land conveyed to Patricia Ann Reeves by deed of record in Volume 5055, Page 142, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found in Dripping Springs Road (a public road) maintaining the northwest corner of a 29.910 acre tract of land conveyed to Van Boatright et ux by deed of record in Volume 5755, Page 290, of said Official Public Records, said spike also maintaining the northeast corner of said 15.097 acre tract;

Thence South 04°00'25" West, along the west line of said 29.910 acre tract, a distance of 212.67 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

Thence over and across said 15.097 acre tract the following calls and distances:

North 88°10'24" West a distance of 114.15 feet to a 1/2" steel rod set with a cap, marked RPLS 4709;

North 00°00'00" West a distance of 209.18 feet to a P/K nail set in the center of said Dripping Springs Road;

Thence South 89°42'15" East along the north line of said 15.097 acre tract, a distance of 128.96 feet to the Point-of-Beginning and containing 0.588 acres of land.

~ 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. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. As shown, a portion of the subject property lies within the limits of an area defined as Zone "X" determined to be in a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas, Map No. , revised .

PRELIMINARY PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

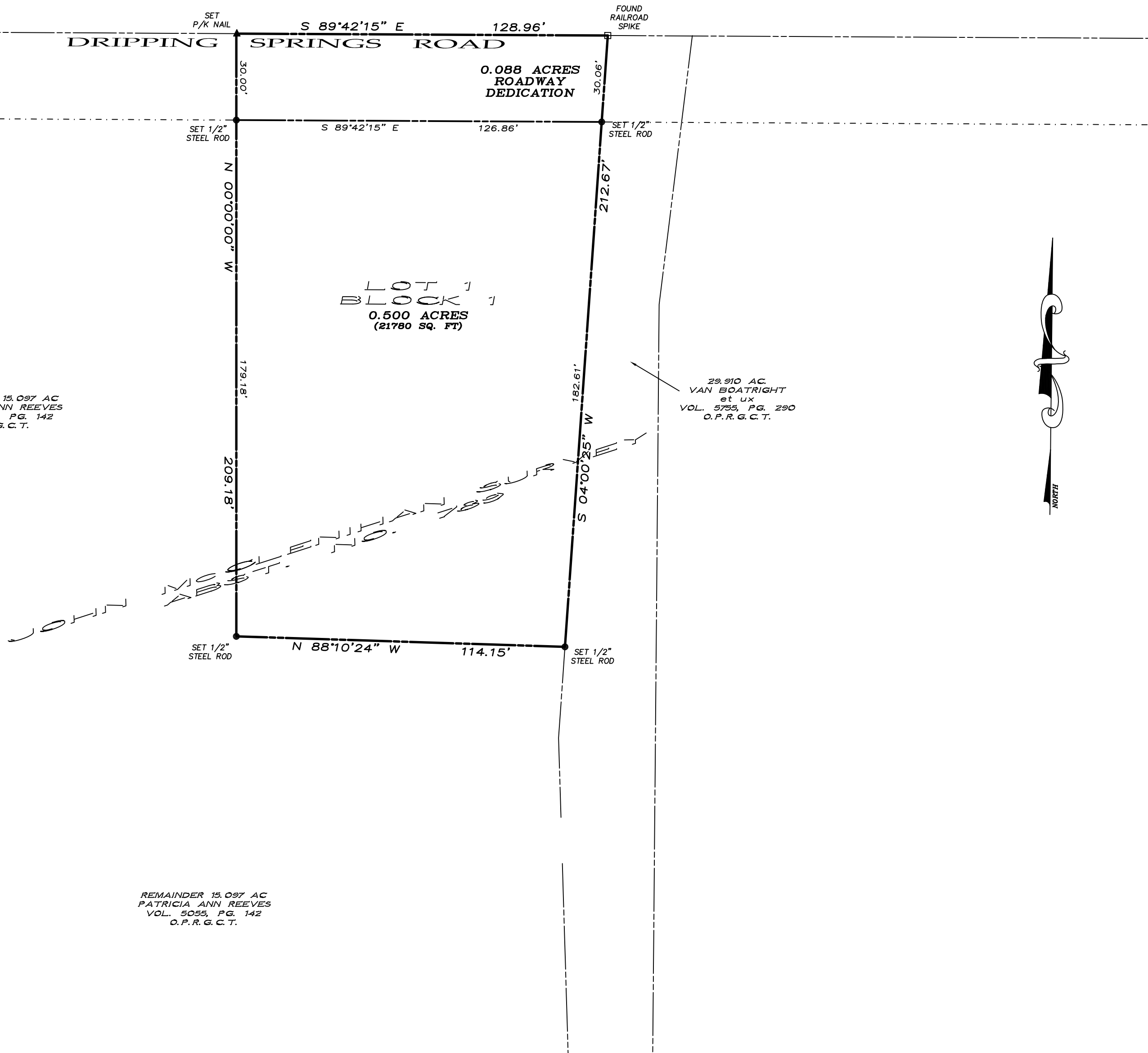
OWNERS/DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

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

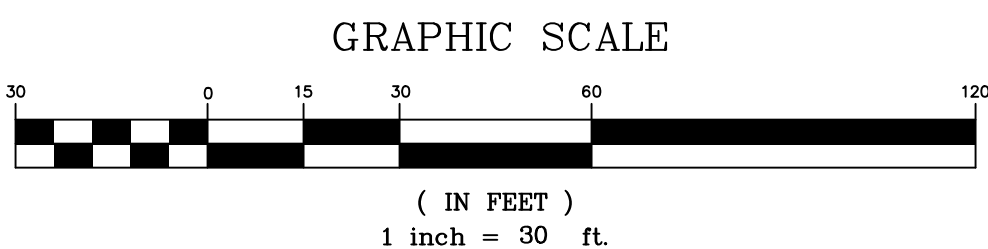
UNDERWOOD
DRAFTING & SURVEYING

SHEET 2 OF 2

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

IGNACIO CARRICO SURVEY
ABST. NO. 285CALLED 32 AC.
ROBERT K. OGLESBY, SR.
WILLORA A. OGLESBY
TRUSTEES
VOL. 5055, PG. 804
O.P.R.G.C.T.REMAINDER 15.097 AC
PATRICIA ANN REEVES
VOL. 5055, PG. 142
O.P.R.G.C.T.REMAINDER 15.097 AC
PATRICIA ANN REEVES
VOL. 5055, PG. 142
O.P.R.G.C.T.~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONEFINAL PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS / DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
SHERMAN, TEXAS 75090SURVEYOR
DOUGLAS W. UNDERWOOD
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3404 INTERURBAN ROAD
DENISON, TEXASUNDERWOOD
DRAFTING & SURVEYING

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SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the John McClenihan Survey, Abstract No. 789, and being a part of the 15.097 acre tract of land conveyed to Patricia Ann Reeves by deed of record in Volume 5055, Page 142, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

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Thence South 04°00'25" West, along the west line of said 29.910 acre tract, a distance of 212.67 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

Thence over and across said 15.097 acre tract the following calls and distances:

North 88°10'24" West a distance of 114.15 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

North 00°00'00" West a distance of 209.18 feet to a P/K nail set in the center of said Dripping Springs Road;

Thence South 89°42'15" East along the north line of said 15.097 acre tract, a distance of 128.96 feet to the Point-of-Beginning and containing 0.588 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, PATRICIA ANN REEVES, do hereby adopt this plat designating the hereinabove property as the LOT 1, BLOCK 1, LEO'S ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

PATRICIA ANN REEVES

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 PATRICIA ANN REEVES 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 _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, 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, Final Plat of LOT 1, BLOCK 1, LEO'S ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, and the City Council by formal action 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 _____, 2017.

Clerk, City of Sherman, Texas

FINAL PLAT
LOT 1, BLOCK 1
LEO'S ADDITION
BEING 0.588 ACRES IN THE
JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS / DEVELOPER
PATRICIA ANN REEVES
5011 TEXOMA PARKWAY
SHERMAN, TEXAS 75090SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXASUNDERWOOD
DRAFTING & SURVEYING

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

SHEET 2 OF 2

STAFF REVIEW LETTER

August 9, 2017

Patricia Ann Reeves
5011 Texoma Parkway
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Leo's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Additional Utility Easement may be required along street frontage.
6. Additional Right-of-Way may be required to meet Minor Arterial requirements along Dripping Springs Road.
7. Any other changes made to the plat prior to 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.
8. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

16.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 401 E. US. HIGHWAY 82**

The request of Wal-Mart Real Estate Business Trust (Owners), Heath Voyles, Kimley Horn and Associates, Inc. (Representative) and SGA Design Group (Architect) concerning the property at 401 East U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Wal-Mart

Background:

The property is located at 401 East US Highway 82, the northwest corner of Highways 75 and 82; Wal-Mart is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. The following items have been granted for this address;

- Exception to allow wall signs to total 578 square feet in lieu of the permitted 300 square foot - April 22, 2014
- Exception to allow overhead doors facing a highway and not require a screening device adjacent to residential property and to allow 2 freestanding sign - October 12, 1993
- Exception to allow trash containers without the required screening device - December 14, 1993

Wal-Mart would like to construct a 1,400 square foot addition for their automated pickup delivery service. The exterior on the new addition will be a metal ribbed panel system. Parking will be provided for 1037 spaces.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Wal-Mart Real Estate Business Trust (Owners)

Heath Voyles, Kimley Horn and Associates, Inc. (Representative)

SGA Design Group (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

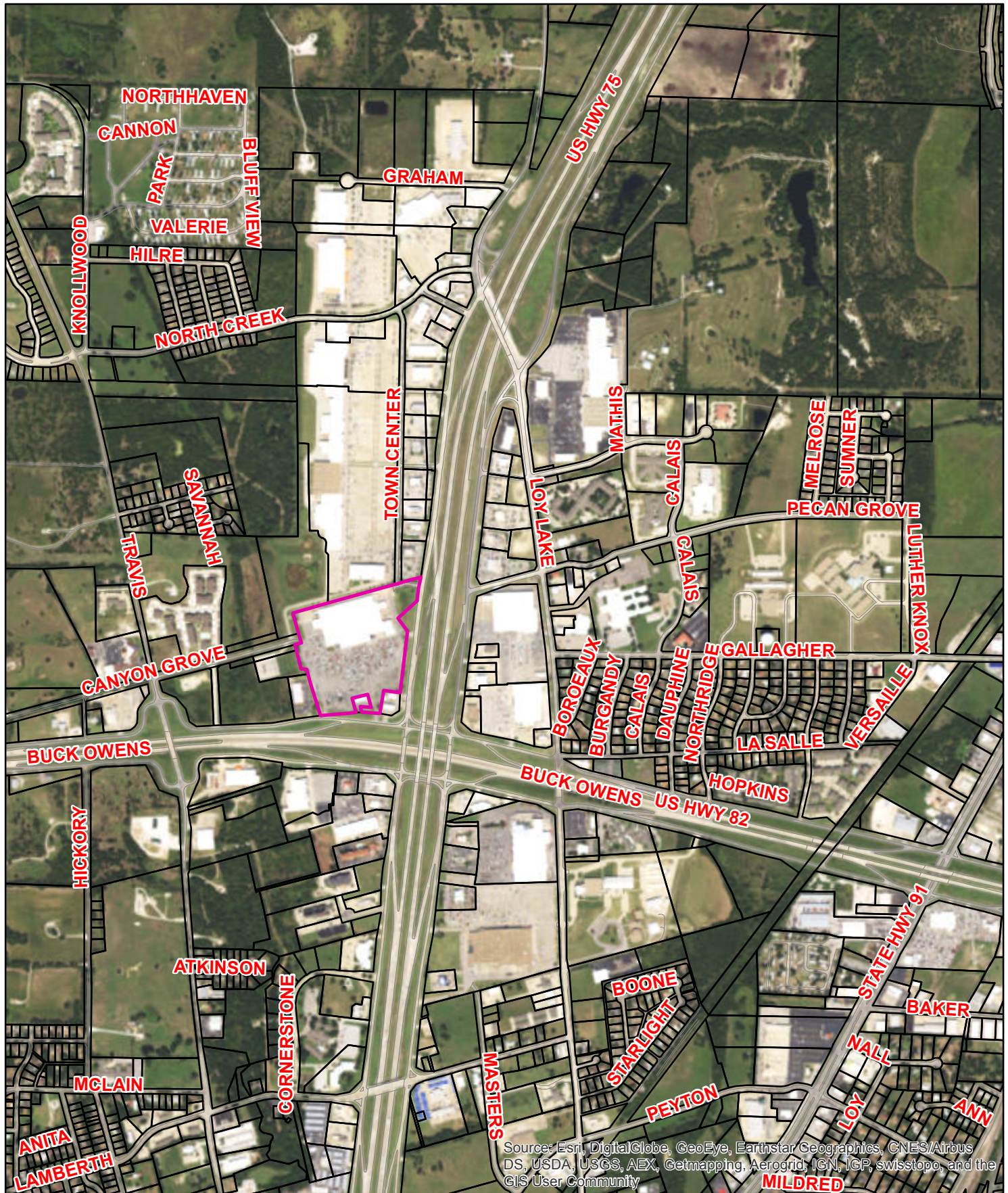
Location Map

Zoning Map

Site Plan

Elevations

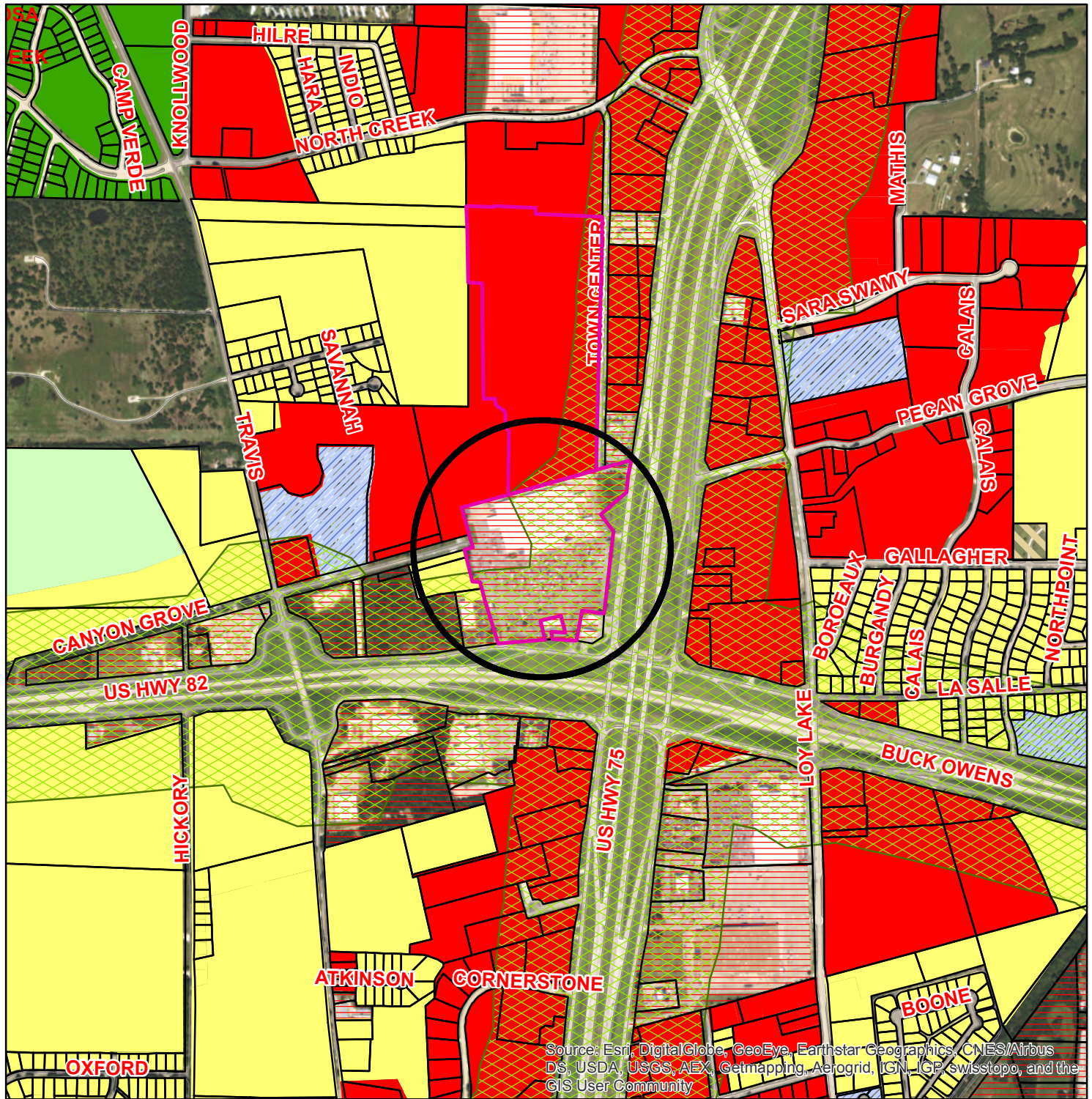
Staff Review Letter



401 E. US Highway 82



1 in = 1,162 ft



Zoning - 401 E. US Highway 82

Legend

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

Transportation Corridor Zoning Districts

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

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

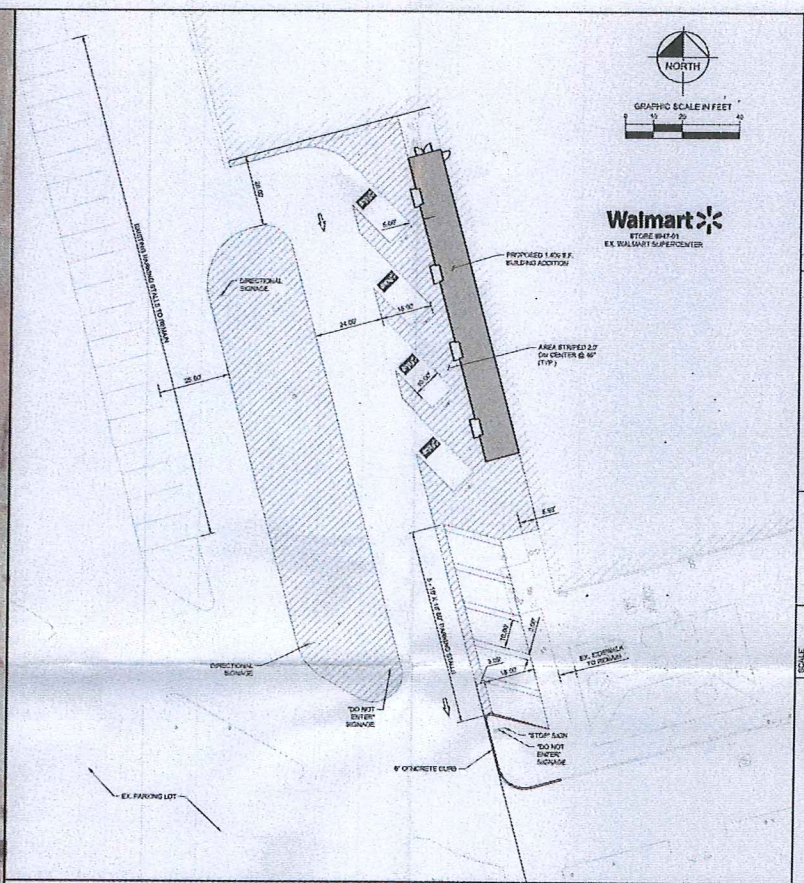
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 950 ft



Walmart*
STORE #947-01
UNIFIED COMMERCIAL DEVELOPMENT - SITE PLAN

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF APPROVAL**

Approved this _____ day of _____, 20____
by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SITE DATA SUMMARY TABLE

LOT DESIGNATION	LOT 1, BLOCK 1, WALMART ADDITION, SECTION 1
ZONING	C-1 AND US HWY 82 AND 75 OVERLAY
LOT AREA (SQ. FT. AND AC.)	974,280.48 SQ. FT. 22.37 AC.
EX. BUILDING AREA	364,184 SQ. FT.
PROPOSED ADDITION	1,400 SQ. FT.
PROPOSED ADDITION HEIGHT	1-STORY, 15 FT. MAX.
BASE ZONING PARKING PROVIDED	1,024 SPACES (1 SPACE / 246 SQ. FT.)
EXISTING PARKING PROVIDED	517 SPACES
PARKING TO BE REMOVED (NET)	41 SPACES
TOTAL PARKING PROVIDED	1,037 SPACES

LEGAL DESCRIPTION OF PROPERTY
22.37 ACRES (974,280.48 SQ. FT.)
BEING ALL OF LOT 1, BLOCK 1 OF WALMART ADDITION, SECTION 1, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 62, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

SITE NOTE
1. THE PURPOSE OF THIS SITE PLAN IS TO BUILD A 1,400 S.F. ADDITION TO AN EXISTING RETAIL BUILDING.

SITE PLAN
WALMART ADDITION, SECTION 1
LOT 1, BLOCK 1
22.37 ACRES
J.B. McANAIR SURVEY, ABSTRACT NO. 783, AND
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARATION DATE: JULY 26, 2017

OWNER/APPLICANT:
WAL-MART REAL ESTATE BUSINESS TRUST
1901 S.E. 17TH STREET
FORT WORTH, TEXAS 76104-7579
CONTACT: CORY HOLLEY

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
3700 SHERMAN COURT, SUITE 200
FARGO, ND 58103
PHONE: (701) 785-3379
FAX: (701) 785-3379
CONTACT: HEATH VOTJES, P.E.

Kimley»Horn 1001 SHERMAN COURT, SUITE 200, FARGO, ND 58103 PHONE: (701) 785-3379 FAX: (701) 785-3379 EMAIL: KIMLEY@KIMLEY-HORN.COM		DATE: _____ REVISIONS: _____ NO. _____
SCALE: AS SHOWN DESIGNED BY: UNKN DRAWN BY: UNKN CHECKED BY: UNKN	SITE PLAN	
Walmart* STORE #947-01 BUILDING EXPANSION 401 E. US HIGHWAY 82 SHERMAN, TEXAS		DATE: 07/26/2017 PROJECT NO: 63302655 SHEET NUMBER: 1 OF 1



HWY 82/75 OVERLAY CONTEXT



NEW PROPOSED SIGNAGE

SOUTH-FACING FACADE (FRONT)	
Pickup Sign	66.68 SF
TOTAL	66.68 SF
SOUTH-FACING FACADE (BEYOND)	
Pickup Sign	268.77 SF
TOTAL	268.77 SF
WEST-FACING FACADE (SIDE)	
SuperGraphics (x4)	230.44 SF
Pickup Sign	66.68 SF
TOTAL	297.09 SF



AUTOMATED PICKUP DELIVERY STORE #947 | SHERMAN, TEXAS

July 27, 2017

SGA Design Group
WE MAKE EVERY OPENING GRAND

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

STAFF REVIEW LETTER

August 16, 2017

Wal-Mart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AR 72716

SGA Design Group
105 NW 2nd Street, #307
Bentonville, AR 72712

Kimley Horn & Associates, Inc.
Heath Voyles
5750 Genesis Court, Ste. 200
Frisco, TX 75034

Dear Applicants,

The request for site plan approval for an addition to Wal-Mart for the property located at 401 East US Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 or U.S. Highway 82 access road right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. An exception was granted to allow wall signs to total 578 square feet; this shall not be exceeded without approval from the Planning and Zoning Commission.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Verify parking space requirements with Building & Zoning Department. Typical parking space size is 9'x20'.
11. Overlay District requirements must be met.

