

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 20, 2019 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 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEM 8)**
5. **3624 SOUTH U.S. HIGHWAY 75**
The request of Sherman Crossroads, LTD (Owners), John Pimentel, QuikTrip (Representative/Tenant) and Jonathan Schindler (Engineer) concerning the property located at 3624 South U.S. Highway 75, being 2.027 acres in the Preston Kitchen Survey, Abstract No. 667, also being a part of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:
Planning and Zoning Commission
Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 1,668 square foot, 60' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.
6. **618 WEST BELDEN STREET**
The request of Sherman Montessori Preschool, Inc. (Owners) and Allison West (Representative) concerning the property located at 618 West Belden Street, being Lot 1, Belden Street Montessori School Addition, a Replat of the east 20' of Lot 46 with a portion of a 15' alley of the Birge's-Fairview Addition for a total of 0.66 acres, as follows:
Planning and Zoning Commission
Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the addition of a 12' x 14' shade structure and 8' x 12' accessory building for Belden Street Montessori Preschool in an R-1 (One Family Residential) District.

7. **2920 WEST HOUSTON STREET**

The request of Caladium Investments, LLC (Owners), Caleb Dupuis (Representative), Cross Engineering Consultants, Inc., (Civil Engineer) and CBG Surveying Texas, LLC (Surveyor) concerning the property at 2920 West Houston Street, being 1.75 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

8. * **1305 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of 1305 S FM 1417, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres, as follows:

Planning and Zoning Commission

Replat approval of The Brooks on Heritage Parkway Addition, Lot 1R, a Replat of Lot 1, The Brooks on Heritage Parkway Addition.

9. **1305 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of 1305 S FM 1417, LP (Owners), Preston Trail Land Surveying (Surveyor) and Kent Hughlett (Architect) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres, as follows:

Board of Adjustments

- Amending an exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an addition to The Brooks Apartment Complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
- Amending an exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an extension of an 8' wood fence on the south and east property lines and a 6' wrought iron fence with red tipped Photinias on the north property line surrounding the apartment complex in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District

Planning and Zoning Commission

Site plan approval for an addition to The Brooks on Heritage Parkway Apartments.

10. **ADJOURNMENT**

11. **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 15, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of August, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 08/20/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR JULY 16, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft July 16, 2019 P&Z Minutes

STATE OF TEXAS §

July 16, 2019

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 16, 2019.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 18, 2019 regular meeting. Motion by Vice-Chairman Elliott 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, ELLIOTT, DOWNTAIN, DAVIS, AND WOOD.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 8, 9, 10, 12, 13, 14 & 17)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS), ARESHAYA SHERMAN, LLC (DEVELOPER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2511 SWAMY DRIVE, BEING ALL OF LOT 5, BLOCK A, DR. SWAMY ADDITION, LOTS 1-7, BLOCK A, CONTAINING 4.044 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT DR. SWAMY
ADDITION, III, A
REPLAT LOT 5, BLK.
A, DR. SWAMY
ADDITION LOTS 1-7,
BLK. A
2511 SWAMY DRIVE
(ONE GANESHA,
LTD)

REPLAT APPROVAL OF DR. SWAMY ADDITION III, A REPLAT OF LOT 5, BLOCK A, DR. SWAMY ADDITION, LOTS 1-7, BLOCK A

The property is located at 2511 Swamy Drive, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District. The owner would like to replat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS), SRINIVASA A & SUDHA REDDY (DEVELOPER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6118 SWAMY DRIVE, BEING A PART OF THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND LOT 1, BLOCK A, DR. SWAMY ADDITION, LOTS 1-7, BLOCK A, CONTAINING 1.035 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF DR. SWAMY ADDITION II, A REPLAT OF LOT 1, BLOCK A OF DR. SWAMY ADDITION, LOTS 1-7, BLOCK A

The property is located at 6118 Swamy Drive, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM Highway 691) Overlay District. The owner would like to replat the property into one lot 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF AZIZ HASSAN (OWNER), SUNSHINE SUPER CENTER (TENANT), SERGIO LOPEZ (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 6121 NORTH U.S. HIGHWAY 75, BEING LOT 2R, REPLAT LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR SUNSHINE SUPER CENTER

The property is located at 6121 North U.S. Highway 75, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and the O-1.3

REPLAT DR. SWAMY ADDITION II, A REPLAT LOT 1, BLK. A, DR. SWAMY ADDITION, LOTS 1-7, BLK. A 6118 SWAMY DR. (ONE GANESHA, LTD)

SITE PLAN – SUNSHINE SUPER CENTER 6121 N. HWY. 75 (AZIZ HASSAN)

(FM Highway 691) Overlay District. The owner would like to construct a 6,803 square foot convenience store/fueling station at this location. The exterior of the building will be brick with stone accents. Thirty-four parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ORAPORN & KHAM SANSAVATH (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 802 NORTH CLEVELAND AVENUE, BEING PART OF LOT 9 AND ALL OF LOT 10, BLOCK 7, COLLEGE PARK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF COLLEGE PARK ADDITION, BLOCK 7, LOTS 10R1 & 10R2, A REPLAT OF PART OF LOT 9 & ALL OF LOT 10, BLOCK 7, COLLEGE PARK ADDITION.