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

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

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

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



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

17.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

506 N. GRAND AVENUE

The request of Elliott Smith (Owner) concerning the property at 506 North Grand Avenue, being Lots 3, 4, 7 & 8, Block 18, College Park Addition, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District/College Park Overlay District.

Background:

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

The two-story house was built in or around 1900, it consist of 5 bedrooms and 3 bathrooms. The front parlors and entire upstairs bedrooms and bathrooms will be used for the Bed and Breakfast while, in addition to the fifth bedroom downstairs and the back parlor will be reserved for cooking meals and as a personal residential space. Parking will be available behind the house to accommodate one car per unit.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Elliott Smith (Owner)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

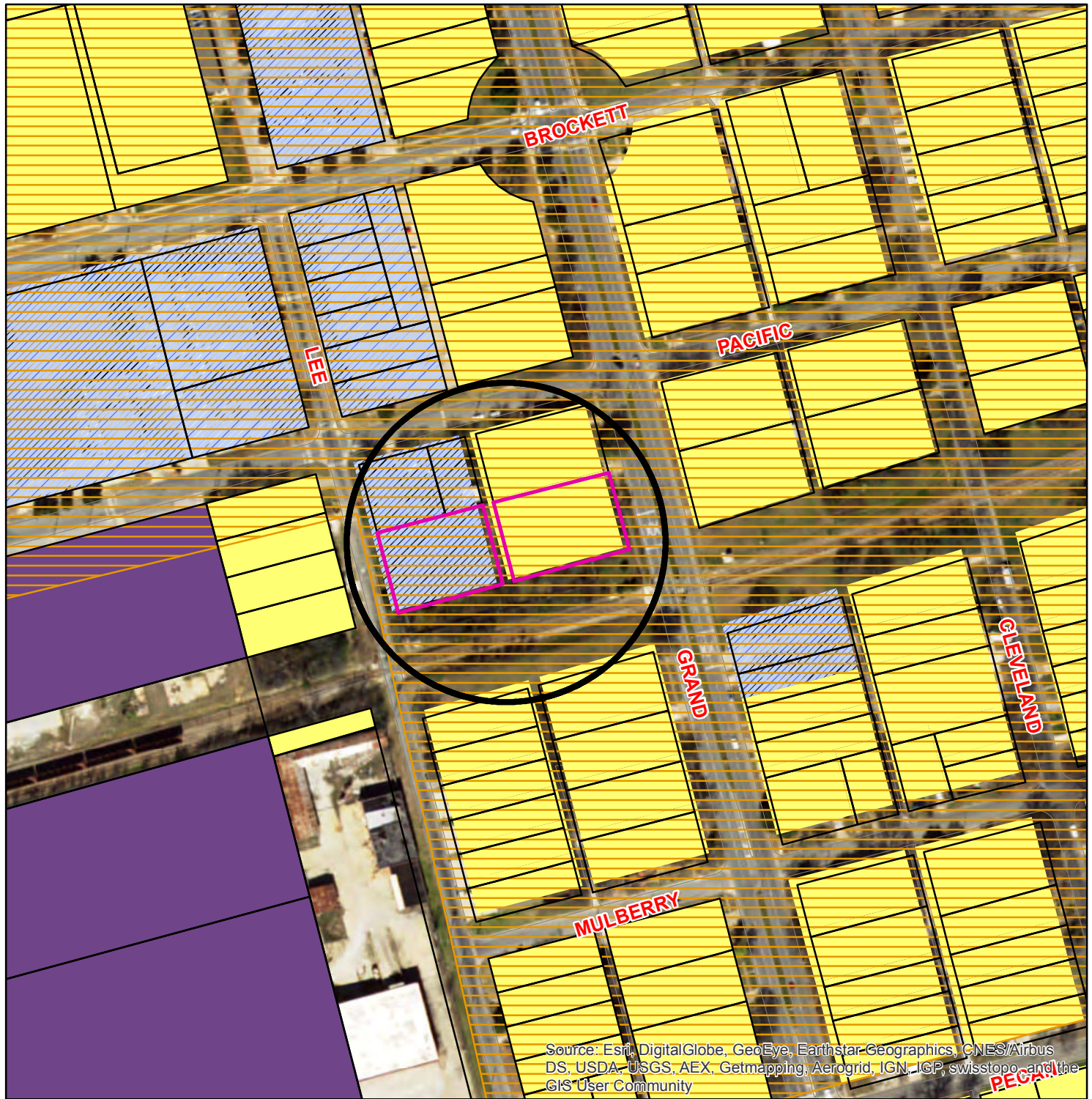


506 N. Grand



1 in = 484 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 506 N. Grand Avenue

Legend

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

Transportation Corridor Zoning Districts

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



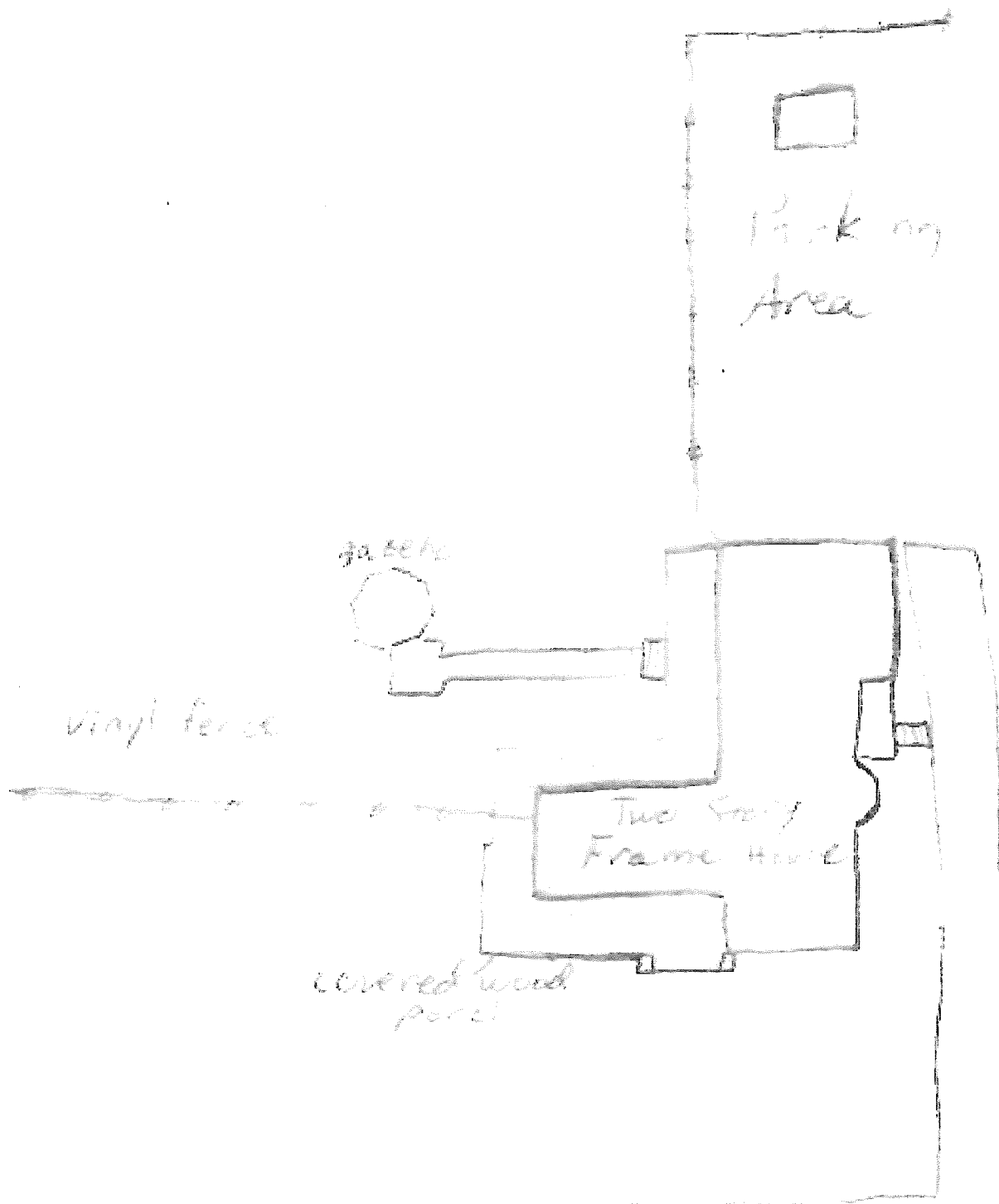
City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

506 N. Grand Ave





$1\frac{3}{4}" = 40'$











STAFF REVIEW LETTER

August 16, 2017

Elliott Smith
506 N. Grand Avenue
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a bed and breakfast with existing building finishes in an R-1 (One Family Residential) District, R-2 (Multi-family Residential) District and College Park Overlay District for the property located at 506 North Grand Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the R-2 (Multi-family Residential) District and the College Park Overlay District, the sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Grand Avenue right-of-way.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. The fence shall be maintained at all times.
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. The location of trash receptors must be approved by the Public Works Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

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

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

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2002 WEST MOORE STREET

The request of ONCOR Electric Delivery Company (Owners) and Karl Crawley (Applicant) concerning the property at 2002 West Moore Street, being 57.3 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (5) to allow an electrical substation to be 90' tall in lieu of the allowed 35' in height in an R-1 (One Family Residential) District.

Planning and Zoning Board

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

Background:

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

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

Along with the Specific Use Permit request, an exception is needed to allow a maximum height of 90 feet for some of the new equipment. The site is crossed by three sets of transmission lines with poles of

varying height with some being at 90 feet in height. The trees along Moore Street will remain in place for the most part and with the site sloping away (down) from the street the new construction will not be intrusive.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

ONCOR Electric Delivery Company (Owners)

Karl Crawley (Applicant)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

Unknown

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

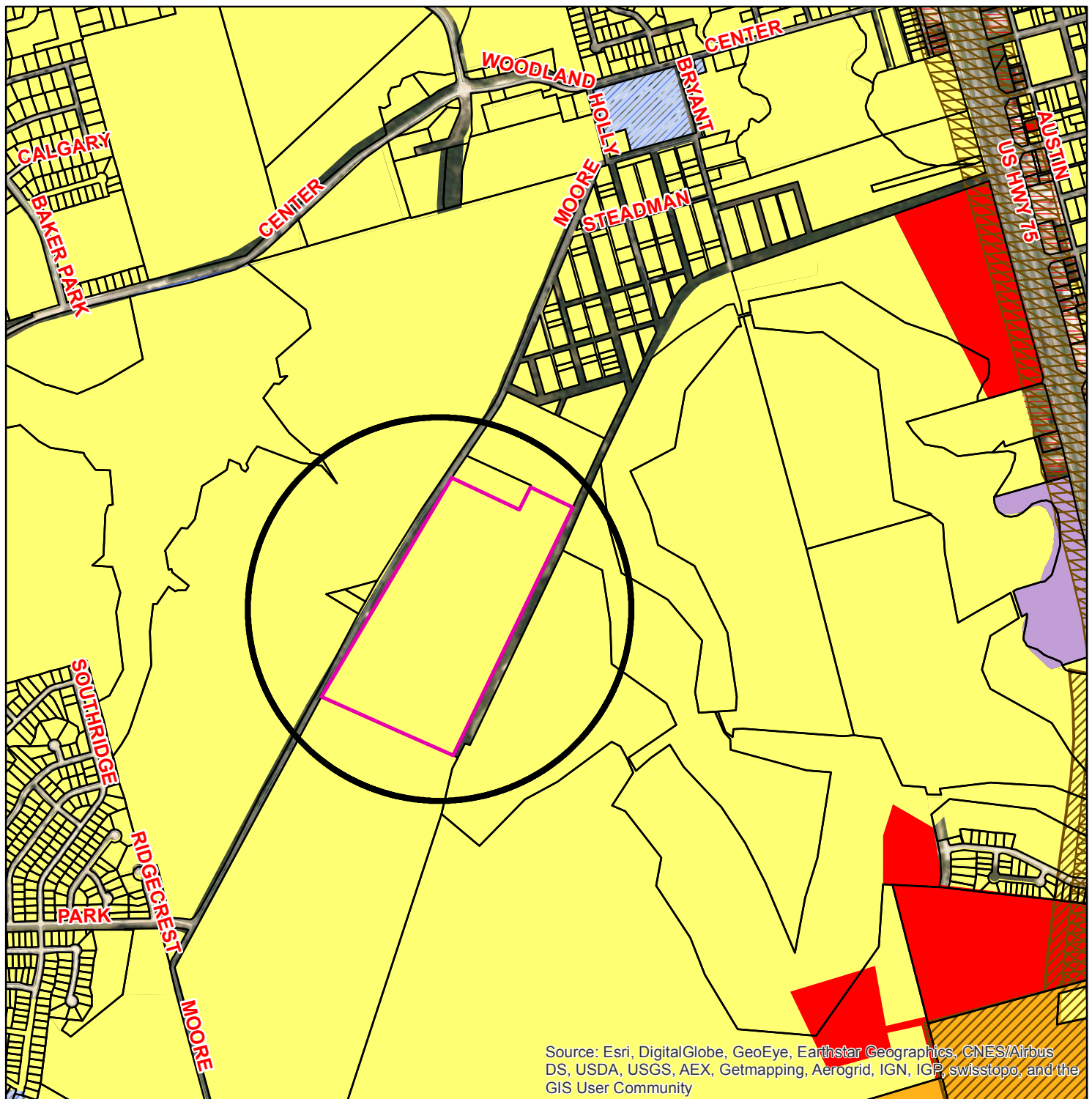
ONCOR Master Plan

Site Plan

Elevations

Staff Review Letter





Zoning - 2002 W. Moore Street

Legend

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

Transportation Corridor Zoning Districts

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

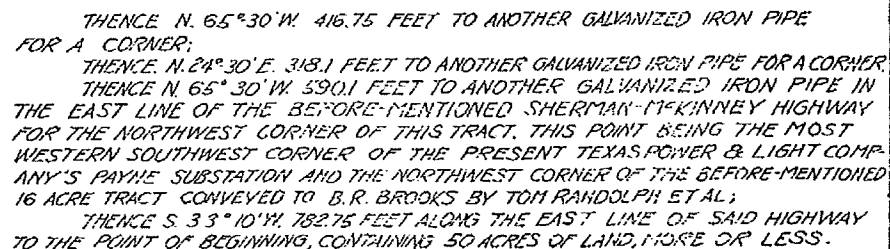


NOT TO SCALE

1 in = 1,162 ft

2002 W. Moore St





ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ELIZABETH JONES SURVEY, ABSTRACT #625, GRAYSON COUNTY, TEXAS, LYING AND BEING SITUATED NORTHWEST OF TEXAS ELECTRIC COMPANY'S INTERURBAN RAILWAY AND SOUTH EAST OF BINKLEY BOULEVARD PIKE ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT:-

BEGINNING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID TEXAS ELECTRIC RAILWAY COMPANY'S INTERURBAN RAILWAY AT A 3 INCH GAS PIPE SET IN CONCRETE 30 FEET AT RIGHT ANGLES FROM THE CENTER OF THE MAIN LINE TRACK AND 458.0 FEET NORTH 26 DEGREES 27 MINUTES E. ALONG SAID RIGHT-OF-WAY LINE FROM THE EAST OR NORTHEAST CORNER OF A TRACT OF LAND HERETOFORE CONVEYED TO B. R. SPOOKS BY TOM RANDOLPH AND WIFE, FAY RANDOLPH; THENCE NORTH 26 DEGREES 27 MINUTES EAST ALONG AFORESAID RIGHT-OF-WAY LINE 627.0 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE NORTH 63 DEGREES 33 MINUTES WEST 416.84 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 26 DEGREES 27 MINUTES WEST 209.0 FEET TO A 3 INCH GAS PIPE SET IN IN CONCRETE FOR CORNER; THENCE NORTH 63 DEGREES 33 MINUTES WEST 576.70 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER ON THE SOUTHEAST LINE OF THE BINKLEY BOULEVARD PIKE ROAD; THENCE SOUTH 34 DEGREES 49 MINUTES WEST 101.1 FEET ALONG SAID LINE OF SAID PIKE TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 63 DEGREES 33 MINUTES EAST 591.5 FEET TO A 3 INCH PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 26 DEGREES 27 MINUTES WEST 318.0 FEET TO A 3 INCH GAS PIPE SET IN CONCRETE FOR CORNER; THENCE SOUTH 63 DEGREES 33 MINUTES EAST 416.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.34 ACRES OF LAND.

GENERAL PROPERTY LAYOUT—JF1347A

1930

OCTOBER 29, 1930

SCALE 1" = 500'

TE 21995

SUPERSEDES TA 12014 & TA 12980

GRAYSON

BEGINNING AT A
 LINE OF THAT SHERMAN-
 BOULEVARD; SAID POINT
 ACRE TRACT CONVEYED
 AL UNDER DEED DATED
 260 P. 562, DEED RECD
 POINT BEING DESCRIBE
 CORNER OF THE S. R. B.
 THENCE SOUTH 27°-5
 LINE OF SAID HIGHWAY T
 ACRE TRACT;
 THENCE SOUTH 65°
 LINE OF SAID 34 ACRES
 NER OF SAID 34 ACRE TR
 OF-WAY LINE OF THE TEX
 THENCE N. 24°30'E. 17
 TEXAS ELECTRIC RAILWAY
 PIPE 4" IN DIAMETER.
 NER OF THE PRESENT T
 SUBSTATION;
 TB 21995

DATE	REV. NO.	PLANS-LOCATION SHOWN THIS	BY	CH.	CORR.	APP.
		DRAWN	J. A. G.	10-29-10		
		TRACED	J. A. G.	10-29-10		
		CHECKED	J. A. G.	4-10-11		
		CORRECT	J. A. G.	19		
		TR'ING COMP'D	J. A. G.	4-10-11		
		APP. ENGR	J. A. G.			

Neighborhood Substations



EXHIBIT A

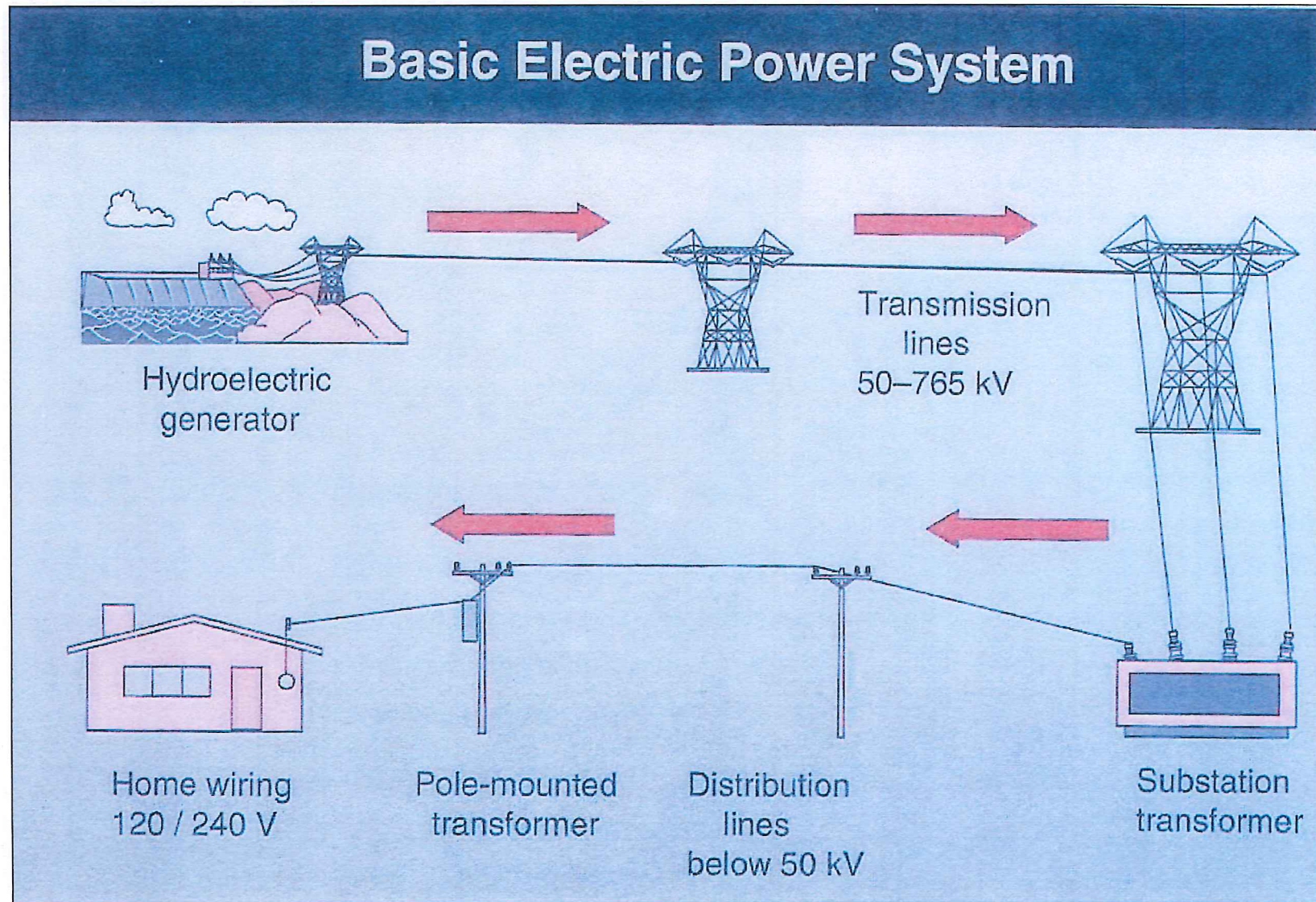
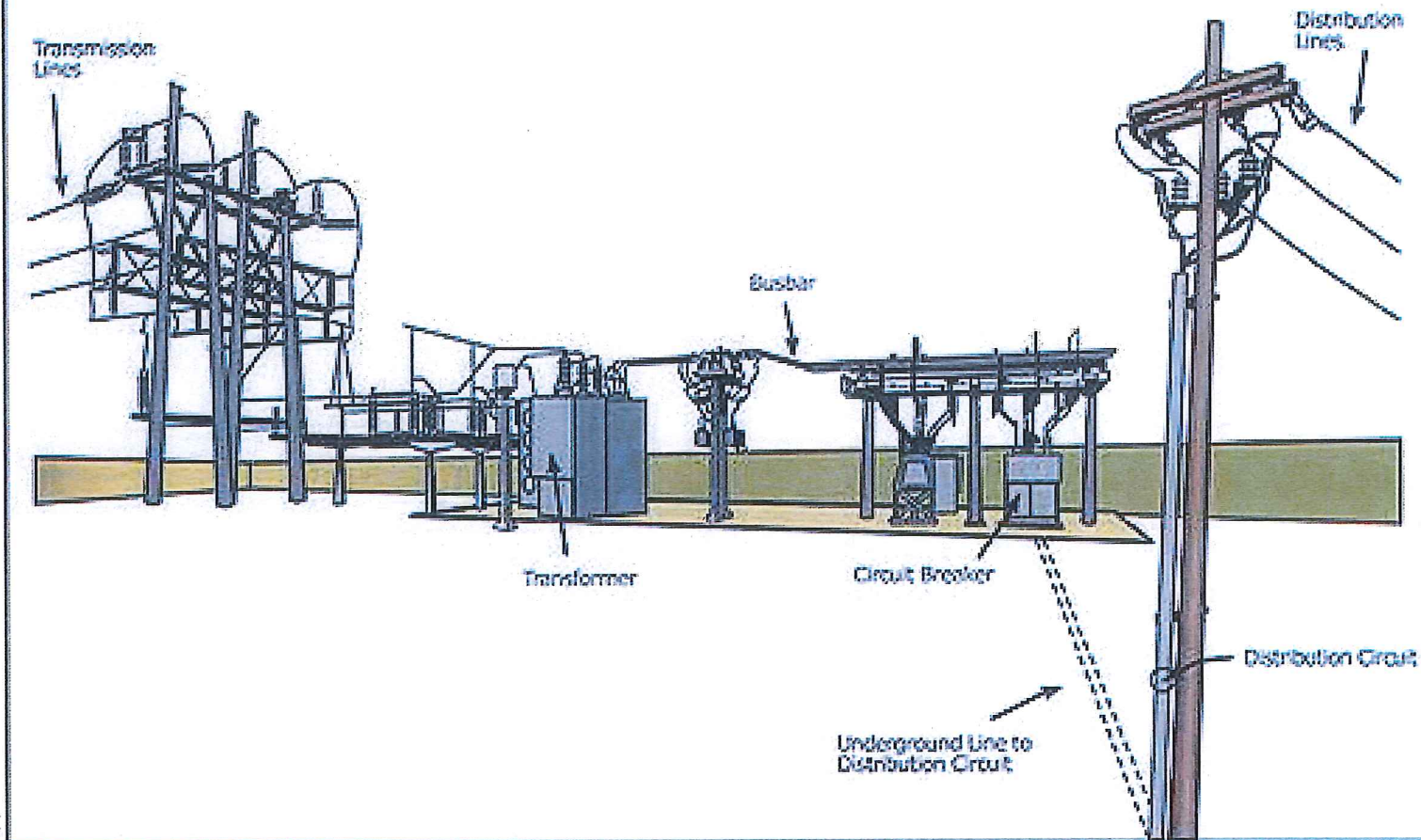