The property is located at 802 North Cleveland Avenue, the northwest corner of North Cleveland Avenue and East Carter Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), CLAYMOORE ENGINEERING, INC. (ENGINEER), MCDONALD'S USA, LLC (DEVELOPER) AND JPH LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3200-3600 BLOCKS OF SOUTH U. S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II, CONTAINING 13.497 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SHERMAN CROSSROADS, PHASE II, LOTS 1R, 4 & 5, BLOCK 2, A REPLAT OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II

The property is located in the 3200-3600 blocks of South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to replat the property into three lots for commercial development. They had seen the

REPLAT COLLEGE PARK ADDITION, BLK. 7, LOTS 10R1 & 10R2, A REPLAT OF PART OF LOT 9 & ALL LOT 10, BLK. 7 COLLEGE PARK ADDN. 802 N. CLEVELAND AVE. (ORAPORN & KHAM SANSAVATH)

REPLAT SHERMAN CROSSROADS, PHASE II, LOTS 1R, 4 & 5, BLK. 2, A REPLAT OF LOT 1, BLK. 2, SHERMAN CROSSROADS, PHASE II 3200-3600 BLKS. SOUTH U.S. HWY. 75 (SHERMAN CROSSROADS, LTD)

Staff Review Letter and would abide by the Recommendations.

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

SITE PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), CLAYMOORE ENGINEERING, INC. (ENGINEER), MATT MOORE (REPRESENTATIVE), ROGUE ARCHITECTS (ARCHITECT) AND DANIEL REECE (LANDSCAPE ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 3612 SOUTH U. S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE 2, CONTAINING 1.527 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2) (J) FOR MCDONALD'S RESTAURANT WITH DRIVE-THRU IN THE BLALOCK INDUSTRIAL PARK/ BLALOCK COMMERCIAL OVERLAY DISTRICT.

SITE PLAN –
MCDONALD'S
RESTAURANT
3612 S. HWY. 75
(SHERMAN
CROSSROADS, LTD)

The property is located at 3612 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway). The property is in the Blalock Industrial Park and Blalock Commercial Overlay District. McDonald's would like to construct a new restaurant with drive-thru at this location. The exterior of the building will be brick with metal fascia. Fifty-seven (57) parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF KANS HOLDING LLC (OWNERS), STAN ROBINSON, KISS DEVELOPMENT COMPANY (REPRESENTATIVE), PENH STUDIO, LLC (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2421, 2429 AND 2435 SWAMY DRIVE, BEING LOT 1, SHOPS OF GRAYSON ADDITION, A REPLAT OF LOT 4, DR. SWAMY ADDITION, LOTS 1-7, BLOCK A, AND LOT 3R, OF THE REPLAT OF LOTS 2 & 3, BLOCK A, DR. SWAMY ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR THREE RETAIL SHELL BUILDINGS AND A CLOCK TOWER

SITE PLAN – THREE
RETAIL SHELL
BUILDINGS
2421, 2429 & 2435
SWAMY DR.
(KANS HOLDING,
LLC)

The property is located at 2421, 2429 and 2435 Swamy Drive; the southeast corner of U.S. Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM 691) Overlay District. The owner would like to construct three (3) single-story, retail shell buildings for future commercial use and a clock tower. The

floor area of the three buildings will be 8,549 square foot, 9,020 square foot and 7,766 square foot. The exterior finish will be stucco and architectural panels. One hundred three parking spaces will be provided. The clock tower will be 35' tall. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF CRISTOBAL MADRID (OWNER), BRIGETTE ARNDT (TENANT) AND HELVEY-WAGNER SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1908 EAST LAMAR STREET, BEING LOT 1, BLOCK 1, EAST SIDE BUSINESS PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – AUTOMOBILE
SALES
1908 E. LAMAR
(CRISTOBAL
MADRID)

Brigette Arndt, 725 WA Denton Dr., Van Alstyne, TX

Mrs. Arndt appeared to represent the request and answer any questions. The property is located at 1908 East Lamar Street between Dewey Avenue and Wanda Drive. The property is zoned a C-1 (Retail Business) District.

Mrs. Arndt explained “we would like to open a used car lot at this location.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if this location had been used for car sales in the past.

Scott Shadden, Director of Developmental Services responded, “yes.”

Chairman Mahone asked if they had any connection to the previous business.

Mrs. Arndt responded, “no.”

Chairman Mahone asked if they had any experience in this type of business.

Mrs. Arndt explained, “my husband use to do it.”

Chairman Mahone asked if they plan to do any renovations on the building.

Mrs. Arndt explained, “we plan to do interior and exterior work on the property such as repainting the building, soffit fascia repair and resurface the parking lot.”

Commission Member Davis asked if they plan to do sales, repair or both.

Mrs. Arndt responded, “sales only, we are going to keep it clean and nice.”

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

A letter was received from:

Robert Ortezt, 110 N. Andrews, Sherman, TX

“When Madrid open first time, he said he would keep it clean. That didn't happen. Would you like this in your neighborhood?”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow automobile sales in a C-1 (Retail Business) District at 1908 East Lamar Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF JOHN & SHAREN ARRIAZOLA (OWNERS) AND MADELYN GREENWOOD (TENANT) CONCERNING THE PROPERTY LOCATED AT 125 EAST WALL STREET, BEING A PART OF LOT 7, BLOCK D, T.J. SHANNON'S SUPPLEMENT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PERMANENT MAKEUP/MICRO-BLADING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

SUP – PERMANENT
MAKEUP/MICRO-
BLADING
125 E. WALL ST.
(JOHN & SHAREN
ARRIAZOLA)