EXHIBIT B

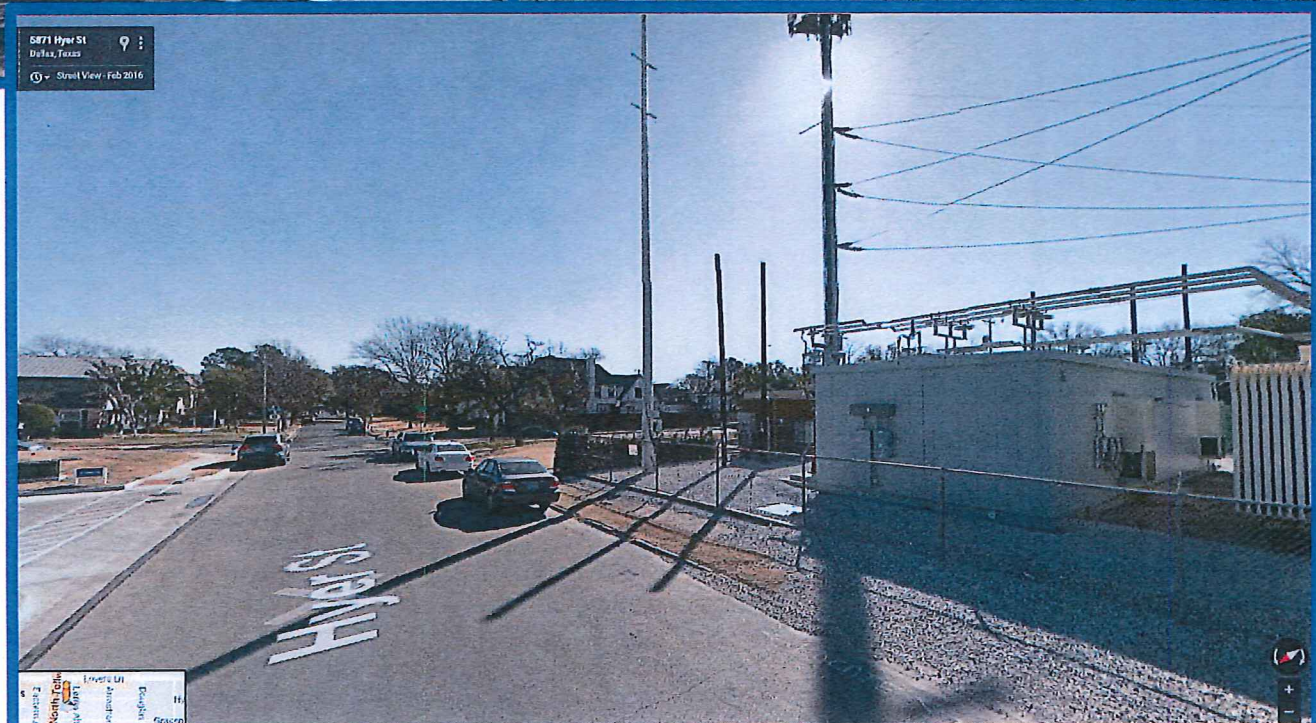
DIAGRAM #4

DISTRIBUTION SUBSTATION

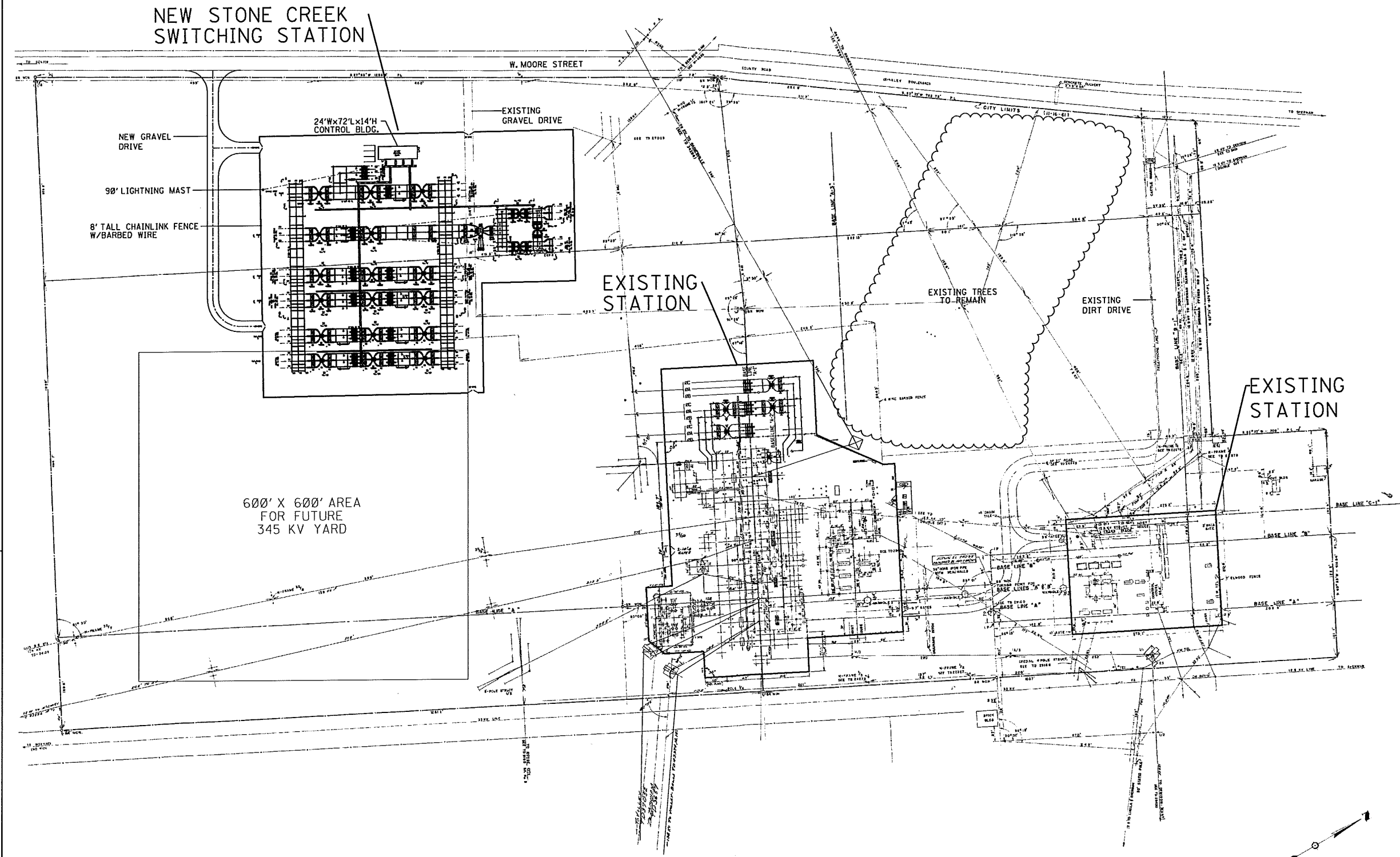




Carrollton Country Club substation



University Park



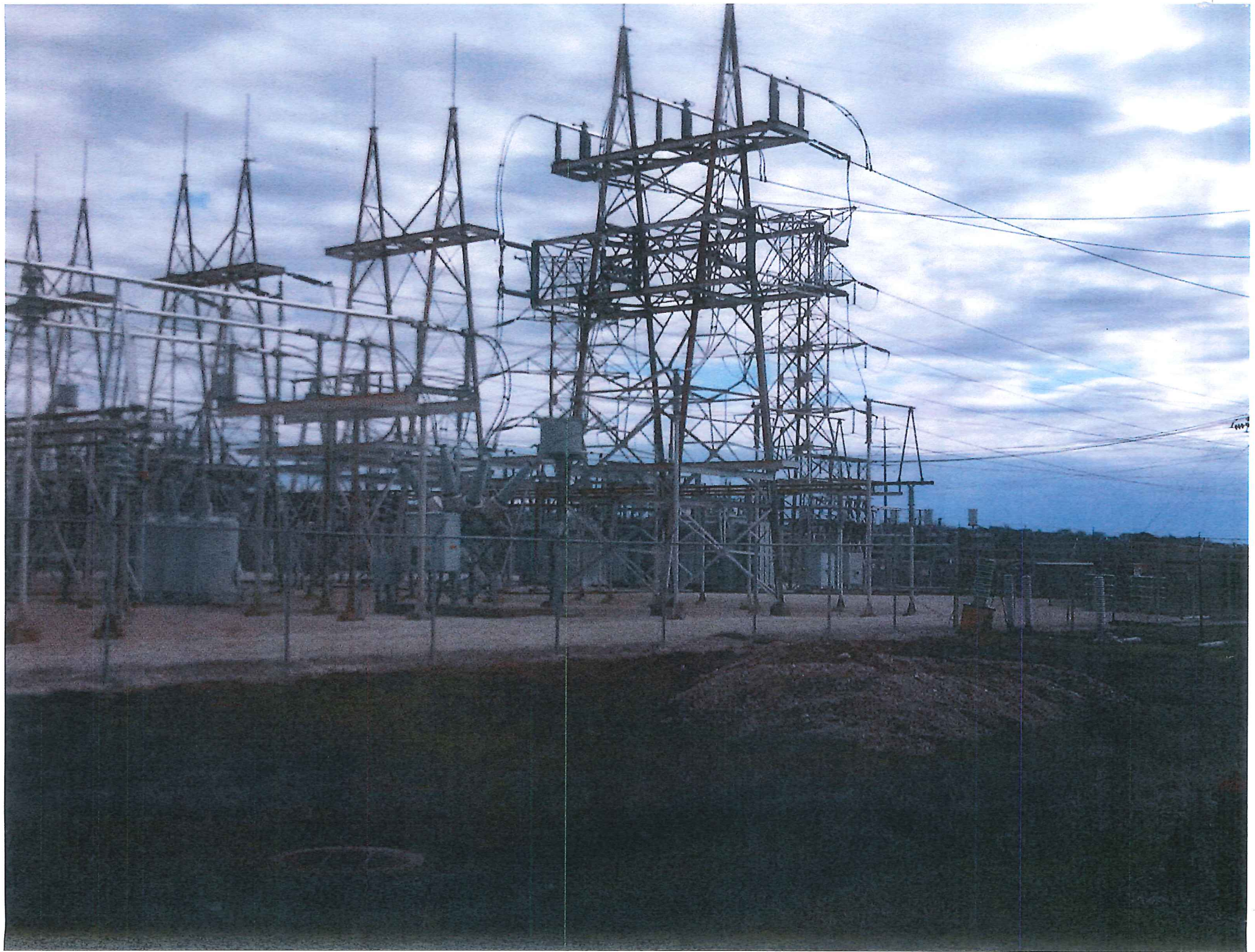
SITE PLAN











STAFF REVIEW LETTER

August 16, 2017

ONCOR Electric
Jill Alvarez
115 W. 7th Street, Ste. 505
Ft. Worth, TX 76102

Karl Crawley
900 Jackson Street, Ste. 640
Dallas, TX 75202

Dear Applicants,

The request for a Specific Use Permit to allow an addition to an existing electrical substation in an R-1 (One Family Residential) District for the property located at 2002 West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Moore Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. The fence shall be maintained at all times.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New Drive approaches must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
10. Drive approaches within right-of-way must be concrete.
11. Detention in accordance with City criteria will be required as site develops.

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 black ink, reading "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

19.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

429 N. SAM RAYBURN FREEWAY

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

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a convenience store on the rear property line in lieu of the required 10' in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.
- Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to allow eleven (11) parking spaces in lieu of the required twenty-three (23) parking spaces for a convenience store in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.2, Subsection (6)(c)(2) to not require the 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Board

Site plan approval for a Convenience Store with Fueling Station

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 demolish the existing convenience store and construct a 4,500 square foot convenience store further back towards Rusk Street. The existing fueling station will remain and they would like to extend it, adding two new gas pumps. The exterior of the building will be stone. They are requesting a variance to allow the building to be built on the rear property line and exceptions to allow eleven parking spaces in lieu of the required twenty-three, also to not require the ten foot landscaped and

irrigated buffer strip along Sam Rayburn Freeway.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ty and Sara Osmani (Owners)

Seven D Four Architecture (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:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

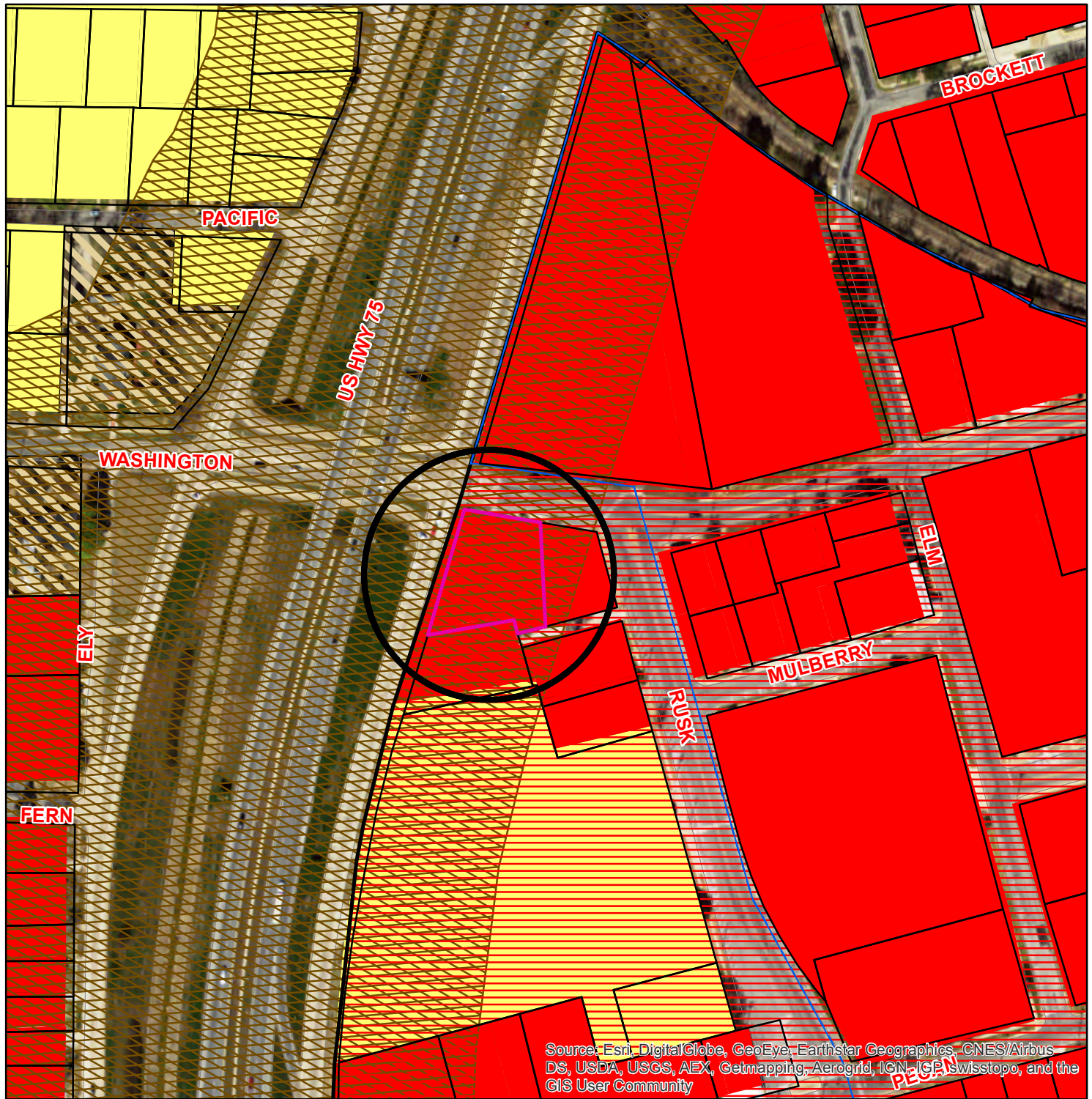
Staff Review Letter



429 N. Sam Rayburn Freeway



1 in = 403 ft



Zoning - 429 N. Sam Rayburn Freeway

Legend

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

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

Zoning Districts

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

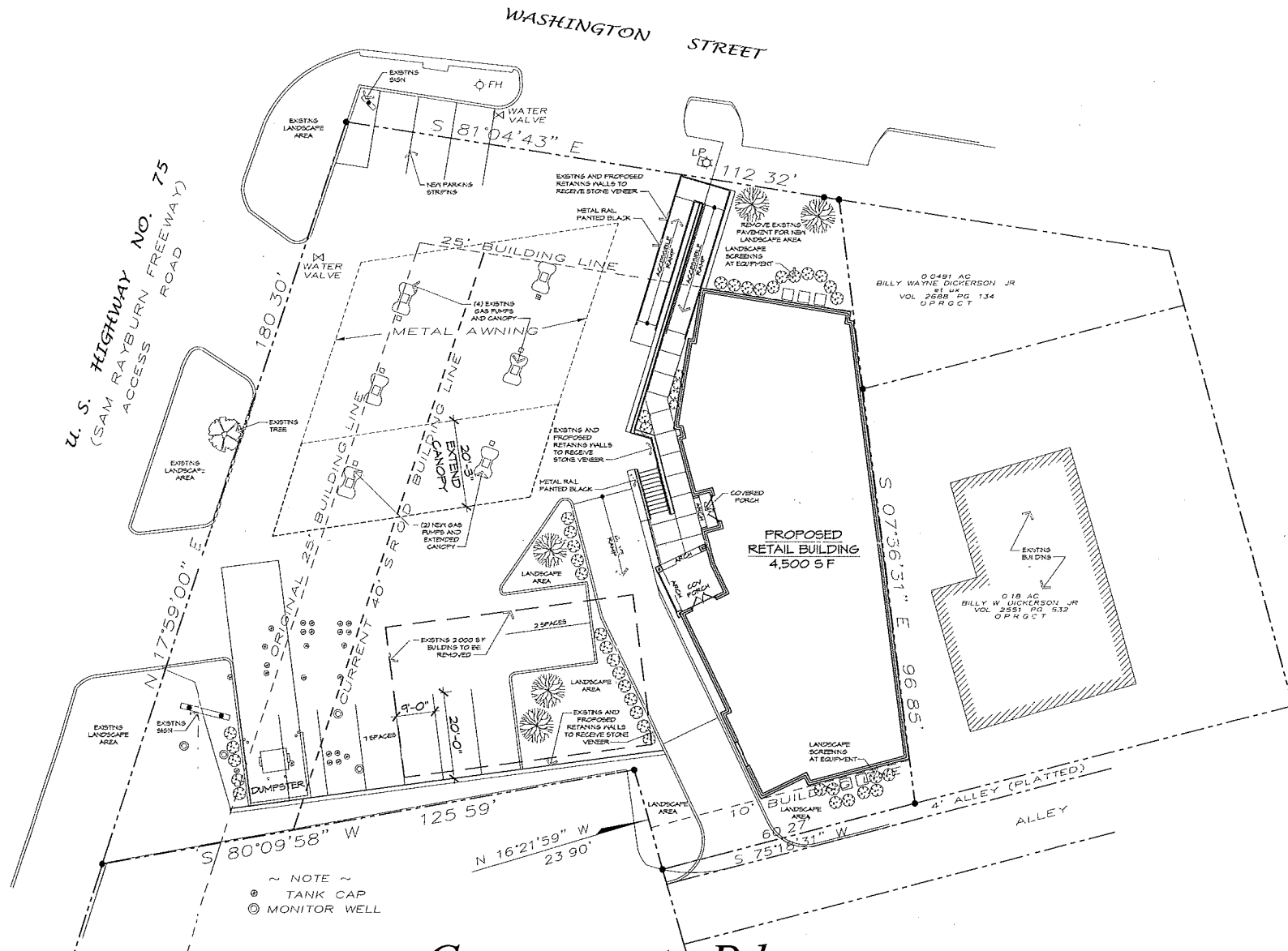


NOT TO SCALE

1 in = 200 ft

429 N. Sam Rayburn Fwy





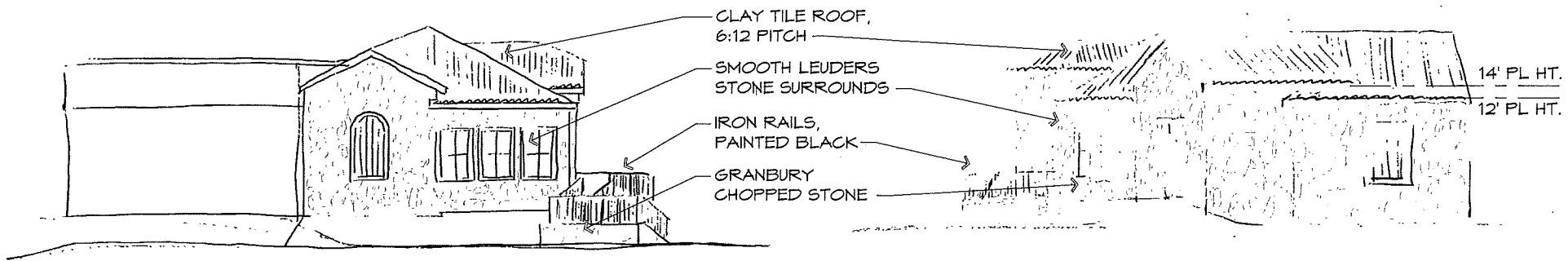
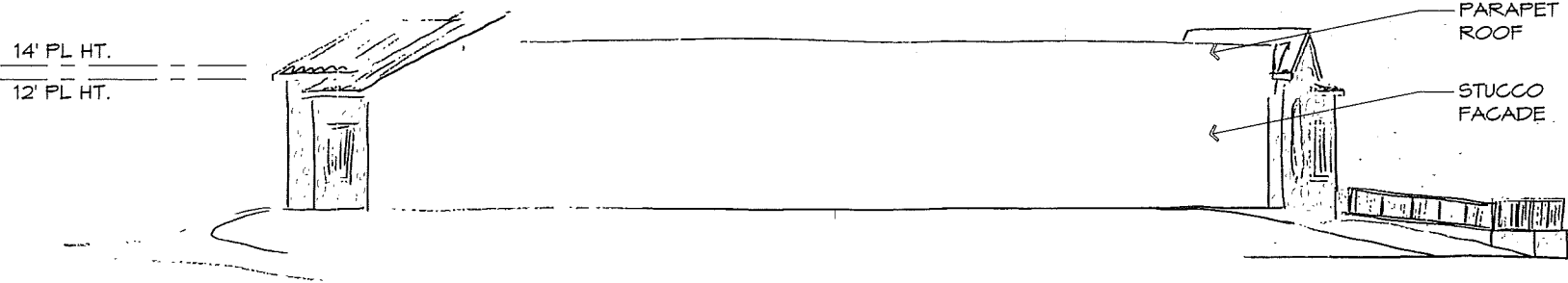
Concept Plan Lucky Stop Sherman, Texas

seven d four



architecture

kevin@7d4.net
972-768-8283
8446 Winged Foot Dr
Frisco, Texas 75034



Concept Elevations
Lucky Stop
Sherman, Texas

seven d four
 kevin@7d4.net
 972-768-8283
 8446 Winged Foot Dr
 Frisco, Texas 75034
 architecture