Madelyn Greenwood, 1405 N. Ricketts, Sherman, TX

Ms. Greenwood appeared to represent the request and answer any questions. The property is located at 125 East Wall Street between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Ms. Greenwood explained, “I was approved for permanent make-up at my current location, 19311 West U.S. Highway 82 in 2017. I would like to expand to a bigger location and relocate to 125 East Wall Street in downtown Sherman. We

will have five independent contractors working at this location.” She had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District located at 125 East Wall Street subject to the Staff Review Letter and limited to Madelyn Greenwood. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF REID & DANA FADY (OWNERS) AND BRITTNEY EVANS, PLUSHED SPA (TENANT) CONCERNING THE PROPERTY LOCATED AT 105 SOUTH TRAVIS STREET, SUITE 200, BEING THE WEST ONE HUNDRED FEET OF THE NORTH ONE-HALF OF LOT 2, BLOCK 5, ORIGINAL TOWN PLAT (OTP), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PERMANENT MAKEUP/MICRO-BLADING IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Brittney Evans, 417 Valley View Lane, Krum, TX

Ms. Evans appeared to represent the request and answer any questions. The property is located at 105 South Travis Street between Houston and Lamar Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

Ms. Evans explained, “Plushed Spa has been located at 121 East Wall Street for two years and have outgrown our current location. We would like to move to 105 South Travis, Suite 200 to expand and offer additional services, permanent make-up and micro-blading.” She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if they have been doing permanent makeup in their current location.

SUP – PERMANENT
MAKEUP/ MICRO-
BLADING
105 S. TRAVIS ST.,
STE. 200
(REID & DANA FADY)

Ms. Evans responded, “yes, we have been doing permanent makeup at our current location.”

Chairman Mahone asked if she had a Specific Use Permit for her current location.

Ms. Evans responded, “no, I do not think so; I have never been before this Board before.”

Chairman Mahone asked Mr. Shadden if there was a Specific Use Permit for her current location.

Mr. Shadden responded, “I do not know if there are or not.”

Chairman Mahone asked how long she has been doing permanent makeup/micro-blading.

Ms. Evans explained, “I have had a tattoo studio license for three years.”

Commission Member Davis asked if she would be doing tattoos also.

Ms. Evans responded, “no, that’s just how the State Department regulates it.”

Chairman Mahone asked how many people would be working at this location.

Ms. Evans explained, “there are three girls working including myself; if we get the new building we may have additional independent contractors, it is quite a bit larger than our current location. The new location will be on the second floor of the building.”

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

ACTION TAKEN.

Motion by Commission Member Sims to approve the Specific Use Permit to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District at 105 South Travis Street, Suite 200 subject to the Staff Review Letter and limited to Brittney Evans. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

EXCEPTION/

THE REQUEST OF SHERMAN FEC REAL ESTATE LLC (OWNERS), TRUSTED ER (TENANT) AND NTS SIGNS (REPRESENTATIVE/SIGN CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 115 WEST TRAVIS STREET, BEING LOT 2, BLOCK 1, SHERMAN CROSSROADS MEDICAL ADDITION, AS FOLLOWS:

VARIANCE – SIGN
115 W. TRAVIS ST.
(SHERMAN FEC
REAL ESTATE, LLC)

(DENIED)

PLANNING AND ZONING COMMISSION

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (8) AND ORDINANCE NO. 2252, SECTION 410 (2)(N) TO ALLOW A 200 SQUARE FOOT, 50' TALL FREESTANDING SIGN 30' FROM THE HIGHWAY 75 SOUTH PROPERTY LINE IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

Todd Bass, NTS Signs, 1602 E. Houston, Sherman, TX

Mr. Bass appeared to represent the request and answer any questions. The property is located at 115 West Travis Street, the northwest corner of U.S. Highway 75 North and West Travis Street, Trusted ER is the tenant. The property is zoned Blalock Industrial Park and in the Blalock Commercial Overlay District.

Mr. Bass explained, "Trusted ER is requesting an exception and variance to allow a 50' tall, 200 square foot, freestanding sign, 30' from the Highway 75 property line. Currently, there was an ER there that closed down a few months ago; they were open approximately eight months. Some of the issues were visibility in that area. As you are traveling down Highway 75, you have to have signage there to be seen before you get to the exit to be able to see the business. That is the only medical facility in that part of town, so to me it is very important that you are able to see it. It is also in completion with other businesses in that area that are moving in, such as the Schulman's Movie Bowl Grille, they have a 60' sign. You have Lone Star, McDonald's, QuikTrip and all on the Highway 75 corridor, most of it has 50' signage allowance. I think Blalock has to do with Travis Street; is that the reason why the rules are for a 12' sign."

Mr. Shadden explained, "Blalock is the gateway to the City and they wanted to keep signage limited, to have large multi-tenant signs, a couple of those and all the rest of the signs to conform to the ordinance."

Mr. Bass explained, "the ER has a Travis Street address even though it faces Highway 75 and I know all the businesses up and down through there even the new ones coming in are requesting signage above 50'. It is going to be very difficult to compete with businesses in there with a 12' tall sign and that is the reason for the request, on top of that being a medical facility and the only one in that end of town. It is very vital that people are able to locate that business." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, “of all the higher ones how many do you know of that were approved.”

Mr. Bass explained, ‘Schulman’s was approved for a 60’ tall sign.”

Commission Member Davis explained, ‘that was for a multi-tenant sign.”