Conceptual Sketch
Lucky Stop
Sherman, Texas

seven d four



architecture

kevin@7d4.net

972-768-8283

8446 Winged Foot E

Frisco, Texas 75034

STAFF REVIEW LETTER

August 16, 2017

Ty Osmani
4805 Bello Vista Ct.
Sherman, TX 75090

Seven D Four Architecture
8446 Winged Foot Dr.
Frisco, TX 75034

Dear Applicants,

The request for site plan approval for a convenience store 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, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.2 (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. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
5. All parking shall be on private property and shall not encroach into Washington Street or Sam Rayburn Freeway access road right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. Parking ratio required: 1 space per 200 square foot (23 spaces) or an exception will need to be approved.
8. A parking space is considered to be 9'x20'.
9. One freestanding sign is allowed per development lot unless an exception is granted; the sign at the corner of Washington Street and Sam Rayburn Freeway will need to be removed; it is located outside the property line.
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. All requirements of the Floodplain Ordinance should be followed.
14. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
15. Parking spaces along Washington Street need to be moved out of the Right-of-Way.
16. Easement abandonment must be done by separate instrument and recording information of said easement abandonment must be noted on plat.
17. The location of trash receptors must be approved by the Public Works Department.

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

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,

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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**

20.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1800-2000 BLOCKS NORWOOD STREET**

The request of Bob Tate and Tate Construction (Owners), GLMSS Properties, LLC (Prospective Buyers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 1800-2000 blocks of Norwood Street, being 21.191 acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209, also being Lots 1-8, Kings Ridge Addition, as follows:

Planning and Zoning Board

Replat approval of Kings Ridge Addition located in the extra territorial jurisdiction (ETJ) of the City of Sherman.

Background:

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

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Bob Tate and Tate Construction (Owners)

GLMSS Properties, LLC (Prospective Buyers)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in the Master Plan; in process of being annexed.

Number of notices mailed:

21

Objections Received:

0

Attachments

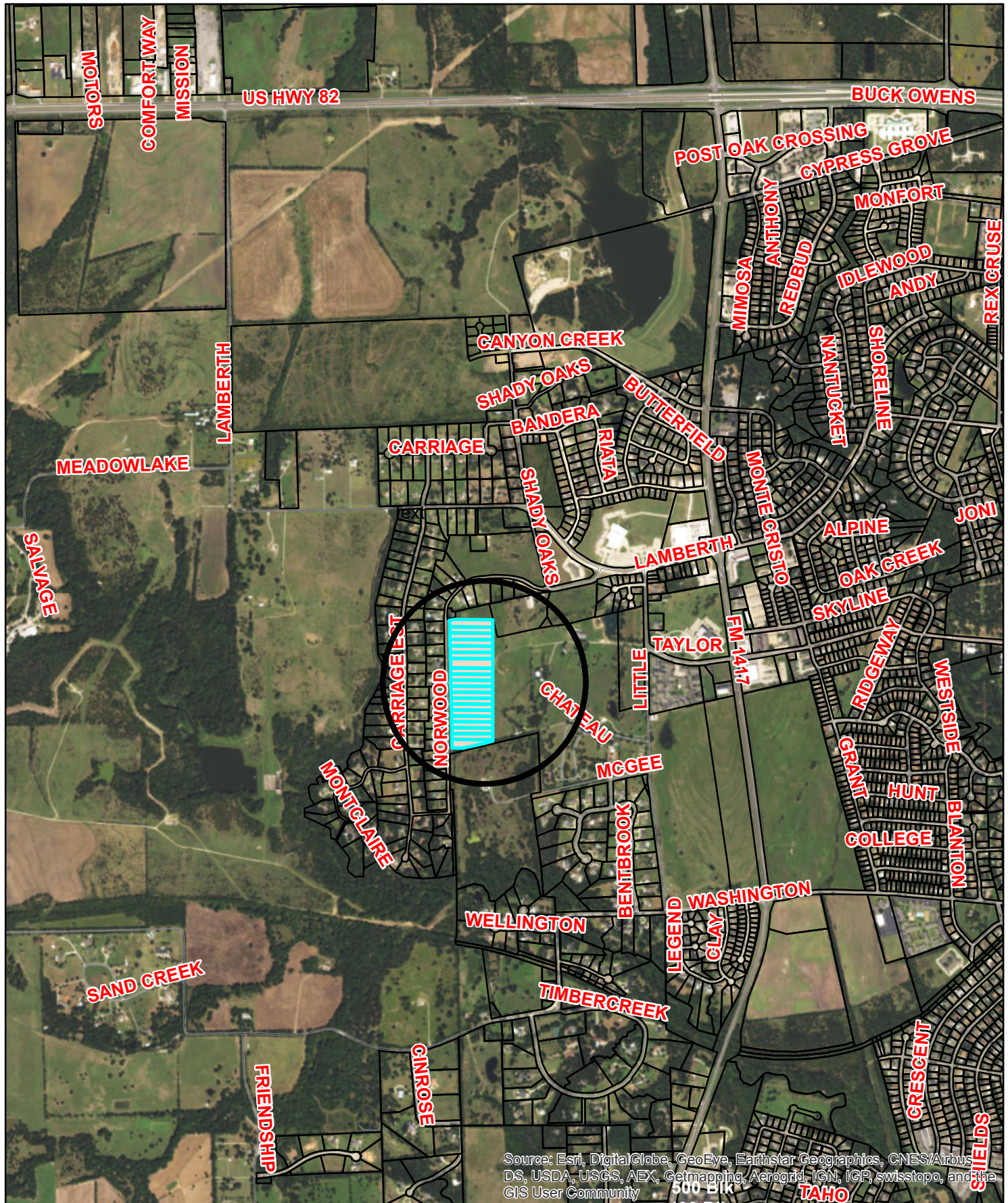
Location Map

Zoning Map

Zoning Sign Photo

Replat

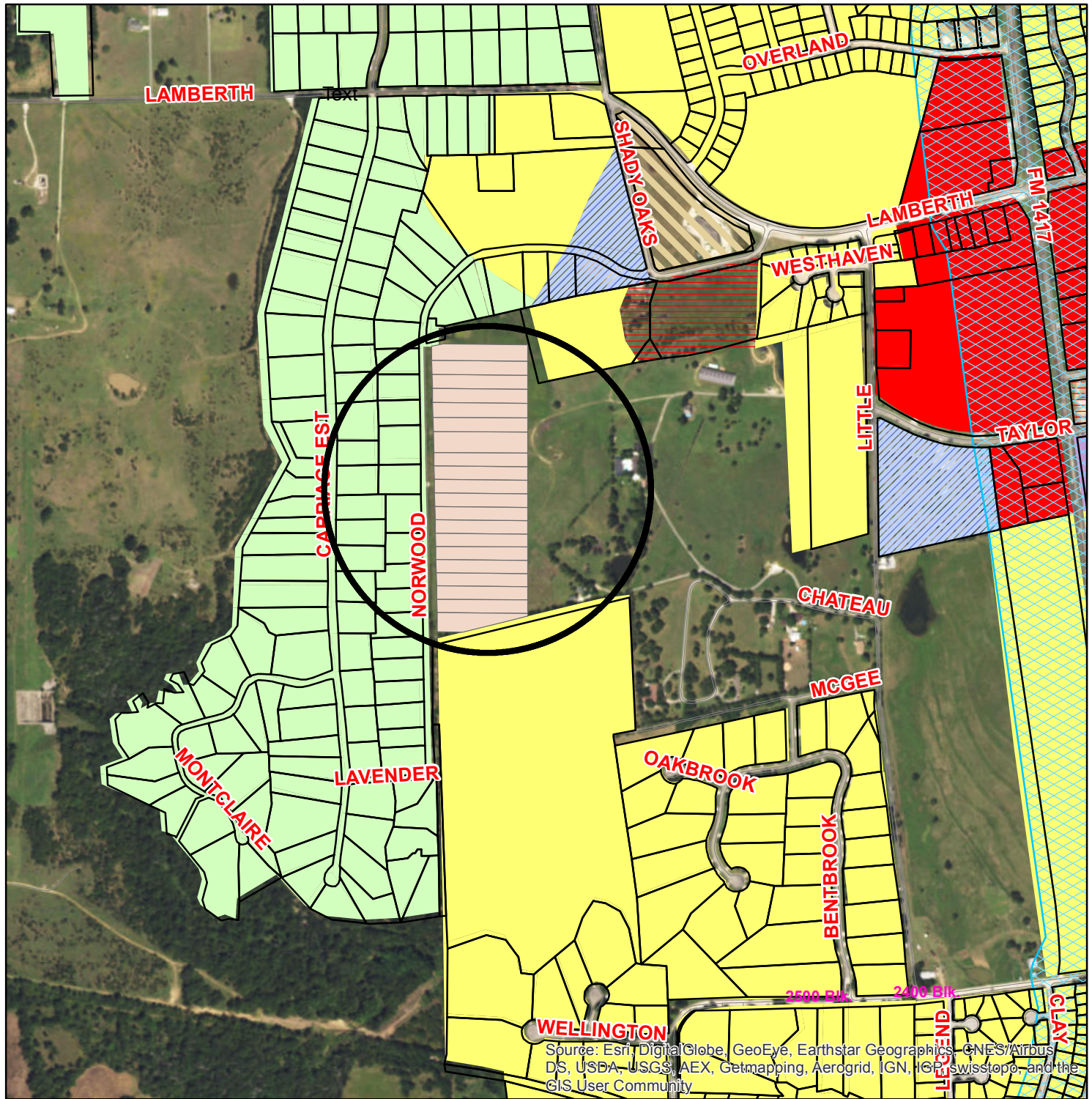
Staff Review Letter



1800-2000 Blks. Norwood Street



1 in = 1,667 ft



Zoning -1800-2000 Blocks Norwood Street (ETJ)

Legend

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

City of Sherman, Texas
Developmental Services Department

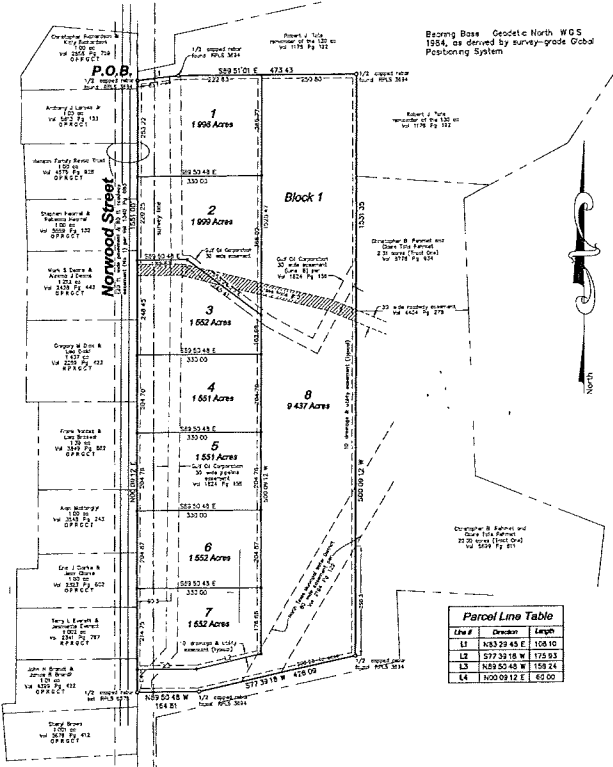


NOT TO SCALE

1 in = 807 ft

1800-2000 Blocks Norwood St





Line #	Direction	Length
L1	S45°23'45"E	108.10
L2	S77°32'18"W	175.93
L3	N89°50'45"W	159.24
L4	N50°09'12"E	45.00

Replat of Kings Ridge an Addition to the City of Sherman, Texas 21.191 Acres in the Fielding Bacon Survey, Abstract No. 120 and the William Thompson Survey, Abstract No. 1209

General Notes

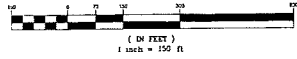
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facilities as approved by Grayson County.
3. Electrical service to be provided by Oncor Electric Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and any use or obstruction of the roadway is prohibited.
5. Any existing easements or drainage channels traversing along or across the addition will remain in effect and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easement along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on this plat herein has within a zone "X" (area determined to be within 500-year floodplain) designation, as shown on the Flood Insurance Risk Map for Grayson County, Texas and Incorporated Areas Map No. 431610273P, Revised Date September 25, 2010.
8. Further, Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property, occasioned by flooding or flooding conditions.
9. The owner and holder must comply with all other state and federal regulations regarding developments of this type.
10. That portion of the 30 ft wide roadway easement (Enclave A) in Vol. 4404, Pg. 218 as shown herein to be abandoned per this replat.

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
1915 Texas - Norman, TX 73069
Phone (918)892-8063 Fax (918)463-4281 Email: sartin@sa-inc.com

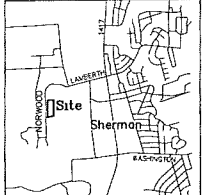
Owners
Bob Tate (Lots 1 thru 15)
2902 N US Hwy 75
Sherman, Texas 75090

Tate Construction (Lots 16 thru 20)
c/o Clare Tate
P.O. Box 551
Sherman, Texas 75091

PROJECT # 17SC1507
GRAPHIC SCALE



Vicinity Map
(not to scale)



FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Fielding Bacon Survey, Abstract No. 120, and the William Thompson Survey, Abstract No. 1209 and being a replat of Lots 1 through 20, Block 1, Kings Ridge, an Addition to Grayson County, Texas, and recorded in Volume 20, Page 142 and 143, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at 1/2 inch capped rebar found stamped "SARTIN 3694" in the East line of Norwood Street (a 60 ft wide roadway easement (No. 1) per Vol. 1340, Pg. 683) at the Northwest corner of said Lot 1 and the Southwest corner of the 130 acre tract of land conveyed to Robert L. Tate in Volume 1176, Page 192, Deed Records, Grayson County, Texas, 3/40 rebar being South 00 deg 09 min 12 sec West, 238.4 ft from Volume 4424, Page 524, Official Public Records, Grayson County, Texas.

THENCE North 83 deg 29 min 45 sec East, with the North line of said Lot 1 and the South line of said Tate tract, crossing the East line of said Thompson Survey and the West line of said Bacon Survey for a total distance of 108.10 ft to 1/2 inch capped rebar found stamped "SARTIN 3694", an angle point.

THENCE South 89 deg 51 min 01 sec East, continuing with North line of said Lot 1, a distance of 473.43 ft, to a 1/2" rebar capped rebar found stamped "SARTIN 3694", the Northeast corner of said Lot 1, an El corner of said Tate tract.

THENCE South 00 deg 09 min 12 sec West, with the East line of said Lots 1 thru 20 and the West line of said Tate tract, passing the Northwest corner of the 231 acre tract of land (Tract One) conveyed to Christopher B. Rehmet and Clare Tate Rehmet in Volume 5776, Page 934, said Official Public Records, continuing and passing the Southwest corner of said Rehmet 231 ac and the Northwest corner of the 20.00 acre tract of land (Tract One) conveyed to Christopher B. Rehmet and Clare Tate Rehmet in Volume 5699, Page 611, said Official Public Records, continuing for a total distance of 1531.35 ft to a 1/2" distance of 1531.35 ft to a 1/2 inch capped rebar found stamped "SARTIN 3694" at an El corner of said Rehmet 20.00 ac and the Southwest corner of said Lot 20.

THENCE South 77 deg 39 min 18 sec West, with the South line of said Lot 20 and the North line of said Rehmet 20.00 ac, a distance of 426.09 ft to a 1/2 inch capped rebar found stamped "SARTIN 3694" at an angle point.

THENCE North 89 deg 50 min 48 sec West, continuing with the South line of said Lot 20 and the North line of said Rehmet 20.00 ac, a distance of 164.81 ft to a 1/2 inch capped rebar found stamped "SARTIN 3694" in the East line of said Norwood Street, at a Northeast corner of said Rehmet 20.00 ac and the Southwest corner of said Lot 20.

THENCE North 00 deg 09 min 12 sec East, with the East line of said Norwood Street and the West line of said Lots 1 thru 20, a distance of 1,551.00 ft, to the PLACE OF BEGINNING and containing 21.191 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 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, R.P.L.S. No. 6578 Date _____

I, Robert Tate and Clare Tate, Authorized Representative for Tate Construction, owners of Replat of Kings Ridge, an Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

Robert Tate Clare Tate, Authorized Representative for Tate Construction

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Robert Tate, 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 _____ day of _____, 2017

Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Clare Tate, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____ day of _____, 2017

Notary Public, Grayson County, Texas

City of Sherman

This, the final plat of Replat of Kings Ridge to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Kings Ridge to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS MAYOR, CITY OF SHERMAN, TEXAS DATE _____

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Kings Ridge to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2017, and that the City Council, by formal action, then and there accepted the dedication of 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 _____ DAY OF _____, 2017, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
1915 Texas - Norman, TX 73069
Phone (918)892-8063 Fax (918)463-4281 Email: sartin@sa-inc.com

S:\Land Projects\R2\lots-1-2-3-4-Block-1-Kings-Ridge-Addition\Civil\30\KingsRidge-L1-4.dwg Layout: Plat Plot Date 3/4/28 17 Time 10:20 AM

STAFF REVIEW LETTER

August 9, 2017

Bob Tate
2902 N. US Hwy. 75
Sherman, TX 75090

Tate Construction
c/o Claire Tate
P.O. Box 551
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Replat of Kings Ridge Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. 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 Pro-Rata will be due at the time of development.
7. All lots will have privately owned and maintained on-site sewage facilities.
8. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

21.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3400-3500 BLOCKS BALLAM STREET & 2200-2300 BLOCKS SOUTHRIDGE LANE

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane, being Lots 1-19, Block C, Lots 1-14, Block D and Lots 30-35, Block K, Pebblebrook South, Phase II, as follows:

Planning and Zoning Board

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

Background:

The property is located in the 3400-3500 blocks of Ballam Street and the 2200-2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase II. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on thirty-nine lots.

A patio home development is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. Patio home developments shall be developed as either minimum five (5) foot setbacks or as zero-lot-line homes. If developed as zero-lot-line homes, then one (1) side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten (10) feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)

Justin Adams, (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.

Number of notices mailed:

51

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Site Plan with Addresses

Patio Home Layout

Elevations

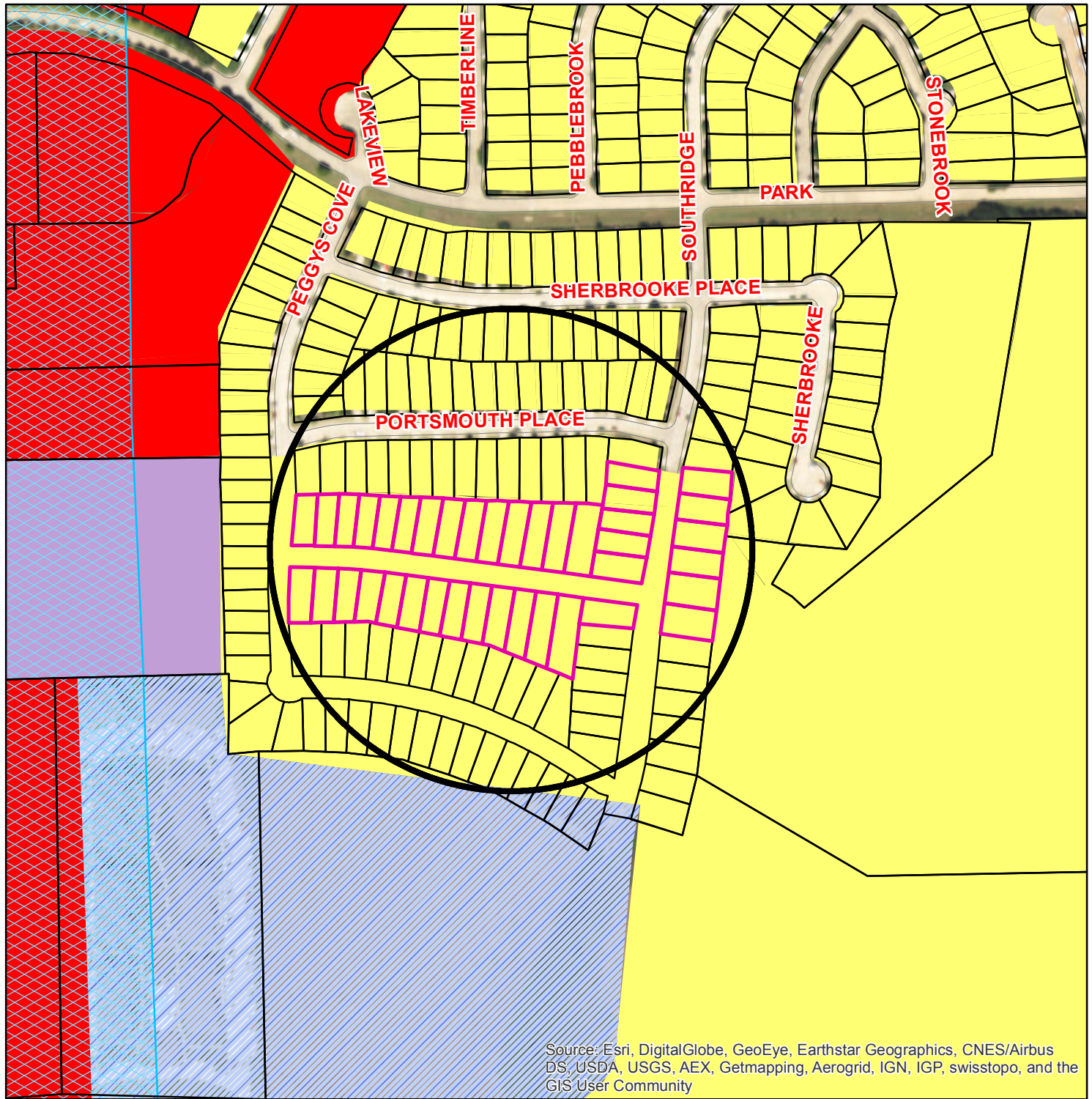
Staff Review Letter



**3400-3500 Blocks Ballam Street &
2200-2300 Blocks Southridge Lane**



1 in = 500 ft



Zoning - 3400-3500 Blocks Ballam Street & 2200-2300 Blocks Southridge Lane

Legend

ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



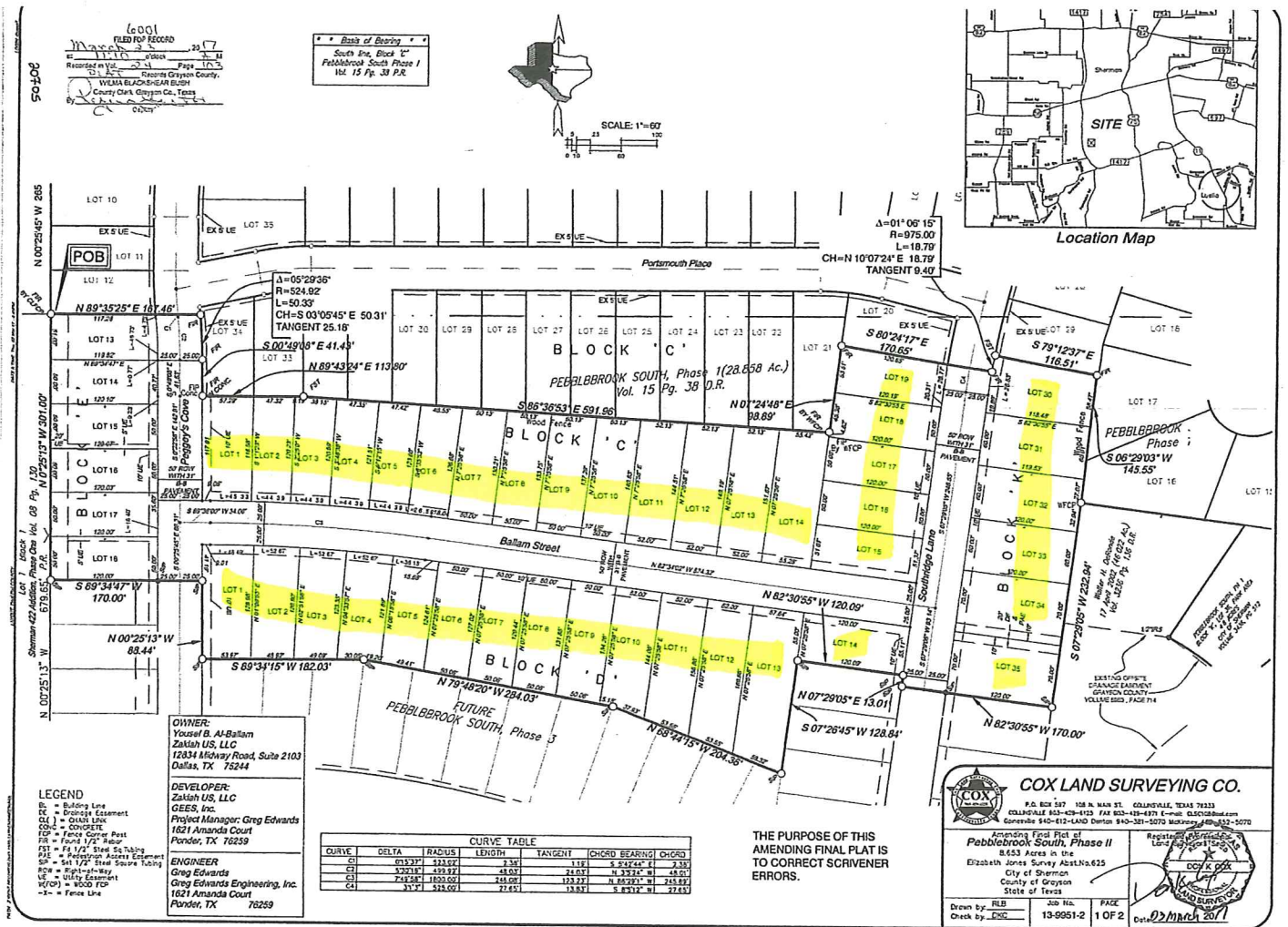
City of Sherman, Texas
Developmental Services Department



1 in = 323 ft

3400-3500 Blocks Ballam St & 2200-2300
Blocks Southridge Ln





Final Plat of PEBBLEBROOK SOUTH, PHASE II
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION
State of Texas
County of Grayson

Whereas, that Zakiah US, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a called 17.56 acre tract as described in Deed to ZAKIAH US, LLC Volume 5779 pg 660 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found 1/2 inch Steel Rebar being the most westerly south west corner of Pebblebrook South Phase I Addition, and Recorded in Volume 15 Page 38 of the Plat Records of Grayson County, Texas:

Thence: North 69 degrees 28 minutes 25 seconds East, a distance of 167.46 feet to a found 1/2 inch Steel Rebar for a corner in this tract and being that start of a curve to the right having a radius of 524.92 feet and an arc length of 50.33 feet;

Thence: With said curve to the right a chord bearing of South 03 degrees 05 minutes 45 seconds East, and a chord distance of 50.31 feet to a found 1/2 inch Steel Rebar for a corner of this tract;

Thence: South 00 degrees 49 minutes 08 seconds East, with the south line of said Phase I, a distance of 41.43 feet to a found 1/2 inch Steel Rebar in concrete for a corner of this tract;

Thence: North 89 degrees 43 minutes 24 seconds East, a distance of 113.80 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 68 degrees 36 minutes 53 seconds East, with the south line of said Phase I, a distance of 591.09 feet to a found 1/2 inch Steel Rebar for corner of this tract;

Thence: North 07 degrees 24 minutes 48 seconds East, with the south line of said Phase I, a distance of 98.69 feet to a found 1/2 inch Steel Rebar for corner of this tract;

Thence: South 80 degrees 24 minutes 17 seconds East, with the south line of said Phase I, a distance of 170.65 feet to a found 1/2 inch Steel Rebar for corner of this tract and being at the start of a curve to the right whose radius is 975.00 feet and an arc length of 18.79 feet;

Thence: With said curve to the right, a chord bearing of North 10 degrees 07 minutes 24 seconds East, and a chord length of 18.79 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 79 degrees 12 minutes 37 seconds East, with the south line of said Phase I, a distance of 116.51 feet to a found 1/2 inch Steel Rebar for a corner of this tract;

Thence: South 08 degrees 29 minutes 03 seconds West, with the south line of said Phase I, a distance of 145.55 feet to a wood fence corner post for a corner of this tract;

Thence: South 07 degrees 29 minutes 05 seconds West, a distance of 232.94 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 62 degrees 30 minutes 55 seconds west, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 07 degrees 29 minutes 05 seconds East, a distance of 13.01 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 62 degrees 30 minutes 55 seconds West, a distance of 120.09 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 07 degrees 28 minutes 45 seconds West, a distance of 128.84 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 68 degrees 44 minutes 15 seconds West, a distance of 204.35 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 79 degrees 48 minutes 20 seconds West, a distance of 284.03 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 89 degrees 34 minutes 15 seconds West, a distance of 182.03 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 00 degrees 25 minutes 13 seconds West, a distance of 68.44 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 89 degrees 34 minutes 47 seconds West, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing in the West line of said Zakiah US, LLC Tract;

Thence: North 00 degrees 25 minutes 13 seconds West, a distance of 301.00 feet to the POINT OF BEGINNING and containing 8,653 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Zakiah US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase II, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed herein.

Yousef B. Al-Ballam, President

STATE OF TEXAS
Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Yousef B. Al-Ballam, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this 1 day of March, 2017

AMANDA SCHWITZ
Notary Public State of Texas

CITY OF SHERMAN, TEXAS
Accepted by the City Council of the City of Sherman, Texas
03/13/2017

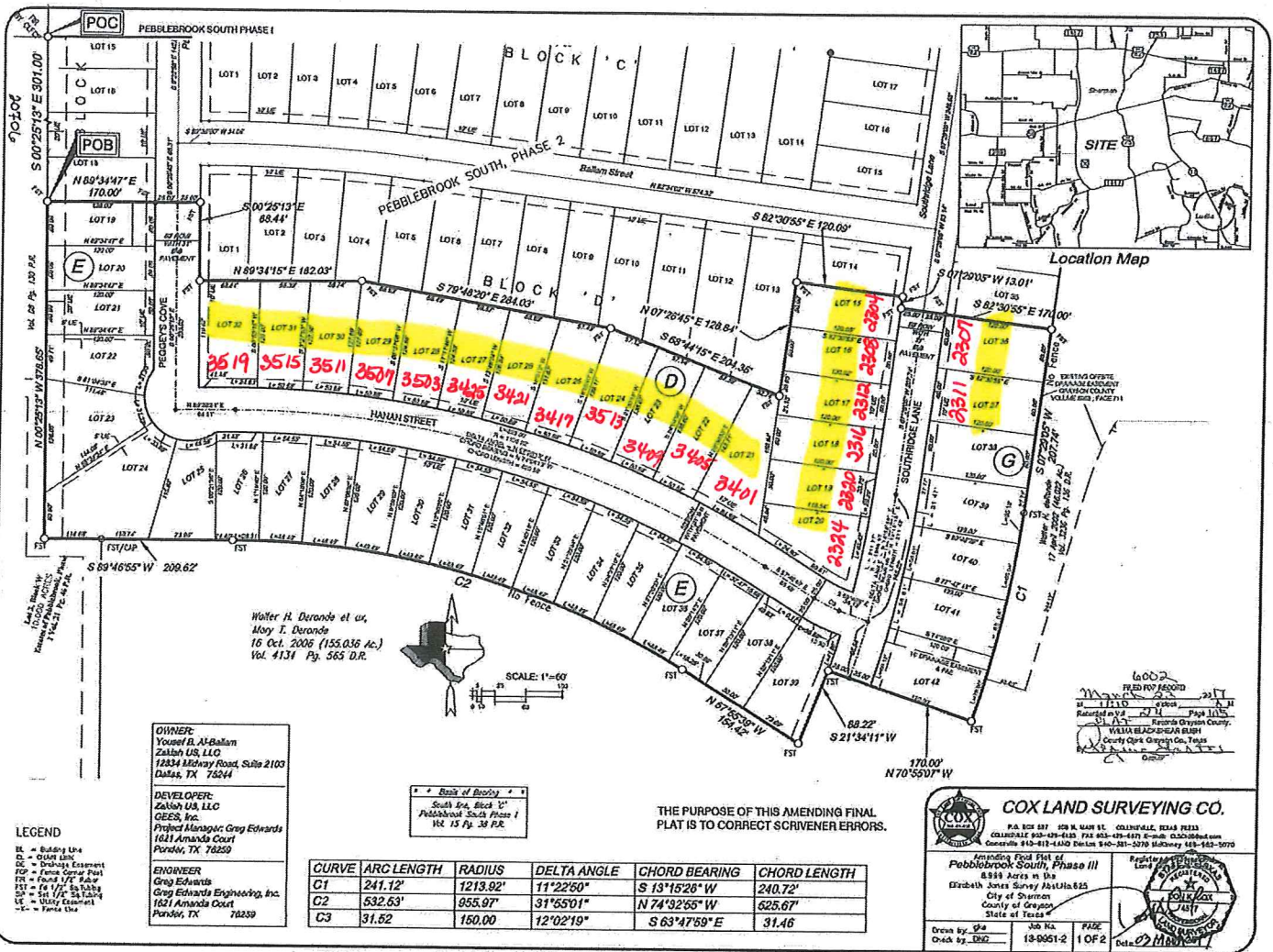
CERTIFICATE OF APPROVAL
Approved this 13th day of March, 2017, by the City Council and being Commissioned by the City of Sherman, Texas

COX LAND SURVEYING CO.
P.O. Box 587, 108 N. Main St., Coltonville, Texas 75133
Coltonville 802-428-4125 Fax 802-428-4171 E-mail: COX@coxland.com
Corvallis 802-412-4125 Fax 802-412-4171 E-mail: COX@coxland.com

Amending Final Plat of Pebblebrook South, Phase II
8,653 Acres in the Elizabeth Jones Survey Abstr. No. 625
City of Sherman
County of Grayson
State of Texas

Drawn by: DDC
Check by: DDC
JOB No. 13-9951-2
PAGE 2 OF 2
Date: 02 March 2017

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIVENER ERRORS.



Final Plat of
PEBBLEBROOK SOUTH, PHASE I
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, Yousef B. Al-Balham, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 825, City of Sherman, County of Grayson, State of Texas, and vesting being part of a called 17.68 acre tract as described in Deed to ZALISH US, LLC Volume 8778 page 602 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Commencing a point 1/2 inch north, and other being the most easterly south west corner of Pebblebrook South Phase I Addition, and recorded in Volume 15 Page 88 of the Deed Records of Grayson County, Texas,

Thence South 03 degrees 55 minutes 13 seconds East, with the west line of said ZALISH US, LLC land a distance of 201.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 47 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 00 degrees 25 minutes 13 seconds East, a distance of 88.44 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 18 seconds East, a distance of 182.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 79 degrees 48 minutes 00 seconds East, a distance of 284.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 64 degrees 44 minutes 15 seconds East, a distance of 204.36 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 07 degrees 26 minutes 45 seconds East, a distance of 128.84 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 320.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 00 minutes 05 seconds West, a distance of 13.01 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 29 minutes 05 seconds West, a distance of 207.74 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 1213.02 feet and a chord bearing of South 13 degrees 16 minutes 28 seconds West, and a chord length of 240.72 feet;

Thence With said curve to the right an arc length of 241.12 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 70 degrees 55 minutes 07 seconds West, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 21 degrees 34 minutes 11 seconds West, a distance of 88.22 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 37 degrees 50 minutes 58 seconds West, a distance of 164.42 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 655.97 feet and a chord bearing of North 74 degrees 32 minutes 55 seconds West, and a chord length of 525.67 feet;

Thence With said curve to the left an arc length of 532.63 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 69 degrees 34 minutes 18 seconds West, a distance of 309.68 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 00 degrees 25 minutes 13 seconds West, a distance of 378.65 feet to the POINT OF BEGINNING and containing 1.600 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT, ZALISH US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase I, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed herein

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY CLERK OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY COMMISSIONER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on the day personally appeared Yousef B. Al-Balham, 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 stated.

Given under my hand and seal of office this 14 day of March, 2017.

Amanda Schmitz
Notary Public - State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor, Number 4377, do hereby certify that this plat was prepared from an actual survey of the land described herein, and that the corner monuments shown hereon were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

03 March 2017
Don K. Cox
Don K. Cox, Texas Registered Professional Land Surveyor, Number 4377

CITY OF SHERMAN, TEXAS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY CLERK OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY COMMISSIONER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

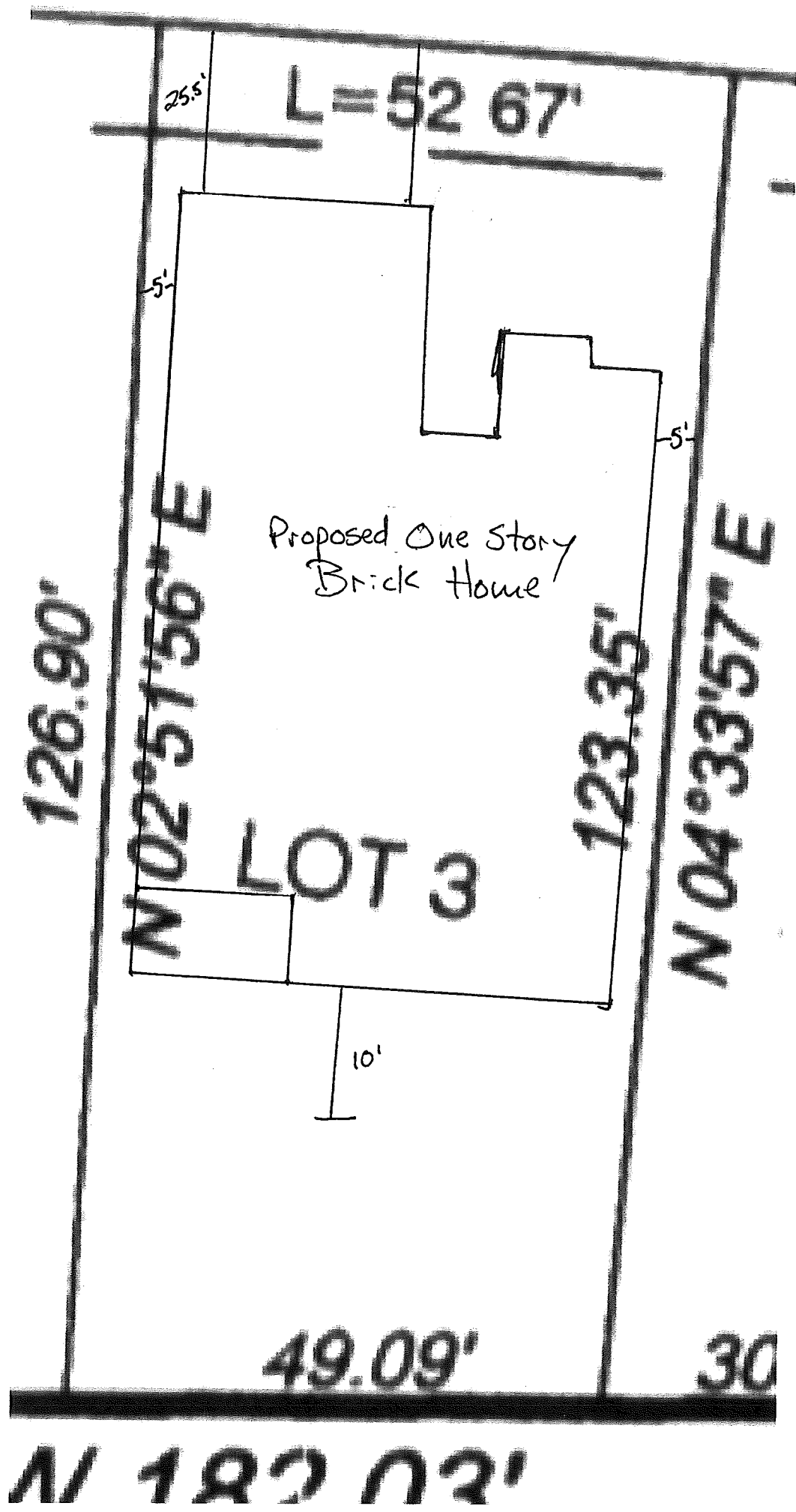
OWNER:
Yousef B. Al-Balham
Zalish US, LLC
12334 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zalish US, LLC
G.E.S., Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Pondrich, TX 76259

ENGINEER:
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Pondrich, TX 76259

COX LAND SURVEYING CO.
P.O. BOX 107, 108 N. MAIN ST., COLLEEN, TEXAS 76232
COLLEEN 817-439-4140 DALLAS 817-439-4141
GEOGRAPHIC 817-439-4140 TEXAS 817-439-4141

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIVENER ERRORS.