Mr. Bass explained, ‘multi-tenant for their business, yes, because they have bowling and all that inside; but it is all one business. Currently, you have Shell, Jack in the Box, Day’s Inn, Circle K, all of them already have tall signs. You have McDonald’s coming in hopefully pretty soon; they are looking to put in the area. In all cases that I have worked with installing McDonald’s signs, I have done that in many County’s in this area, they won’t come in if they can only have a 12’ tall sign on a highway that is doing 75 mph. Those are items that I am sure will be coming through shortly. You have Circle K, Equipment Depot and all the businesses that already have high signs.”

Mr. Shadden explained, “all those businesses were prior to the Blalock Overlay Ordinance.”

Mr. Bass stated, “those were all grandfathered in, sure, I understand that, but you still have to compete with those businesses and if you are having an unfair advantage against someone just because they were there before us, it makes it difficult to run a business and try to be profitable.”

Vice-Chairman Elliott explained, “those are two different types of businesses, I would not say retail and a medical facility are competitive.”

Mr. Bass explained, “that is correct, but when you are trying to look down a highway and see signs, especially for a medical emergency and trying to locate it, looking for a 12’ tall sign against all these 50’, 60’ and 70’ signs; you are not going to see it. In some cases, it could be a life and death situation.”

Chairman Mahone asked if there were currently any freestanding signs on that property.

Mr. Bass responded, “no.”

Chairman Mahone stated, “so currently it just has the signage that is on the building itself.”

Mr. Bass stated, “that is correct; there is no other signage there.”

Commission Member Davis stated or up and down that stretch.

Mr. Bass responded, “correct.”

Commission Member Davis stated, “I take your pictures are illustrating a 50’ sign for us.”

Mr. Bass responded, “yes, all the way from that exit 75 southbound, taking the FM 1417 exit all the way down to FM 1417, there is no signage currently. As you know, that is where QuikTrip and McDonald’s is looking to move to along with some others, I’m sure they will be moving shortly after that; we just happen to be asking ahead of time.”

Chairman Mahone asked Mr. Shadden, the height currently for the ordinance is 12’; correct.

Mr. Shadden explained, “12’ with a 65 square foot face with a 25’ setback from the property line.”

Mr. Bass explained, “based on my experience, he is correct, most of them that I have dealt with have been 25’.”

Chairman Mahone asked, “how many square feet are in a standard billboard.”

Mr. Shadden responded, “300 square feet.”

Chairman Mahone explained, “I kind of see your point being an emergency; 200 square feet is a big sign.”

Mr. Bass explained, “billboards are larger than 300 square feet. I think the Days Inn sign is 200 square feet.”

Chairman Mahone asked Mr. Shadden if there were any plans for multi-tenant signage at that corner of the development.

Mr. Shadden explained, “at the entrances of the development, they plan to have multi-tenant signs.”

Chairman Mahone asked if they could have signage on the multi-tenant sign.

Mr. Bass explained, “that is someone else’s property.”

Chairman Mahone stated, “it is not a part of the same development then.”

Mr. Shadden explained, “it is part of the same development, but they sold the lot where the ER is located. The original masterplan was to have multi-tenant signs at the entrances and the conforming signs on the rest of the lots. You can put a 300 square foot sign on the building on each wall; you could have four of those on the building, which would be highly visible.”

Mr. Bass explained, “you would not be able to see it before you get to that exit.”

Mr. Shadden explained, “you could see it from the highway.”

Vice-Chairman Elliott asked, “what level is this ER, what level of trauma are they able to handle? In my experience, these types of ER’s are more of a destination type place, where you cut your finger to get it stitched up.”

Mr. Bass explained, “they have x-rays, MRI’s, all the facilities that a major ER has.”

Vice-Chairman Elliott asked, “if they would be receiving ambulances.”

Mr. Bass responded, “yes.”

Chairman Mahone asked about the vehicle that is parked on the lot with the advertising on it at the location in the picture.

Mr. Bass explained, “he is currently parked out there until he can get open; it is just for advertising, it is mobile, it is not a sign. Our main concern is to draw attention to the location in case there is an emergency. There is going to be many signs down through that area, some have already been approved like Schulman’s Movie Bowl Grille, even though it is multi-tenant for that business; they have multiple businesses in there.”

Chairman Mahone explained, “I think that is pretty much the plan for that area is to have multi-tenant signage. It just feels really big to me; I do not want to set a precedent where we are going to have a lot of these signs at the gateway to Sherman.”

Mr. Bass asked if the McDonald’s and QuikTrip and all that down through there, are they going to a multi-tenant sign also.

Mr. Shadden explained, “that is not on the agenda.”

Chairman Mahone explained, “I can’t say what they are going to do.”

Mr. Bass explained, “my concern is they do not own that property so they will not be allowed to be a part of the multi-tenant signs. How are we going to get our advertisement because a 12’ sign is not going to be seen from the highway?”

Vice-Chairman Elliott explained, “on the picture when you are coming up from Highway 75 you can see the building and if you have 300 square feet of building signage, you will be able to see it.”

Mr. Bass explained, “that is from one direction though.”

Chairman Mahone asked Mr. Shadden if they would be allowed to put a sign on the roof.

Mr. Shadden explained, “we would need to look at the Blalock Ordinance. I know the equipment has to be screened. The building is taller than the McDonald’s would be.”

Mr. Bass explained, “I think you are thinking a 200 square foot sign is a big sign, 10’ x 20’ is not a huge sign, for example the Exxon at Highways 75 and 82, that sign is 16’ x 9’, we are just a little bit smaller than that one. When you look at the high rise Exxon sign, they do not look that big and that one is 50’ in the air. If you compare it, 200 square feet is not huge, that is actually smaller than what is allowed, 300 square feet is allowed.”