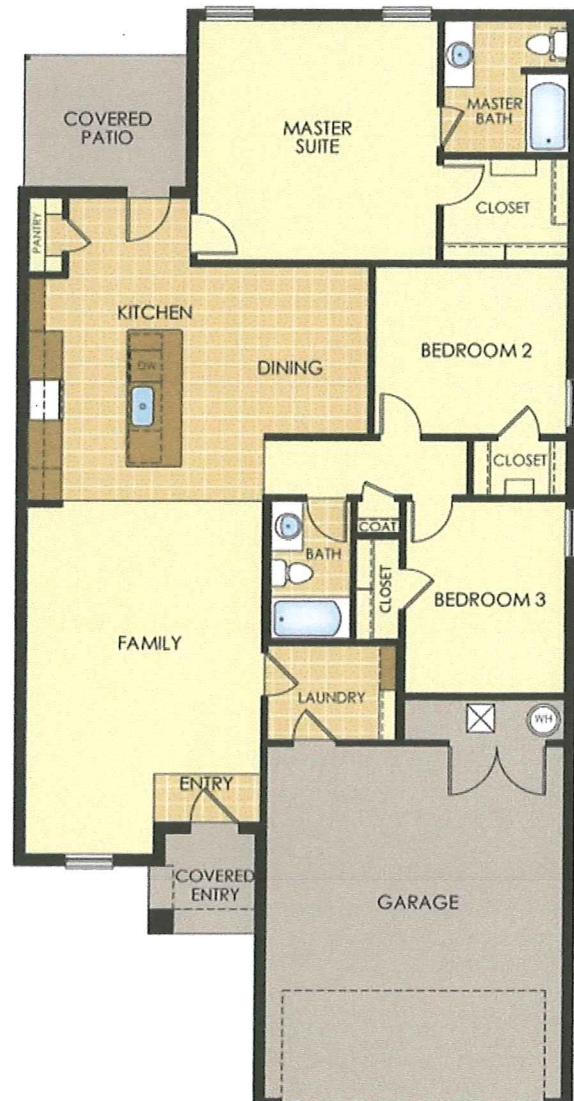
The Dartmoor

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

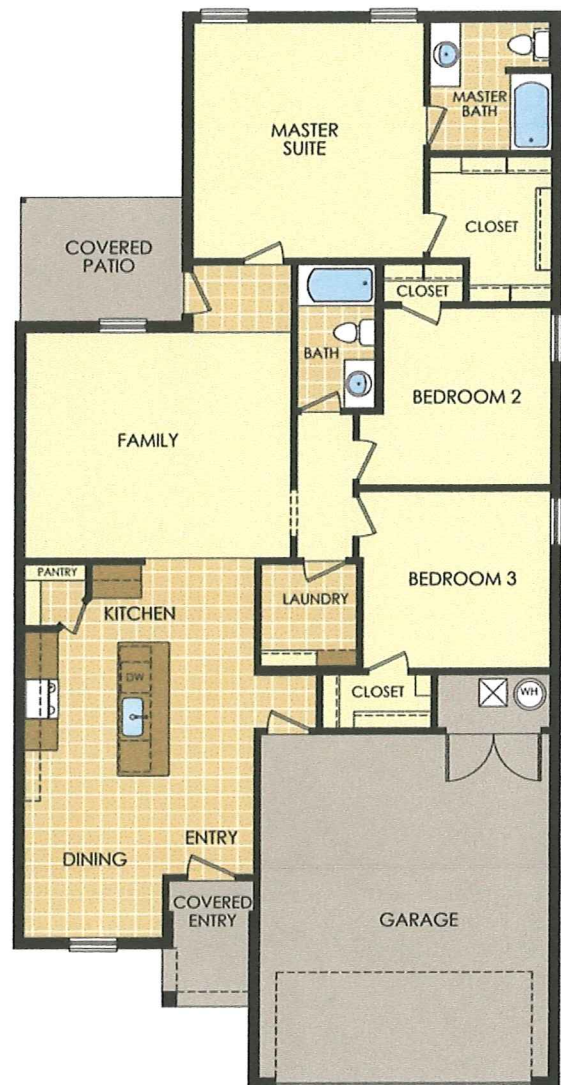
The Quarterhorse

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The *Paso Fino*

1645 SQ FT | 3 Bedrooms, 2 Baths | \$191,642



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

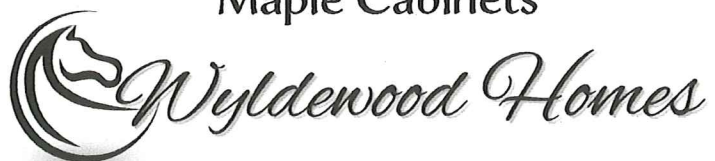
Grand Master Suite

8- & 10- Foot Ceilings

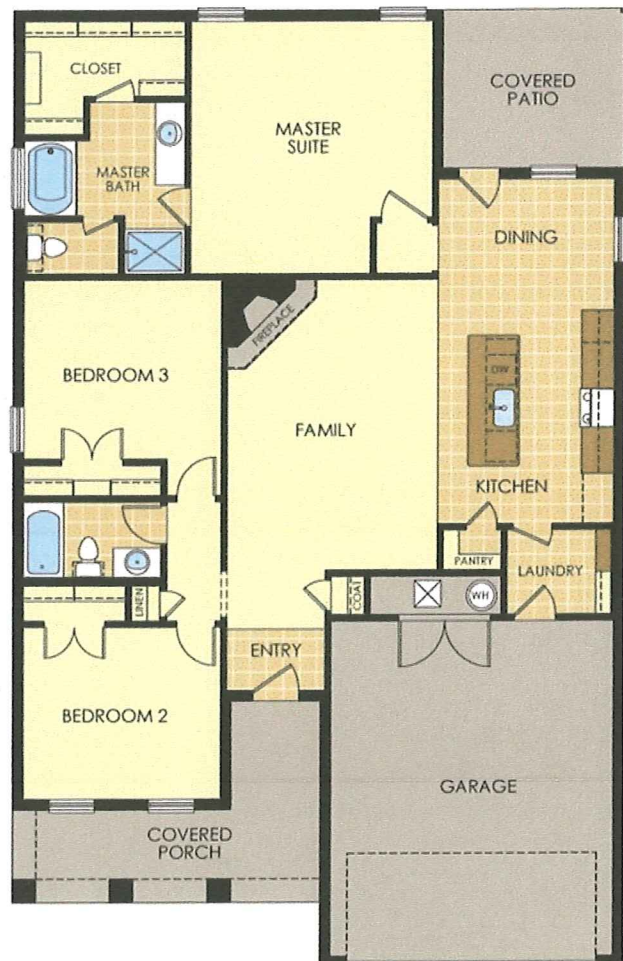
Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



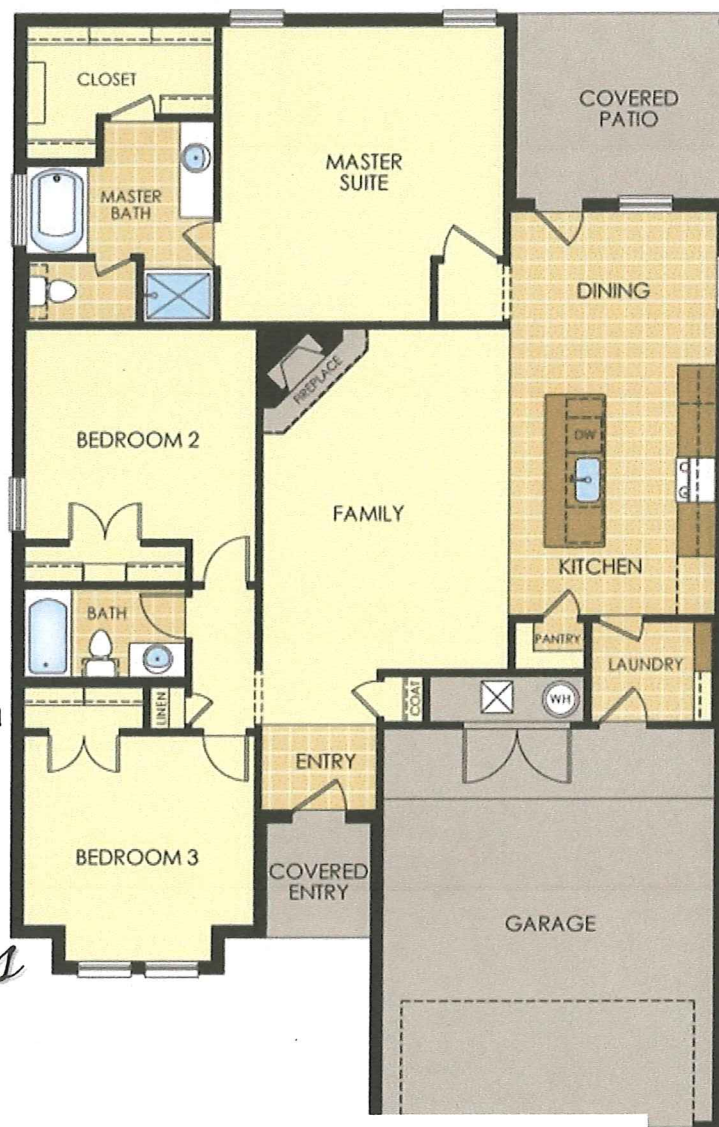
The Chincoteague

1655 SQ FT | 3 Bedrooms, 2 Baths | \$192,807



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Corner Fireplace
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The Caspian

1760 SQ FT | 3 Bedrooms/2 Baths | \$205,040



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

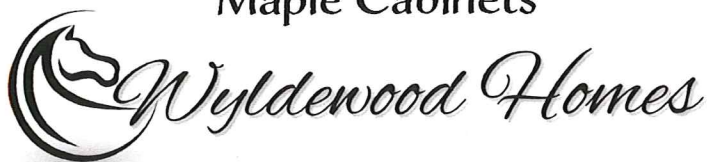
Grand Master Suite

8- & 10- Foot Ceilings

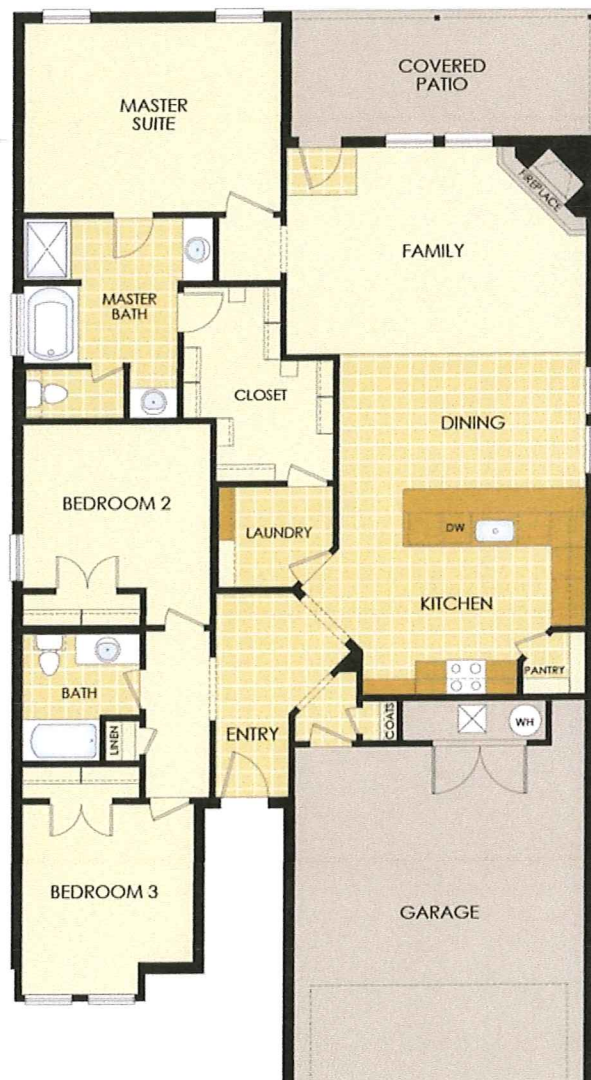
Granite Countertops & Vanites

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



The *Lusitano*

1753 SQ FT | 3 Bedrooms, 2 Baths | \$204,225

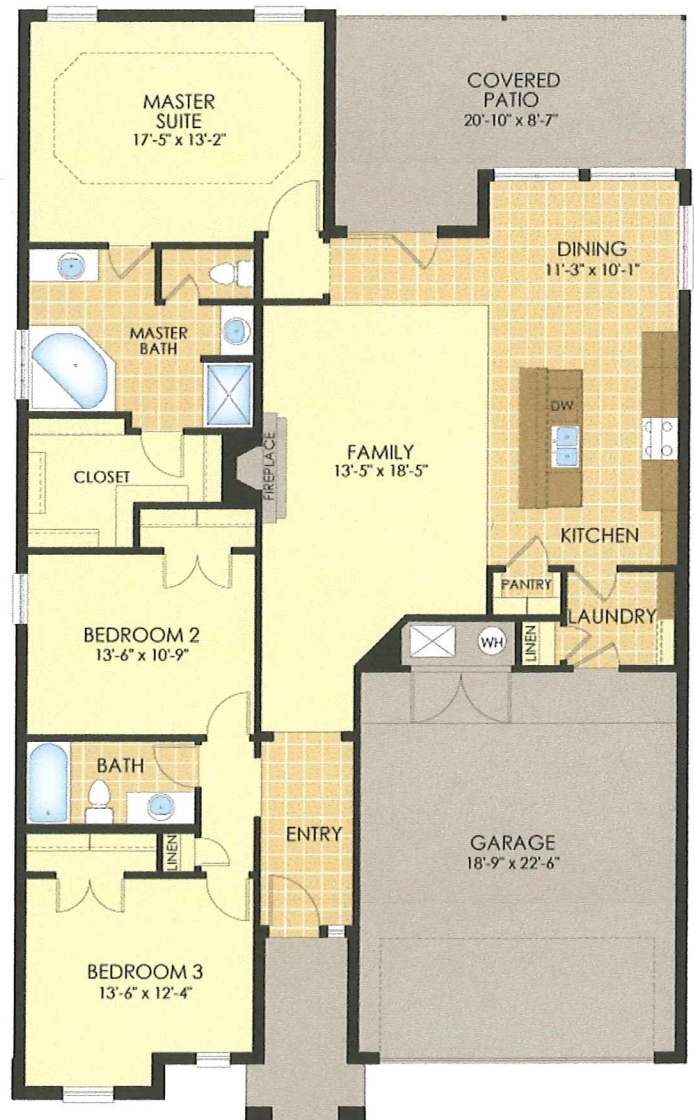


Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Fireplace
 His and Hers Vanities
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets

 *Wyldewood Homes*

903.744.0351



The Shire

1610 SQ FT | 3 Bedrooms, 2 Baths | \$187,565



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

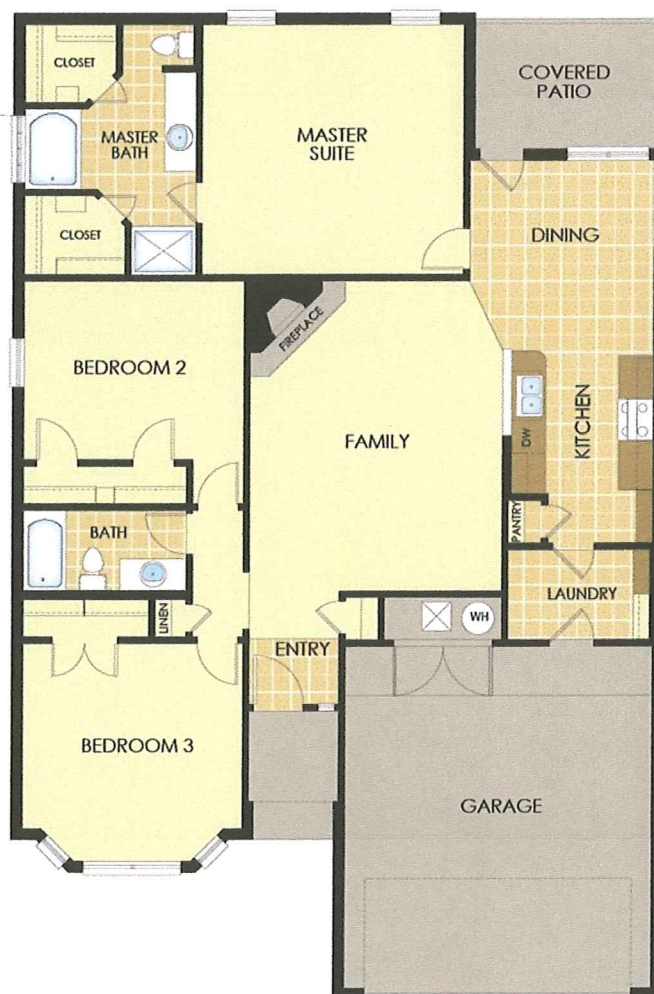
Grand Master Suite

8- & 10- Foot Ceilings

Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



 Wyldewood Homes

903.744.0351

STAFF REVIEW LETTER

August 16, 2017

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Justin Adams
2831 S. Lillis Lane
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 3400-3500 Blocks Ballam Street and the 2200-2300 Blocks Southridge Lane (Pebblebrook South, Phase II) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shadden".

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**

22.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3400-3500 BLOCKS HANAN STREET & 2300 BLOCK SOUTHRIDGE LANE

The request of Al Denson, Wyldewood Homes, LLC (Owners) and Justin Adams, (Representative) concerning the property in the 3400-3500 Blocks Hanan Street and the 2300 Blocks Southridge Lane, being Lots 15-32, Block D, Lots 36 & 37, Block G, Pebblebrook South, Phase III, as follows:

Planning and Zoning Board

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

Background:

The property is located in the 3400-3500 blocks of Hanan Street and the 2300 Blocks of Southridge Lane between Peggey's Cove and Southridge Lane in the Pebblebrook South Addition, Phase III. Al Denson, Wyldewood Homes, LLC is requesting a Specific Use Permit to allow patio homes on twenty lots.

A patio home development is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development. Patio home developments shall be developed as either minimum five (5) foot setbacks or as zero-lot-line homes. If developed as zero-lot-line homes, then one (1) side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten (10) feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Al Denson, Wyldewood Homes, LLC (Owners)
Justin Adams, (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.

Number of notices mailed:

51

Objections Received:

0

Attachments

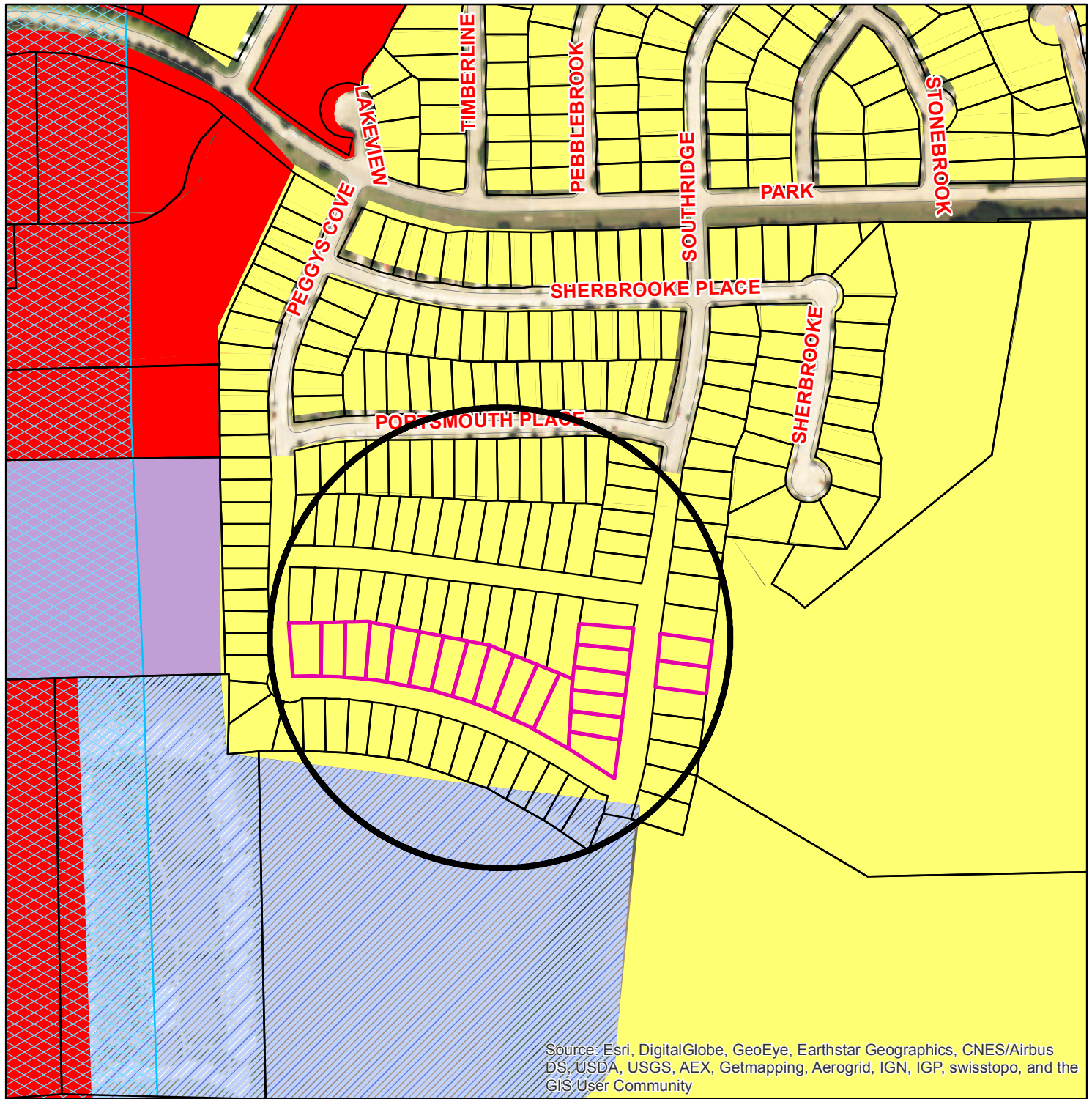
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Site Plan with Addresses
Patio Home Layout
Elevations
Staff Review Letter



3400-3500 Blocks Hanan Street & 2300 Blocks Southridge Lane



1 in = 500 ft



Zoning - 3400-3500 Blocks Hanan Street & 2300 Blocks Southridge Lane

Legend

ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department

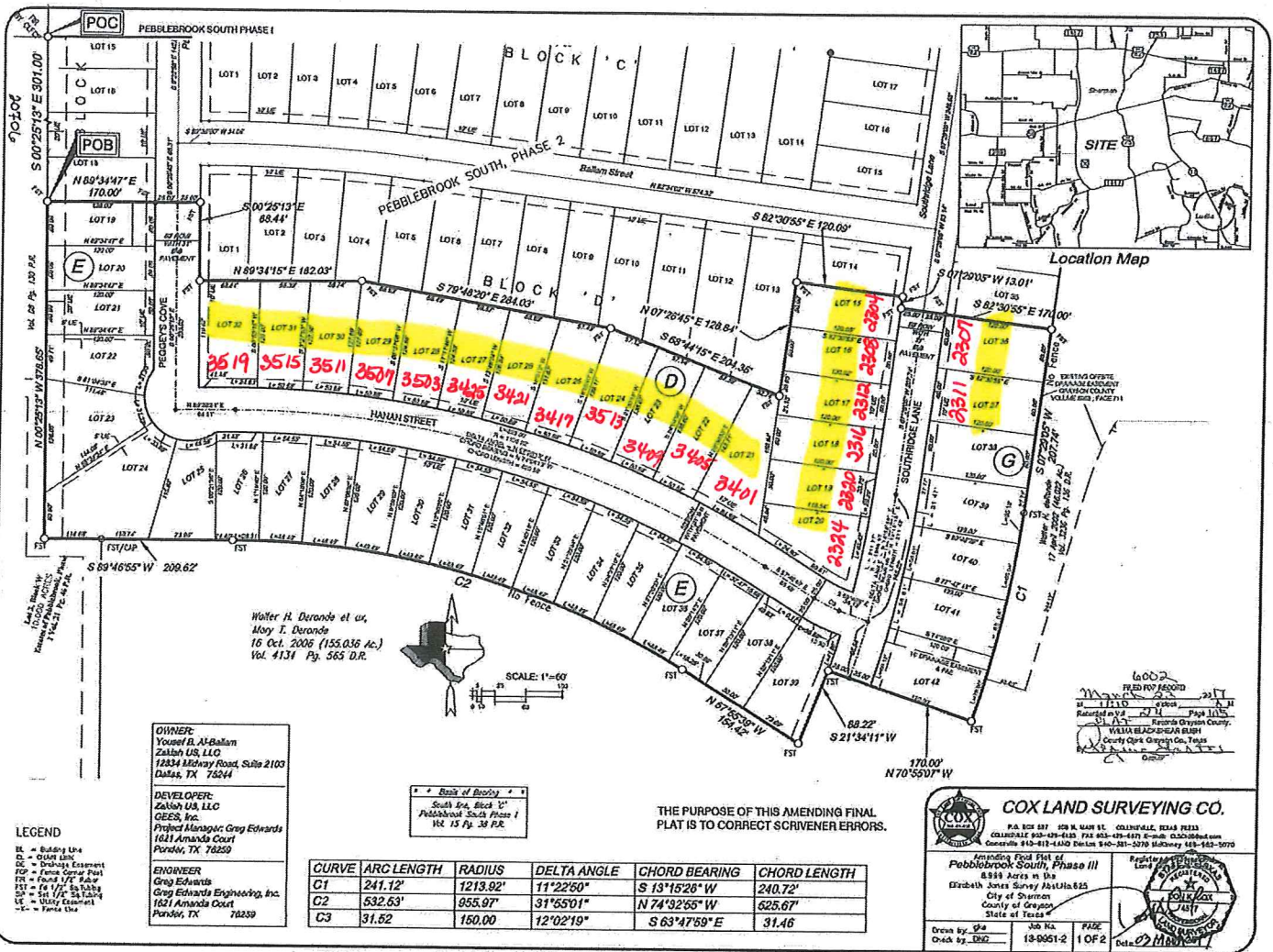


NOT TO SCALE

1 in = 323 ft

3400-3500 Blocks Hanan St & 2300 Block Southridge Ln





Final Plat of
PEBBLEBROOK SOUTH, PHASE I
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, Yousef B. Al-Balham, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 825, City of Sherman, County of Grayson, State of Texas, and vesting being part of a called 17.68 acre tract as described in Deed to ZALISH US, LLC Volume 8778 page 602 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Commencing a found 1/2 inch radius, each other being the most nearly south west corner of Pebblebrook South Phase I Addition, and Recorded in Volume 15 Page 88 of the Deed Records of Grayson County, Texas,

Thence South 03 degrees 55 minutes 13 seconds East, with the west line of said Zalish US, LLC land a distance of 201.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 47 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 00 degrees 25 minutes 13 seconds East, a distance of 88.44 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 69 degrees 34 minutes 18 seconds East, a distance of 182.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 79 degrees 48 minutes 00 seconds East, a distance of 284.03 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 64 degrees 44 minutes 15 seconds East, a distance of 204.36 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 07 degrees 26 minutes 45 seconds East, a distance of 128.84 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 320.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 00 minutes 05 seconds West, a distance of 13.01 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 62 degrees 30 minutes 55 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 29 minutes 05 seconds West, a distance of 207.74 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 1213.02 feet and a chord bearing of South 13 degrees 16 minutes 28 seconds West, and a chord length of 240.72 feet;

Thence With said curve to the right an arc length of 241.12 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 70 degrees 55 minutes 07 seconds West, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 21 degrees 34 minutes 11 seconds West, a distance of 88.22 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 37 degrees 50 minutes 58 seconds West, a distance of 164.42 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 655.97 feet and a chord bearing of North 74 degrees 32 minutes 55 seconds West, and a chord length of 525.67 feet;

Thence With said curve to the left an arc length of 532.63 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 69 degrees 34 minutes 18 seconds West, a distance of 309.68 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 00 degrees 25 minutes 13 seconds West, a distance of 378.65 feet to the POINT OF BEGINNING and containing 1.600 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT, ZALISH US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase I, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed herein

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY CLERK OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on the day personally appeared Yousef B. Al-Balham, 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 stated.