Commission Member Davis explained, “65 square feet is what is allowed and you are requesting over triple that.”

Mr. Bass explained, “you are correct; I am talking down the Highway 75 corridor.”

Commission Member Davis stated, “we are talking about Blalock Industrial Park; you cannot compare 4-10 miles down the road.”

Mr. Bass explained, “right there on Highway 75, if you are anywhere on that side of the road, there are 300 square foot signs.”

Commission Member Davis explained, “those signs were there before the ordinance was in place.”

Mr. Bass explained, “all the way from the city limits to there its 300 square feet.”

Commission Member Davis explained, “you have to look at the big picture. Are there others that want multiple signs and a multi-tenant sign.”

Mr. Bass agreed “there are going to be multiple signs down that area, not just hopefully this one but there is going to be other businesses that are going to open up there, even QuikTrip was on the agenda until they got moved to next month, they are looking for a big sign to go out there. It is just the nature of the business, when you are in business you want to be seen. All of us that are in business, that is our goal to be seen so that we can compete with other businesses and draw people that are driving down the road. In this case, we are looking at it as medical necessity also, not only wanting people to see us, but to be able to come there for the small minor things, but also for the major health issues and you need that service quickly; the difference

between getting there and the hospital could be life or death, so they definitely want to be seen.”

Chairman Mahone asked, “how tall the building is.”

Mr. Bass did not know “the awning is thirteen feet; we are probably looking at close to twenty feet; between 15-20 feet.”

Vice-Chairman Elliott asked if they were supposed to have screening for the A/C units on the roof; “would that screening be able to be used as a sign space.”

Mr. Shadden explained, “as long as it did not exceed three hundred square feet.”

Vice-Chairman Elliott stated, “if they were able to do that, they would be pretty close to what they are asking for.” He explained to Mr. Bass the A/C unit on the roof is not screened and it is supposed to be, “when you screen that you could use that as advertising space there and it would get you pretty close to your sign height and the visibility that you need.”

Mr. Bass stated he would need to talk to the customer.

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

ACTION TAKEN.

Motion by Commission Member Downtain to deny the request for the exception and variance to allow a 200 square foot, 50' tall freestanding sign 30' from the Highway 75 South property line in the Blalock Industrial Park/Blalock Commercial Overlay District at 115 West Travis Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

PLANNED DEVELOPMENT

THE REQUEST OF TERRA PERPETUA LLC (OWNERS), BRYAN KLEIN, ION DESIGN GROUP (REPRESENTATIVE), BUSH ARCHITECTS, LLC (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-100 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PLANNED
DEVELOPMENT –
TERRA PERPETUA
VILLAGE
300-1000 BLKS. E.
FM 1417 (VIETNAM
VETERANS
PARKWAY)
(TERRA PERPETUA,
LLC)

**PLANNED DEVELOPMENT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 6.11, FOR TERRA
PERPETUA VILLAGE**

Bryan Klein, ION Design Group, 7075 Twin Hills Ave., Ste. 350, Dallas, TX, Connie Cooper, 3839 McKinney Ave., Dallas, TX and Ronnie Guerrepo, Terra Perpetua, LLC, 2800 N. Dallas Parkway, Ste. 210, Plano, TX

Mr. Klein, Ms. Cooper and Mr. Guerrepo appeared to represent the request and answer any questions. The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). It is currently zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

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

Mr. Klein explained, "Terra Perpetua, LLC would like to develop a 245.8-acre tract for Terra Perpetua Village, a Planned Development with an integrated mix of commercial and residential with land set aside for parks, open space or other village amenities and a potential for a school site. The site will be developed in Phases."

Chairman Mahone explained, "this is the first planned development we have seen. Could you tell us about the mid-rise residential, is that three story buildings."

Mr. Klein explained, "the mid-rise residential is something that will be three stories, it may be four stories, depending on the acceptance and the market; we do not quite know right now. It may at some point be a five-story, we are not sure, we do not start there; we start with a three story."

Chairman Mahone stated, "with mixed uses, I am assuming you would have commercial on the first floor and living space above that or would it be separated."

Mr. Klein explained, "the commercial is separated, there are two kinds of development like that, you have heard the term, mixed use, which is where the development is mixed equally, and this is a mix of uses. You have an apartment building here and directly across the street you have some commercial. There will be a number of different kinds of single families like you live in now and there will be some

smaller lots. We understand this is an area that has not been prone to development, the south side, so we are going to need to grow into the site a little bit and see what the clients support.”

Chairman Mahone asked, “if the commercial space will be the Village Center.”

Mr. Klein responded, “yes, that is another term for it.”

Chairman Mahone asked the total timeline looks like for a project like this, is it in stages, a beginning to end timeline, x number of years.

Mr. Klein responded, “I wish I could tell you exactly how long it would take; it really is determined by how the market accepts it. You have a good employment base here with more people coming all the time, so development accelerated. The first phase is something the owner would like to grow into this fall and construction beginning in the fall or the spring.”

Chairman Mahone stated, “it sounds like you have a first phase in mind and once you figure out how that is received, then you will move on to a second stage.”

Mr. Klein explained, “that is correct. We will come back to you for site plan review so there will not be any surprises of what it might be: single-family, multi-family or townhomes, commercial or different pieces like that. It is a natural progression into the site and you build pieces from there. On 245 acres, it could take a good long while, if there is a strong market acceptance, it could take 5-8 years; it is hard to know right now.”

Commission Member Davis asked about a Village Residence, “is that a duplex?”

Mr. Klein explained, “those are some general terms, the single family is single family; you see that as low density residential. The Village Residence is a little bit smaller garden homes, not everyone likes to live in the same type of dwelling, now you have a lot more choices, so we want to accommodate the lot for different people and the goal is to have something on the site that makes something for everyone; if you like to rent, come on out, if you like to own, come on out, you have a number of different choices, prices, price points.”

Commission Member Davis asked about mid-rise, “is that an apartment building.”

Mr. Klein explained, “a mid-rise would be an apartment. The concept plan shows seven mid-rise residential but the danger of doing concept plans is you want to go ahead and put something on paper but as soon as you do it looks as

though you have seven apartment buildings. Each of the multi-family will be responsible for parking and while we put little blocks on the plan, they are intended to represent areas we plan to develop. The street layout we have on there is very schematic, very conceptual. We did that in order to express and to divide the property into blocks and to provide something to TXDOT.”

Chairman Mahone asked Scott Shadden if the planned development ordinance would outline the number of parking spaces they will need.

Mr. Shadden explained, “the planned development ordinance will have that in it and our consultant will review the site plan as well, to make sure it complies with the ordinance before we bring the final to you. This is just a general concept tonight.”

Clint Philpott, Director of Engineering explained, “the intent of the planned development is we have our standard minimum standards for our subdivision currently and the planned development is to take that minimum and elevate it to a higher minimum to guarantee as the development progresses, this all meets a higher standard; so that is the intent of the development to make the whole area no matter if it is year one or year fifteen has the same standard for the whole area.”

Chairman Mahone explained, “so if this is approved today, we would see them again and show us the final plats, site plans for Phase One, for instance.”

Mr. Klein explained, “the next submittals will be far more detailed. We will come back for plats, site plans with building elevations with colors, textures, building materials for the exteriors, and a landscaping plan. There is a lot more detail we would like to show except we are not there yet.”

Chairman Mahone asked if the planned development ordinance had timelines for the project if it is approved.

Mr. Shadden responded, “there are time limits in there, if it is abandoned, it would revert to the base zoning that is in place.”

Chairman Mahone asked, “for instance, if they were approved today and they came back with Phase One, they completed Phase One and then they decided not to do a Phase Two, what would happen to that section that would have been Phase Two; it just goes back to its original zoning, they just get to keep the Planned Development Zoning on what is existing.”

Vice-Chairman Elliott stated, “that would not be advantageous because the PD zoning is higher than what was in place.”

Mr. Philpott did not know the timeline, but “I do know there are timelines and they are lengthy; this is not something that is developed quickly. The Crossroads development is an example of a much smaller development. We built Travis Street and Crossroads three years ago and we are just now starting to see QuikTrip and McDonald’s starting to pop up. For a development like this because it is residential, it could be longer; so those time frames are not one or two years, it is probably five or longer years.”

Commission Member Manley understood “this is conceptual but I was hoping from a conceptual standpoint, I am reading about the traditional single family residential, minimum lot width 40’, under single family village residential, minimum lot width 20’, front yard setbacks either five or ten feet, in single family traditional residential twelve units per acre. Could you describe what that looks like?”

Mr. Klein explained, “the ordinance only describes minimums, you can always exceed them and many times you come in with products that are a little bit larger, wider and taller. Part of the thing is growing into the site, there is momentum in this area and as there are more activities here, there will be much more variety of types of homes and more choices. What is described there is what is called a patio home, garden home or a townhome. We will bring back to you plats with various sizes.”

Commission Member Manley explained, “these minimums are very much smaller than our standard single-family residential minimums area.”

Mr. Shadden asked for an example in the metroplex of this type of development.

Mr. Klein responded, “Highway 75 and Alma, which is in Plano, smaller homes, and the big visual when I came in here is, we have a number of acres where you can build something, more of a master planned community. If you look at the population across the U.S., the baby boomers are downsizing, they do not want to have that big yard, they do not want a big house, so we are having meetings with builders and they are saying, hey can you do smaller lots, can you do different things.”

Mr. Guerrepo explained, “I am the owner of the land. I came to the City and I want to do a big master plan, we do have the land within the ordinance that we have, the minimums you can have, the detached garage, zero lot lines, what the homebuilders are looking for; it is more driven to the demand. The development at Highway 75 and Alma, where you see the product, you have to drive, there is a lot of demand, that project broke ground probably eighteen months ago and it is packed. The real demand is for the smaller downsize, my father-in-law said I want to sell this big home and I want to go to something smaller, I don’t want to

take care of the yard, so it is market driven. I picture a patio home, it is smaller, some people do not even want to go upstairs, I just want a first floor, and not a second floor; 2,500 – 3,000 square feet, park in my garage that is what we wanted, and we wanted to create that lifestyle environment for the full 250 acres.”

Mr. Philpott explained, “the parking on that type of higher density is going to be different from what we have seen traditionally in Sherman, where you are going to have more on-street parking and additional parking lots closer to the home, it would be all shared.”

Chairman Mahone thought they would have to have some type of parking garage.

Mr. Philpott stated, “it’s a different layout from what we are used to seeing with some of the duplexes come in with odd parking layouts; this would be minimized with development parking, multiple lots on the site plan. Engineers will have to provide parking based on square footage.”

Commission Member Davis asked if traditional residential is more of a sixty-foot lot.

Mr. Klein explained, “they are looking at a spectrum, but it is market driven. The idea behind this is a little bit more urban than suburban, so a little bit more urban gets to be smaller lots, as Ronny mentioned not everyone enjoys August with a lawnmower. Traditional is more attached and detached, more like townhomes in that nature.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained, “Halff and Associates, our consultants have reviewed the Planned Development for the City at the City’s direction and have recommended approval. They were the consultant on the ordinance as well as reviewing the planned developments as they come in.”

Brandon Shelby, City Attorney explained, “I reviewed the timeline for the Planned Development and they have two years after the conceptual plan is submitted to submit the detailed plan and five years to make substantial progress. The City Council could extend the timeline with evidence as to why it should be extended. “

Appearing from the audience:

Dustin Farris, 82 Shawnee Circle, Denison, TX

Mr. Farris explained he owns thirty-five acres across FM 1417. “I feel very excited about the development and would like to integrate our projects in with this larger planned development. Hats off to the City for making this happen.”

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Planned Development for Terra Perpetua Village in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CTG GROUP, LLC (OWNERS), ANGELA STEWART, IRONWOOD AUTO SALES, LLC (APPLICANT/TENANT) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1604 SOUTH SAM RAYBURN FREEWAY, BEING A PART OF LOTS 7, 8 & 9, BLOCK 1, OF THE CORRECTION PLAT OF MAYHEW'S SECOND SUPPLEMENT, CONTAINING 0.344 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW USED AUTOMOBILE SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT

SUP – USED
AUTOMOBILE SALES
1604 S. SAM
RAYBURN FREEWAY
(CTG GROUP, LLC)

Angela Stewart, 482 Hanna Dr., Denison, TX

Mrs. Stewart appeared to represent the request and answer any questions. The property is located at 1604 South Sam Rayburn Freeway; the southwest corner of Staples and Sam Rayburn Freeway. The property is zoned a C-2 (General Commercial) District and located in the O-1.2 (Sam Rayburn) Overlay District.

Mrs. Stewart explained she owns Ironwood Auto Sales, LLC, and “we are looking to put in a used car lot at this location. It has everything set up for the building; the only thing needed is to paint. The proposed site will park sixteen cars for sale and allow three parking spaces for customers. I would like to install an ornamental black iron fence around the parking and add signage to the existing building and freestanding sign.” She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained, “on the Staff Review Letter, it states the fence must be designed by structural engineers

and submitted to City of Sherman Engineering Department for review and approval. Do you understand that?”

Mrs. Stewart responded, “yes.”

Mr. Philpott explained, “that whole area is in the floodplain, I think it has had six or seven foot of water in the building. The concern is during a flood that the cars float off the lot and are caught under a bridge or into a culvert, we have major problems. The fence needs to be designed to not allow the cars to move.”

Mrs. Stewart stated, “we will only be doing interior work on the building, the windows need to be cleaned, there is a current sign on the property, and we are planning to have it refaced with our brand and logo.”

Chairman Mahone asked Mr. Shadden if he knew if the current sign complies with the sign ordinance.

Mr. Shadden responded, “it probably is not, but it is existing as long as they do not take it down, they can reface it.”

Commission Member Davis asked if they would be working on cars at this location, “have tires in front and auto parts.”

Mrs. Stewart responded, “no, they would be strictly for sale.”

Vice-Chairman Elliott asked Mr. Philpott if he knew how many times this property has flooded.

Mr. Philpott thought “the last time was 2007. The used car lot up the road flooded a year and a half ago. This property has shown up on FEMA’s severe repetitive lots, we purposely did not look into acquiring it because if you use FEMA funds, the area can never be built on and with it being off Highway 75, we did not want to restrict it forever because of that. If it was not in the floodplain it would be a great area, it is just right now it is a risk of flooding.”

Mrs. Stewart explained, “I talked to the owner and he told me it has flooded, once it came into the building a couple of inches. We live close and I have a couple of acres, so I can move the cars to that location.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow used automobile sales in a C-2 (General Commercial) District at 1604 South Sam Rayburn Freeway subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF SHERMAN CROSSROADS, LTD
(OWNERS), JOHN PIMENTEL, QUIKTRIP
(REPRESENTATIVE/TENANT) AND JONATHAN SCHINDLER
(ENGINEER) CONCERNING THE PROPERTY LOCATED AT
3624 SOUTH U.S. HIGHWAY 75, BEING 2.027 ACRES IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO
BEING A PART OF LOT 1, BLOCK 2, SHERMAN
CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280,
SECTION 6.8.4, SUBSECTION (8) AND ORDINANCE NO.
2252, SECTION 410 (2)(N) TO ALLOW A 302 SQUARE FOOT,
75' TALL MULTI-TENANT FREESTANDING SIGN, 34' FROM
THE SOUTH HIGHWAY 75 PROPERTY LINE FOR THE
SHERMAN CROSSROADS DEVELOPMENT AND A 69
SQUARE FOOT, 8.5' TALL MONUMENT SIGN, 20' FROM THE
FM 1417 (HERITAGE PARKWAY) PROPERTY LINE FOR
QUIKTRIP IN THE BLALOCK INDUSTRIAL PARK/BLALOCK
COMMERCIAL OVERLAY DISTRICT

An email was received from John Pimentel, QuikTrip, July
15, 2019 at 9:14 a.m. requesting to move this request to the
August 20, 2019 meeting.