Given under my hand and seal of office this 14 day of March, 2017.

Amanda Schmitz
Notary Public - State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor, Number 4377, do hereby certify that this plat was prepared from an actual survey of the land described herein, and that the corner monuments shown herein were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

03 March 2017
Don K. Cox
Don K. Cox, Texas Registered Professional Land Surveyor, Number 4377

CITY OF SHERMAN, TEXAS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY CLERK OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERMAN
City of Sherman, Texas
March 14, 2017

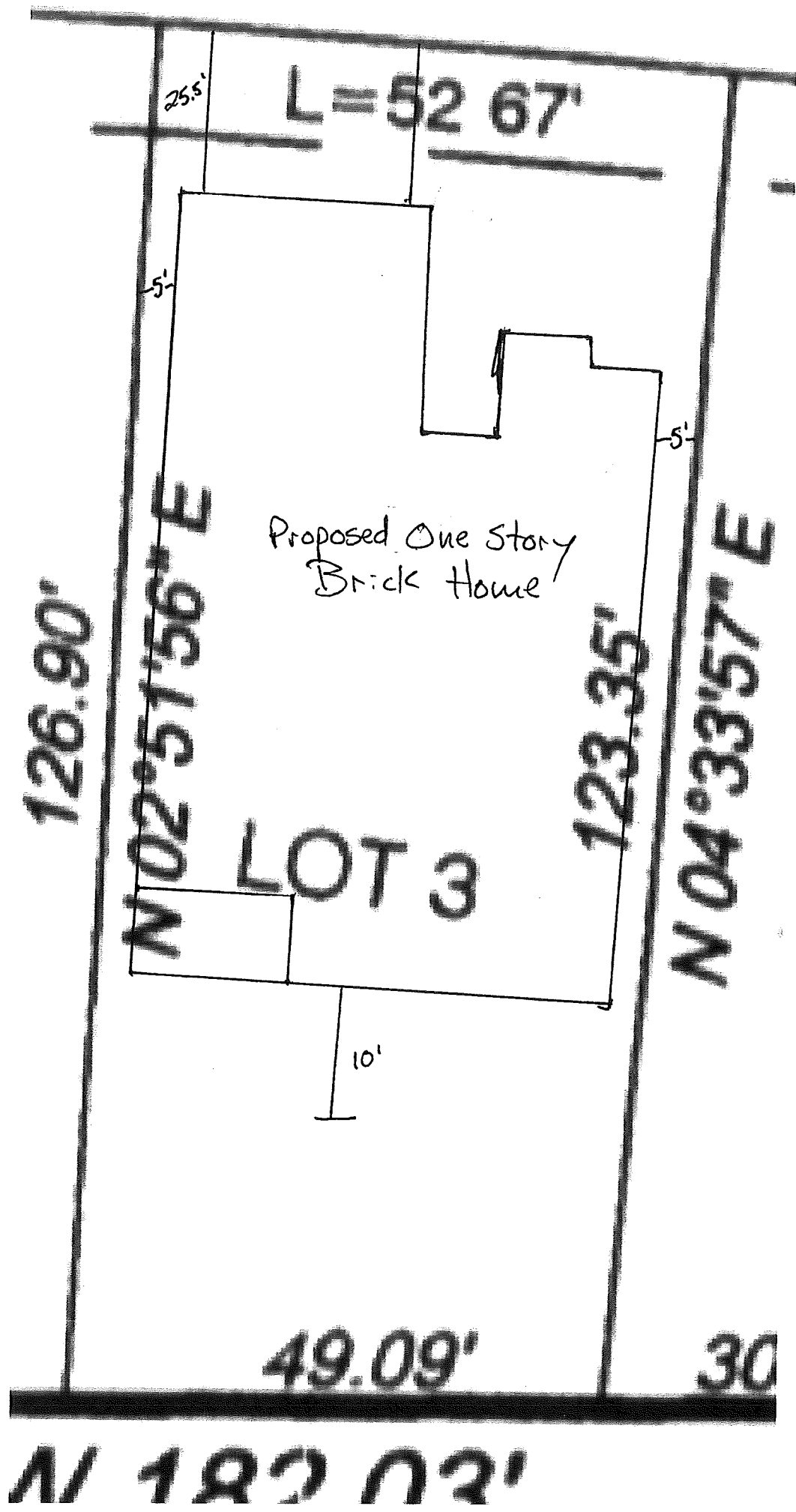
OWNER:
Yousef B. Al-Balham
Zalish US, LLC
12334 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zalish US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Pondrich, TX 76259

ENGINEER:
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Pondrich, TX 76259

COX LAND SURVEYING CO.
P.O. BOX 877, 138 N. MAIN ST., COLLEENVILLE, TEXAS 76232
COLLEENVILLE 817-439-4140 DALLAS 817-439-4141 COLUMBIANA 817-439-4142
GEOGRAPHIC 817-439-4143 TEXAS 817-439-4144 MISSOURI 817-439-4145

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIVENER ERRORS.



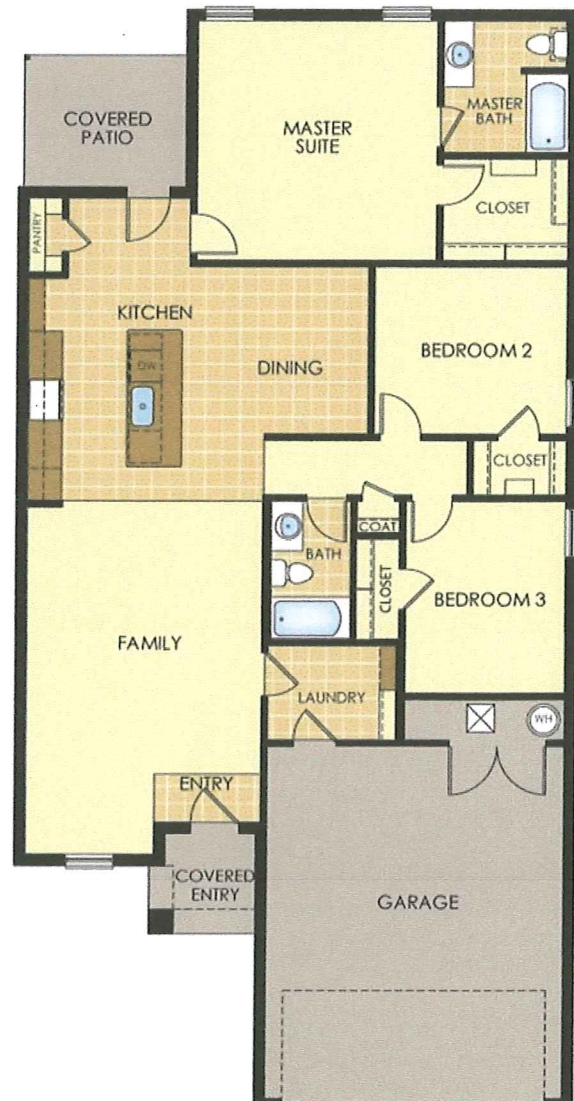
The Dartmoor

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

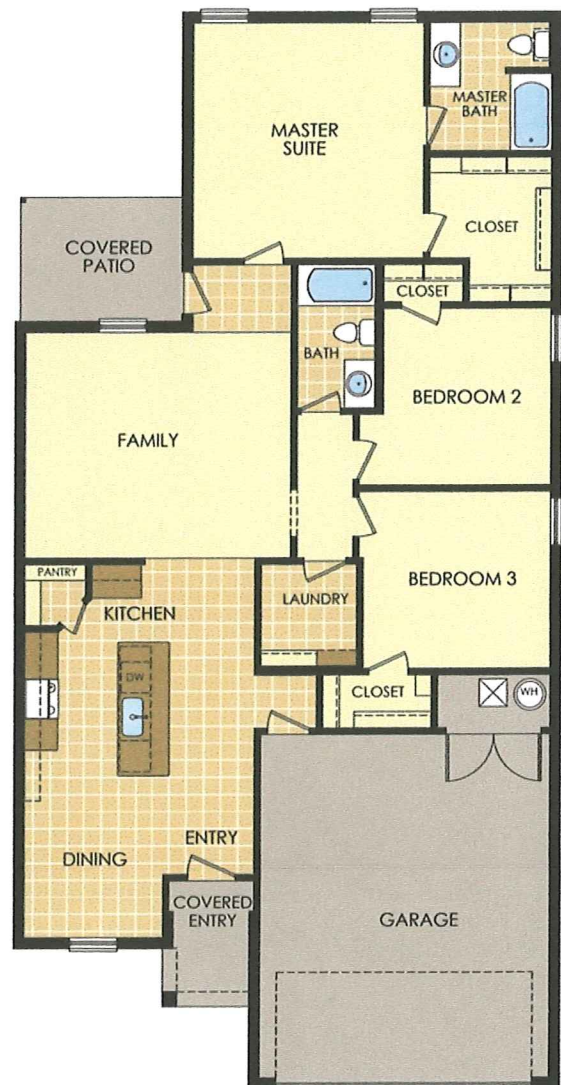
The Quarterhorse

1550 SQ FT | 3 Bedrooms, 2 Baths | \$180,575



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Great Family Floorplan
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The *Paso Fino*

1645 SQ FT | 3 Bedrooms, 2 Baths | \$191,642



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

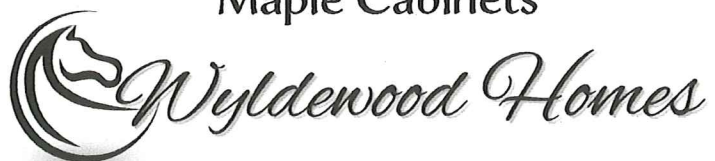
Grand Master Suite

8- & 10- Foot Ceilings

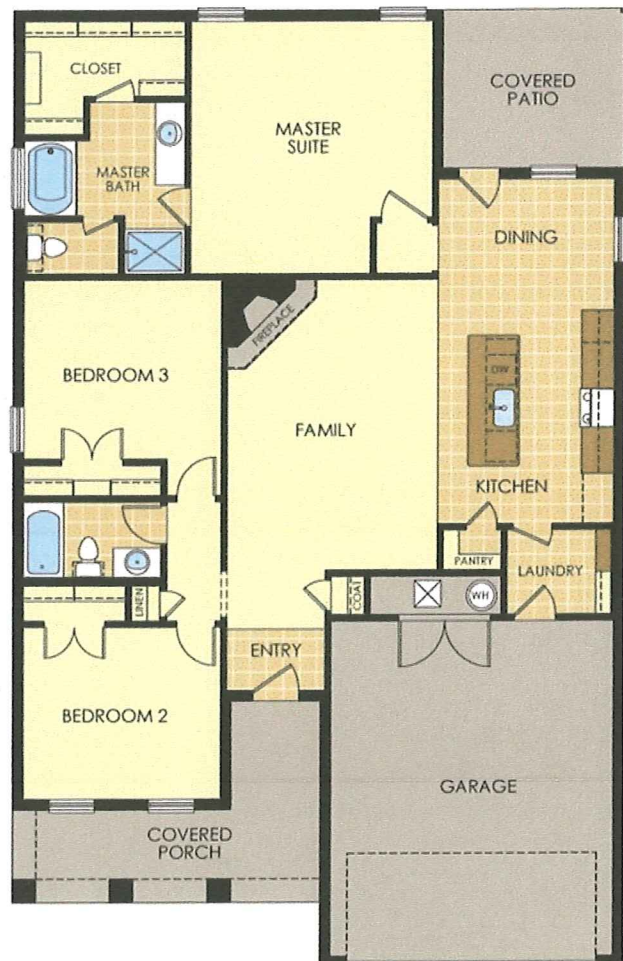
Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



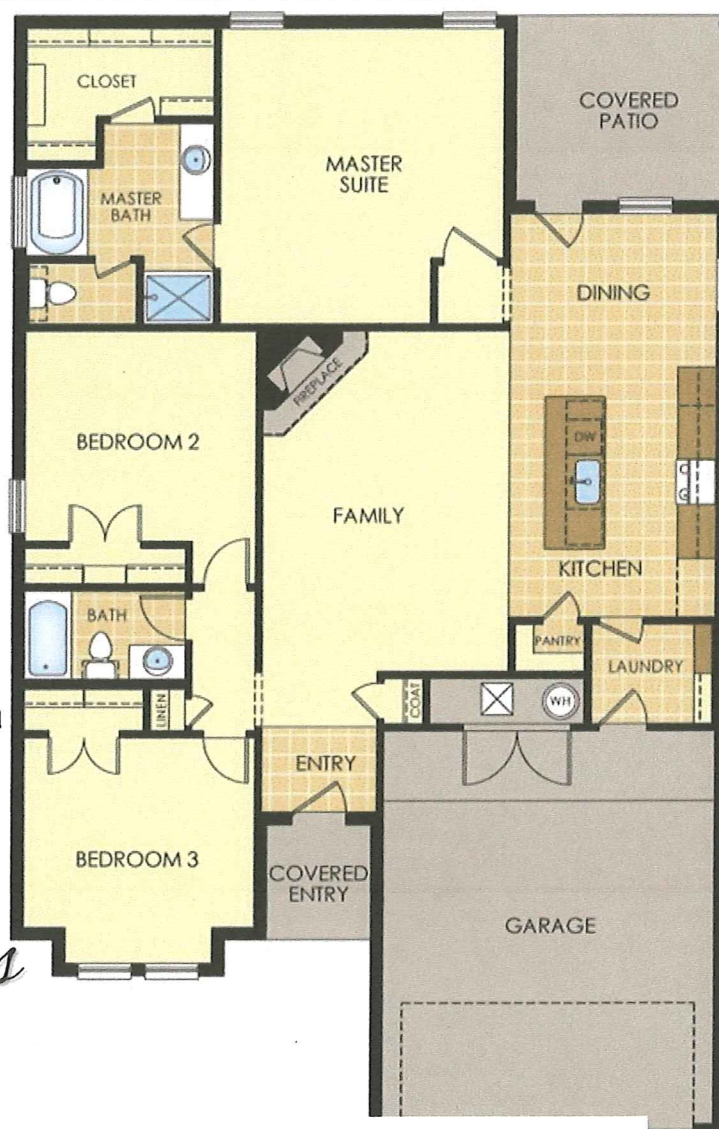
The Chincoteague

1655 SQ FT | 3 Bedrooms, 2 Baths | \$192,807



Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Corner Fireplace
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets



 Wyldewood Homes

903.744.0351

The Caspian

1760 SQ FT | 3 Bedrooms/2 Baths | \$205,040



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

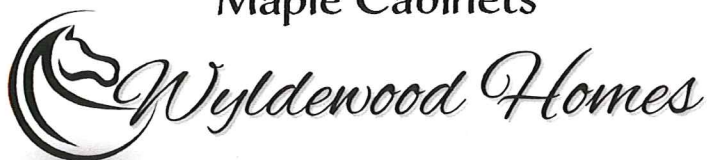
Grand Master Suite

8- & 10- Foot Ceilings

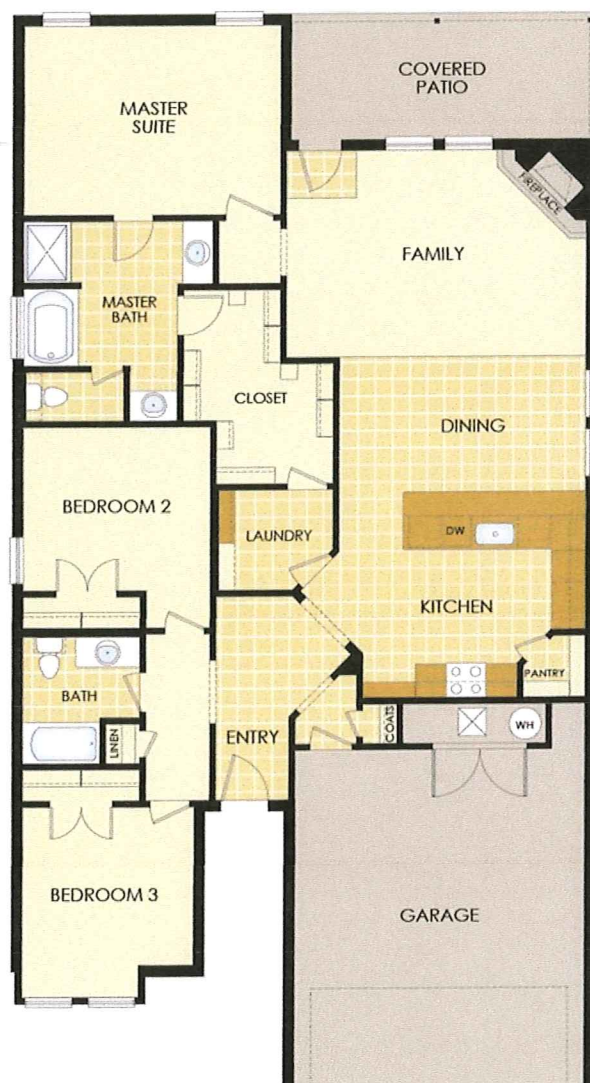
Granite Countertops & Vanites

Tile Backsplash in Kitchen & Bath

Maple Cabinets



903.744.0351



The *Lusitano*

1753 SQ FT | 3 Bedrooms, 2 Baths | \$204,225

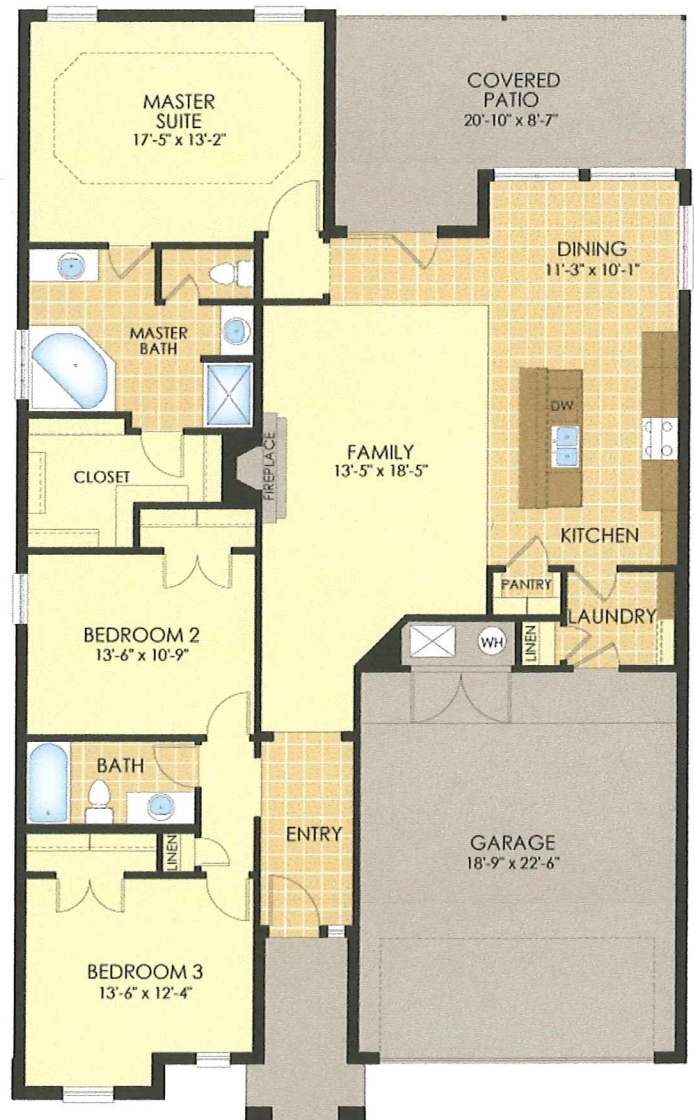


Features:

Two-Car Garage
 Covered Entry and Back Porch
 Open Family Area
 Inviting Fireplace
 His and Hers Vanities
 Grand Master Suite
 8- & 10- Foot Ceilings
 Granite Countertops & Vanities
 Tile Backsplash in Kitchen & Bath
 Maple Cabinets

 *Wyldewood Homes*

903.744.0351



The Shire

1610 SQ FT | 3 Bedrooms, 2 Baths | \$187,565



Features:

Two-Car Garage

Covered Entry and Back Porch

Open Family Area

Inviting Corner Fireplace

His and Hers Vanities

Grand Master Suite

8- & 10- Foot Ceilings

Granite Countertops & Vanities

Tile Backsplash in Kitchen & Bath

Maple Cabinets



 Wyldewood Homes

903.744.0351

STAFF REVIEW LETTER

August 16, 2017

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Justin Adams
2831 S. Lillis Lane
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 3400-3500 Blocks Hanan Street and the 2300 Blocks Southridge Lane (Pebblebrook South, Phase III) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black 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	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**

23.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4113 N FRISCO ROAD**

The request of Buffalo Gap Street Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Board

Preliminary Plat approval of BAC Sherman RE Addition.