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

SPECIFIC USE PERMIT & VARIANCES

THE REQUEST OF LAZY L ENTERPRISES (OWNER),
WILLIAM MAGERS (REPRESENTATIVE), HOLLEY HOMES
(GENERAL CONTRACTOR) AND UNDERWOOD DRAFTING
AND SURVEYING (SURVEYOR) CONCERNING THE
FOLLOWING PROPERTIES;

BOARD OF ADJUSTMENTS

- 800 N. BROUGHTON STREET, BEING LOT 11, BLOCK
1, BOYER & LUCAS ADDITION - VARIANCE UNDER
ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION
(1) TO ALLOW A 6.5' SIDE STREET SETBACK IN LIEU
OF THE REQUIRED 10' FOR SINGLE-FAMILY
DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL)
DISTRICT/COLLEGE PARK OVERLAY DISTRICT.
- 802/804 N. BROUGHTON STREET, BEING LOT 10,
BLOCK 1, BOYER & LUCAS ADDITION - VARIANCE
UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (1) TO ALLOW A 3' SIDE SETBACK
(NORTH) IN LIEU OF THE REQUIRED 5' FOR TWO-
FAMILY, SINGLE STORY PATIO HOME IN AN R-1

EXCEPTION/
VARIANCE – SIGNS
3624 S. HWY. 75
(SHERMAN
CROSSROADS, LTD)

(TABLED)

VARIANCE – SIDE
STREET SETBACK
SUP – PATIO HOME
800 N. BROUGHTON
ST.

VARIANCE – SIDE
SETBACK
802/804 N.
BROUGHTON ST.

SUP – TWO-FAMILY
PATIO HOMES
802/804, 806/808 &
810/812 N.
BROUGHTON ST.
(LAZY L
ENTERPRISES)

(ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

- 802/804, 806/808 & 810/812 N. BROUGHTON STREET, BEING LOTS 8, 9 & 10, BLOCK 1, BOYER & LUCAS ADDITION - SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-FAMILY, SINGLE-STORY PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.
- 800 N. BROUGHTON STREET, BEING LOT 11, BLOCK 1, BOYER & LUCAS ADDITION - SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SINGLE-STORY PATIO HOME IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers appeared to represent the request and answer any questions. The property is located at 800, 802/804, 806/808 and 810/812 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Magers explained, "this will be the same exact request that was approved in November of 2017, just east of Broughton Street. We are requesting a Specific Use Permit to allow single-story patio homes on four lots, one single-family and three two-family. We are proposing to use rear entry for this project. We have reached an agreement with the City to improve and maintain the alleyway. We are requesting the variance at 800 North Broughton to allow a 6.5' side street setback and a variance at 802/804 North Broughton for a 3' side setback to allow separation of the patio homes for the 10' maintenance. The 6.5' setback on Carter Street is the exact same setback that was approved at Carter and Throckmorton, due east on Carter Street. The problem you have with Carter Street is, in the original deed it is described as an alley; it is a very narrow street." He had seen the Staff Review Letter and would abide by the Recommendations.

"These are the exact same floorplans that we used across the street on the single-family homes, the only difference is the ones facing Broughton Street, and we are not going to have a driveway in the front."

Commission Member Downtain asked about the agreement for the alley. "What happens if they sell the property or sell the lots individually, will that owner then maintain the alley?"

Mr. Philpott explained, "they would either asphalt or concrete."

Mr. Magers explained, “we will probably asphalt it because the street is asphalt, there is no curb and gutter in the area. The City will have to approve it before we get a building permit. I am going to call it an HOA for the lack of a better term, there will be a maintenance agreement with the owner of the house.”

Mr. Philpott explained, “there would be an encroachment agreement that allows them to do that, so the City Council will sign off on it.”

Mr. Magers explained, “this particular portion of the street has a curve in it and we plan to stagger the houses so when you are looking down the street the houses will have a straight line down the street.”

Chairman Mahone stated, “there is an amended Staff Review Letter, could you tell me what is different.”

Mr. Philpott explained, “originally, we talked about not allowing any driveways off Broughton Street, and so we removed that from the letter.”

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 6.5' side street setback at 800 N. Broughton Street and a 3' side setback (north) at 802/804 N. Broughton Street. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a single-story patio home at 800 N. Broughton Street and to allow two-family, single story patio homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 N. Broughton Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

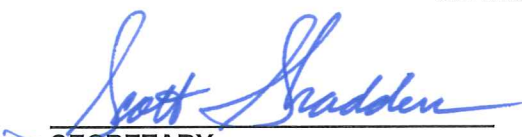
THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:15 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 08/20/2019

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

Issue:

CONSENT AGENDA (ITEM 8)

List of Agenda Items:

8. * 1305 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of 1305 S FM 1417, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres, as follows:

Planning and Zoning Commission

Replat approval of The Brooks on Heritage Parkway Addition, Lot 1R, a Replat of Lot 1, The Brooks on Heritage Parkway Addition.



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

5.

Meeting Date: 08/20/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3624 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners), John Pimentel, QuikTrip (Representative/Tenant) and Jonathan Schindler (Engineer) concerning the property located at 3624 South U.S. Highway 75, being 2.027 acres in the Preston Kitchen Survey, Abstract No. 667, also being a part of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 1,668 square foot, 60' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3624 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway), QuikTrip is the proposed tenant. The property is in the Blalock Industrial Park and the Blalock Commercial Overlay District. The owners are requesting a 1,668 square foot, 60' tall multi-tenant, free-standing sign, 32' from the Highway 75 property line for the Sherman Crossroads development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

John Pimentel, QuikTrip (Representative/Tenant)

Jonathan Schindler (Engineer)

Master Plan Designation:

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