Background:

The property is located at 4113 North Frisco Road, the northeast corner of Frisco Road and Dripping Springs Road. The owners would like to plat the property into one lot for commercial development of D-Bat, a baseball/softball training facility.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Buffalo Gap Street Properties, LLC (Owners)

Helvey-Wagner 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

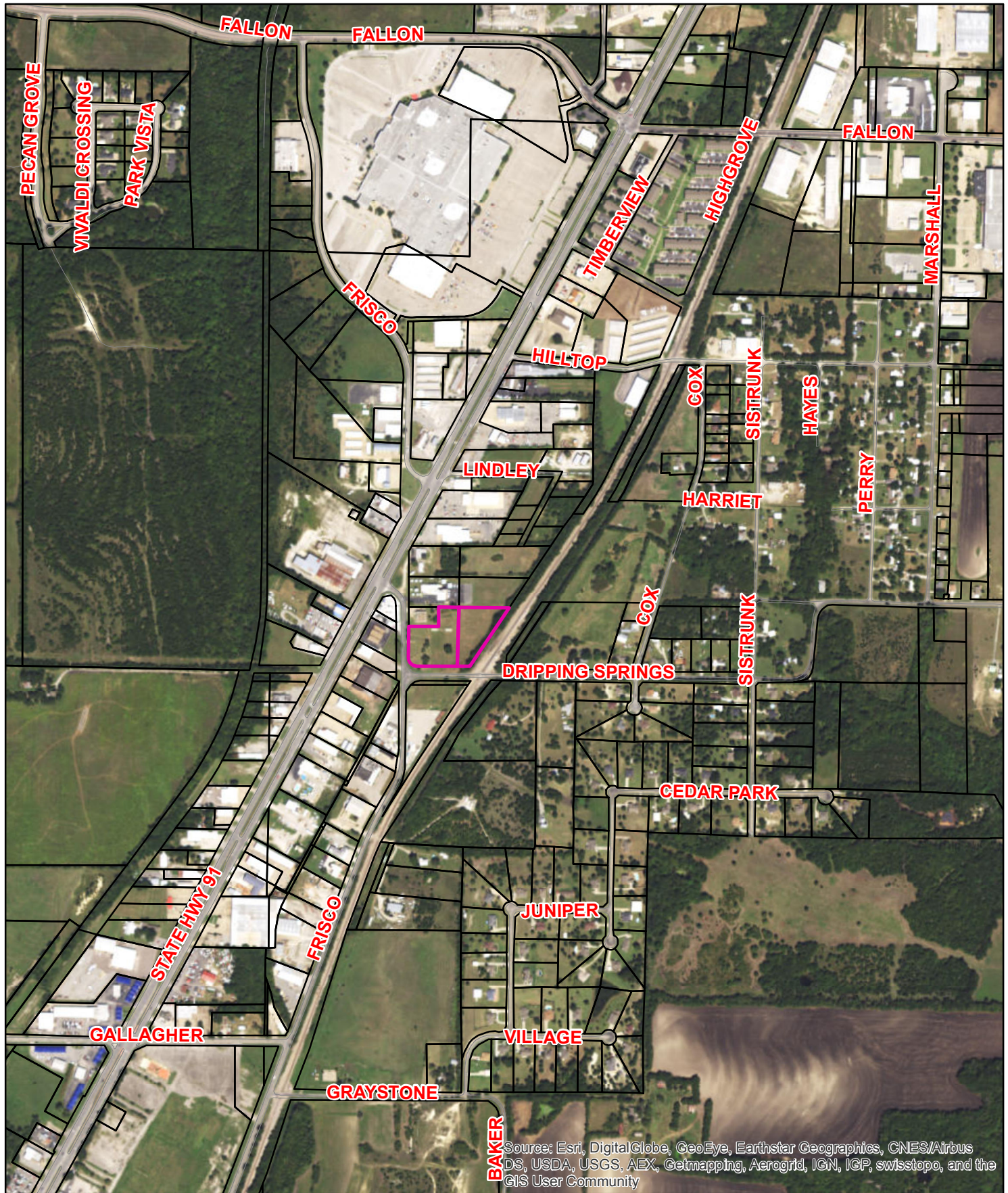
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

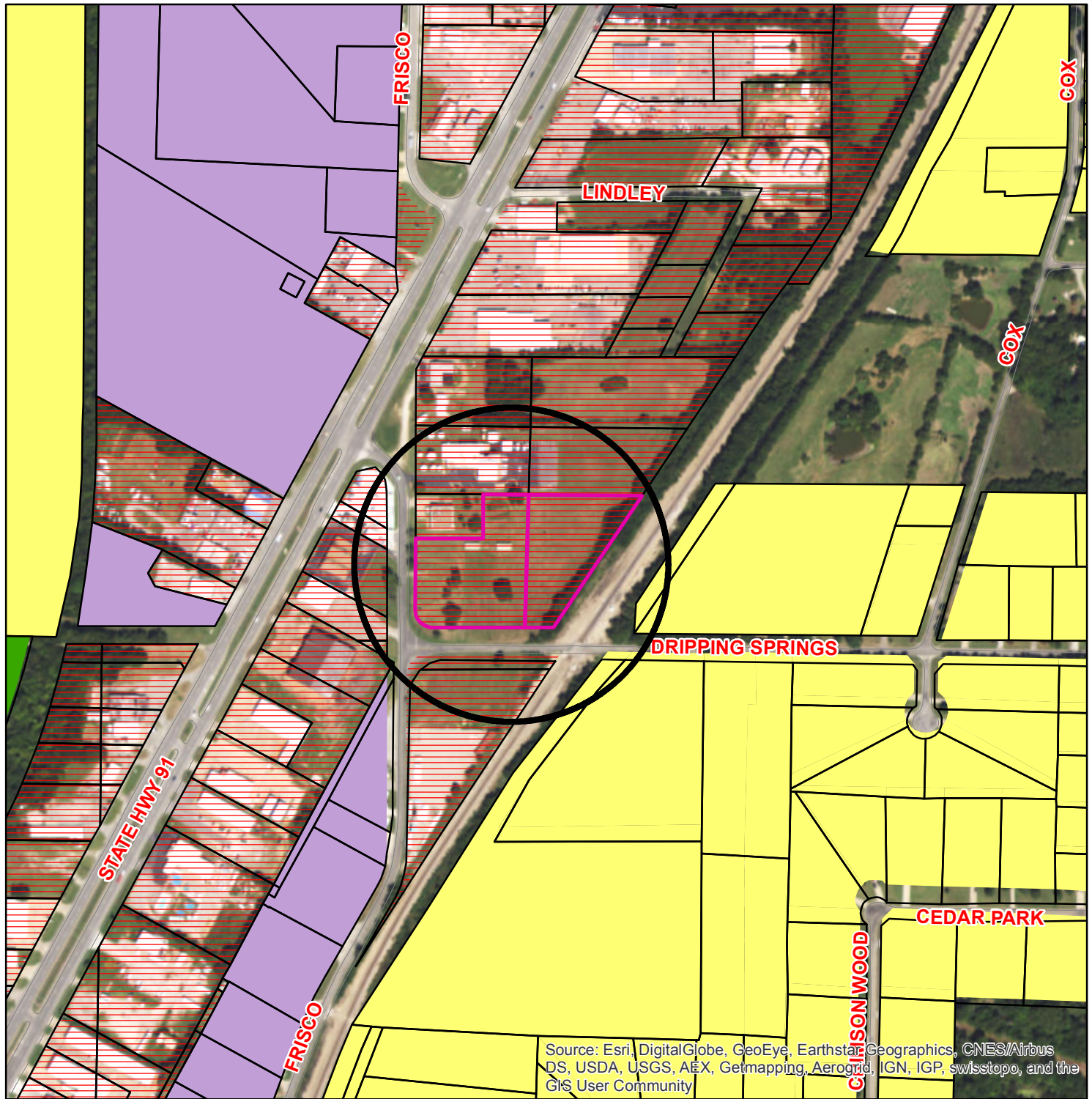


4113 N. Frisco Road



1 in = 807 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4113 N. Frisco Road

Legend

ShermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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



City of Sherman, Texas
Developmental Services Department

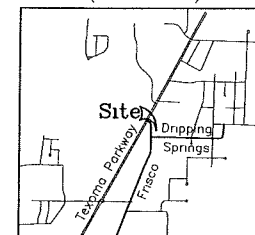


NOT TO SCALE

1 in = 387 ft

Scale
1"=120'

Location Map (not to scale)



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. Electrical service is provided by Oncor Electric Delivery Co.
4. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010
5. 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
6. Utility lines shown hereon as per visible and apparent markings located during the course of this survey. Undersigned surveyor assumes no liability for actual location of underground utility lines

NOTICE

THIS IS A PRELIMINARY PLAT ONLY THE SUBDIVIDER HAS NOT YET FULLY COMPLIED WITH THE STATE AND COUNTY REQUIREMENTS FOR SUBDIVISIONS. THIS PRELIMINARY PLAT IS FOR REVIEW PURPOSES ONLY AND NOT SUFFICIENT FOR FILING, RECORDING, DEDICATION, ACCEPTANCE OR FOR THE SELLING OR MARKETING OF LOTS SHOWN HEREIN

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

Kate A. Wagner, R P L S No. 6578

Date

APPROVED FOR PREPARATION OF FINAL PLAT

Approved This _____ Day Of _____ 2017, By The City Planning And Zoning Commission Of The City Of Sherman, Texas

Chairman

Secretary

Preliminary Plat of BAC Sherman RE to the City of Sherman, Texas 4.643 Acres

in the
J. Hendrix Survey & W. F. Patterson Survey
Abstract No. 503 & Abstract No. 969

LINE	LENGTH	BEARING
L1	25.70'	S89 02'58"E
L2	78.30'	S01 23'20"W
L3	185.00'	S88 59'52"E
L4	120.65'	N01 23'20"E

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	42.48'	197.78'	12 18'21"	S04 45'51"E 42.40'
C2	78.89'	50.00'	90 24'06"	S43 46'47"E 70.96'

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

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft

Job No. CGS25717

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

Owner
Buffalo Gap Street Properties, LLC
4601 Buffalo Gap Road, Ste. B-5
Abilene, Texas 79606

STAFF REVIEW LETTER

August 9, 2017

Buffalo Gap Street Properties, LLC
4601 Buffalo Gap Road, Ste. B-5
Abilene, Texas 79606

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

Dear Applicants,

The request for approval of the Preliminary Plat of BAC Sherman RE Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the final plat.
5. 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 Pro-Rata will be due at the time of development.
7. Dedicate 10' Utility Easement along all street frontage.
8. Metes and bounds calls and drawing must match.
9. Any other changes made to the plat prior to 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. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



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

24.

Meeting Date: 08/22/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 6120 North U.S. Highway 75, being 4.112 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Landing Addition Phase I.

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of Highway 75 and FM 691. The property was granted site plan approval for a QuikTrip Convenience Store and Fueling Station at the April 18, 2017, Planning and Zoning Commission Meeting. The owner would like to plat the property into two lots for commercial development and right-of-way dedication for Gateway Boulevard.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Stanley Blythe (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

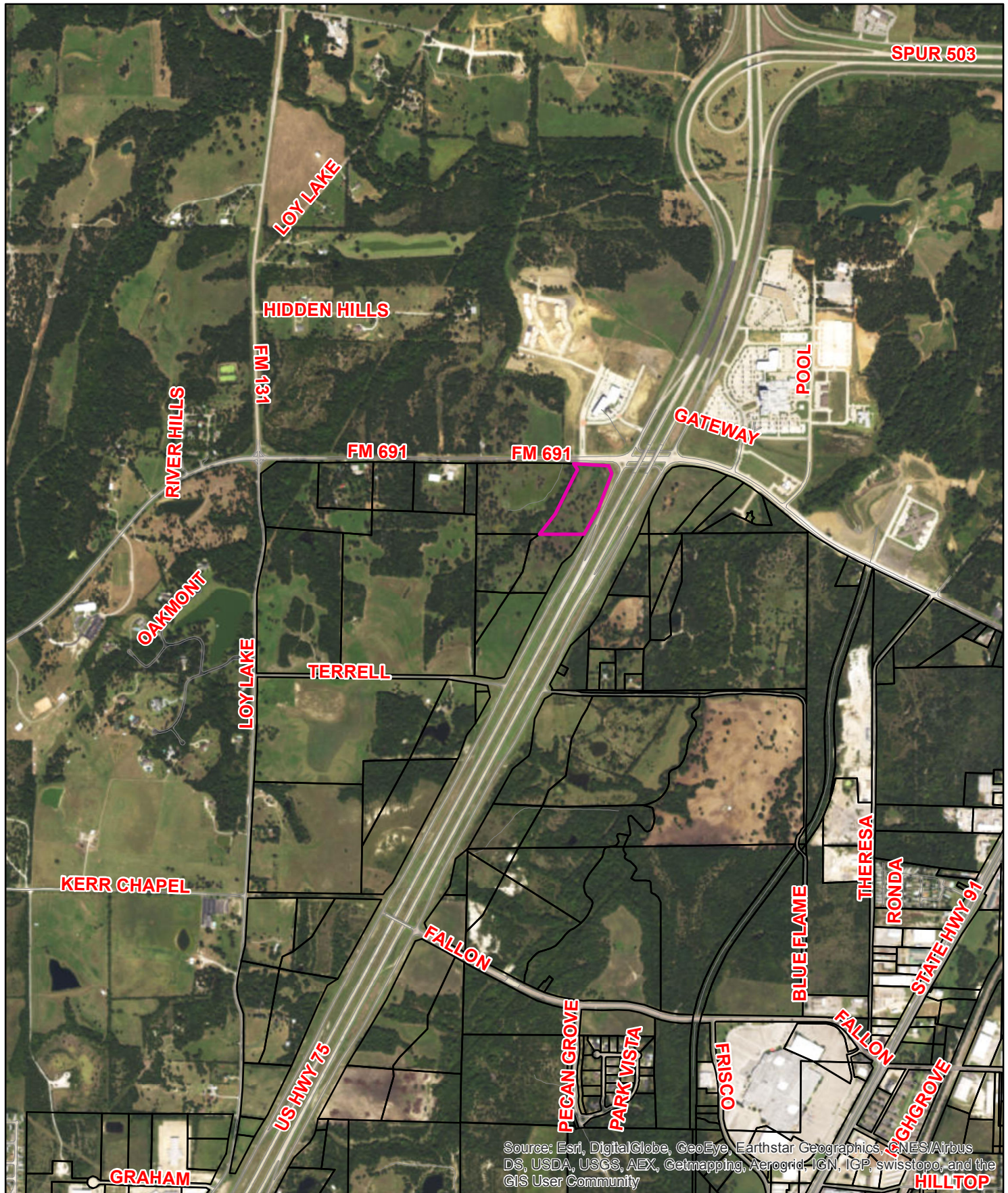
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

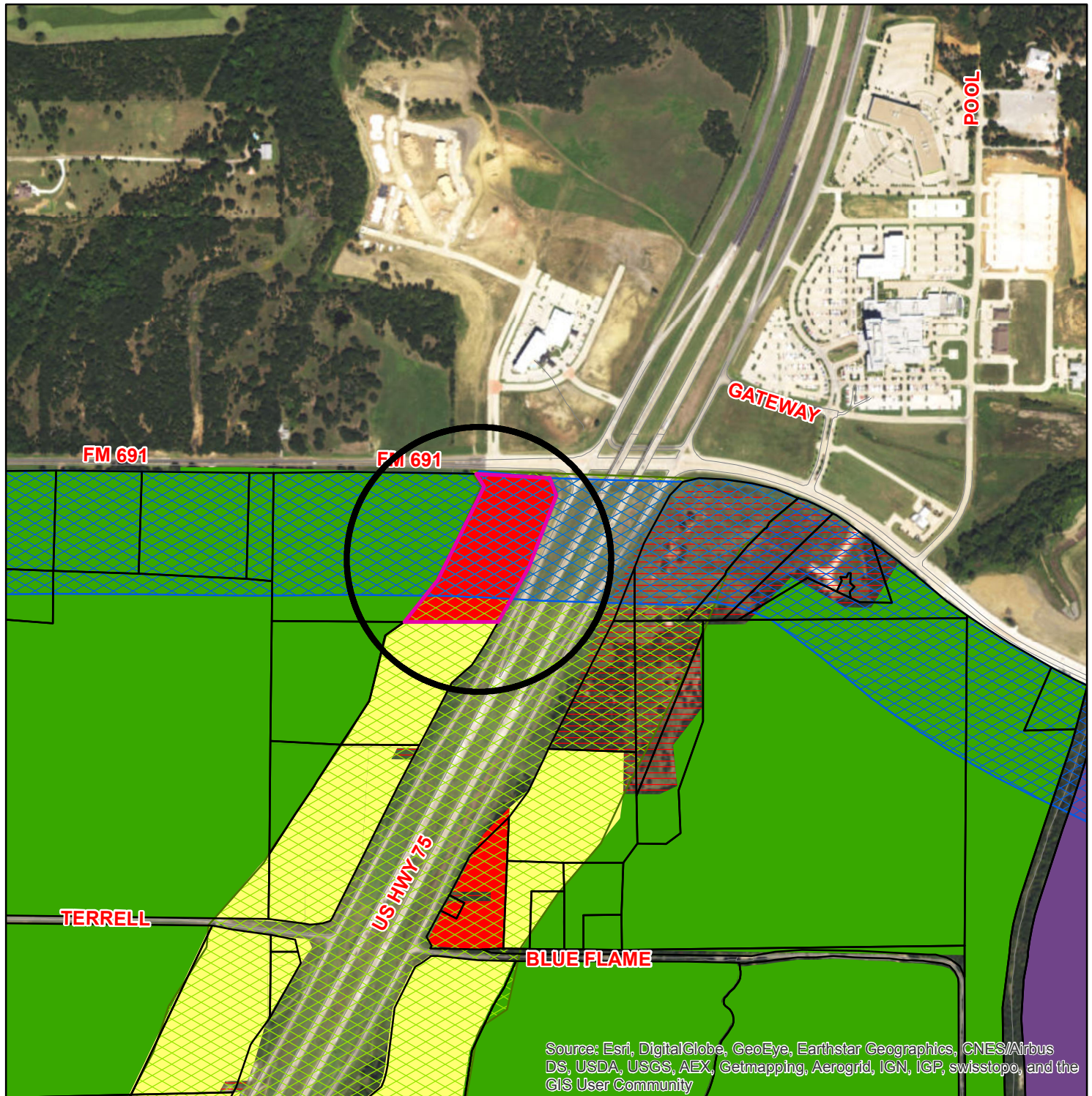


6120 N. US Highway 75



1 in = 1,549 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. US Highway 75

Legend

ShermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 800 ft

STAFF REVIEW LETTER

August 9, 2017

Stanley Blythe, et al
1105 Emerald Court
Colleyville, TX 76034

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

Dear Applicants,

The request for approval of the Plat of Sherman Landing, Phase I has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 22, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman 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. Reference Legend Bank Addition (Vol. 24, Pg. 27, PRGCT) on West side of subject property and set corners of subject property line to said Legend Bank Addition plat.
6. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
7. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
8. Entrances/Exits off of Hwy. 75 Service Road will be Right-In, Right-Out only
9. Any other changes made to the plat prior to 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. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

Respectfully,



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

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

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



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

26.

Meeting Date: 08/22/2017

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

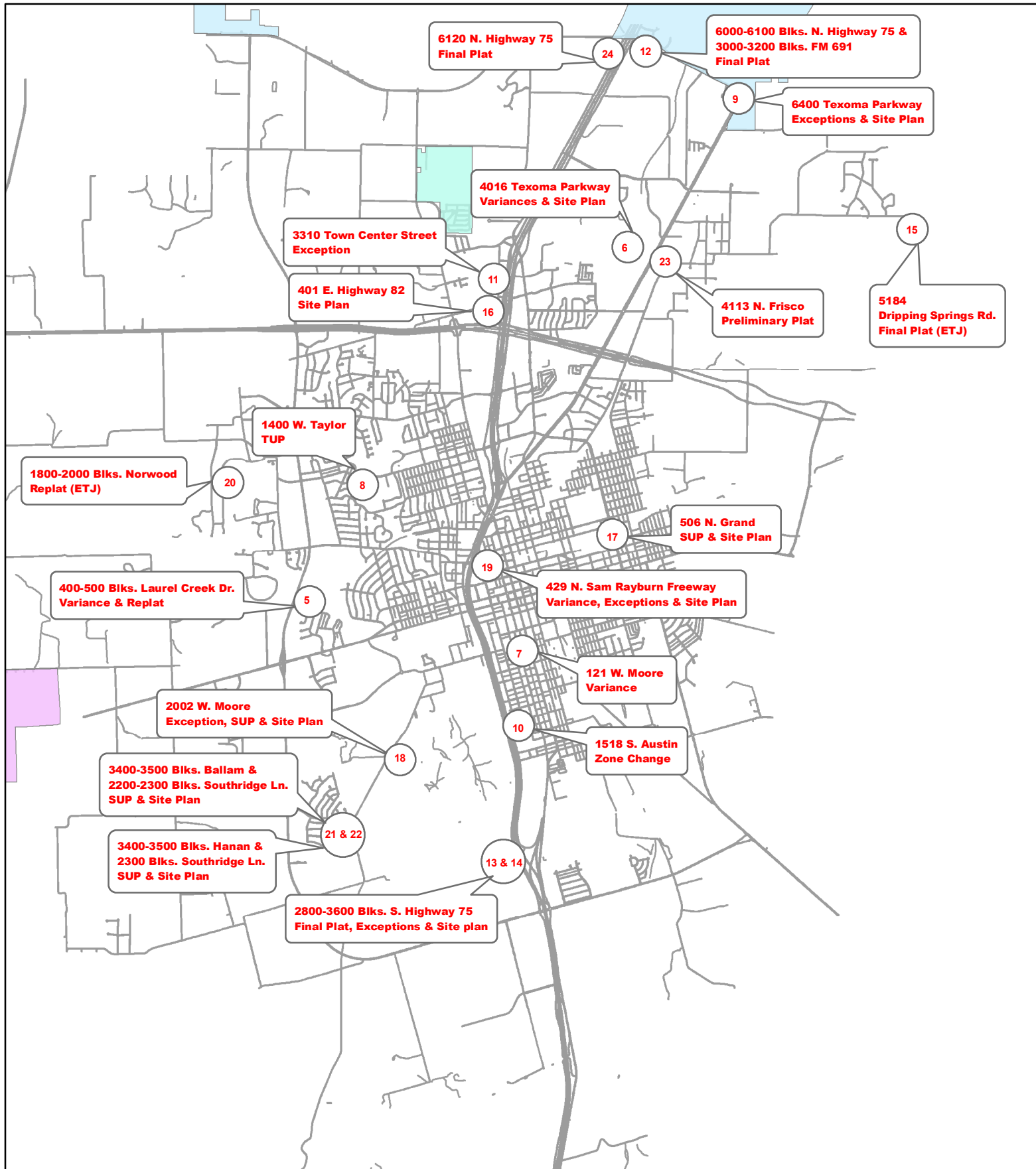
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting August 22, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet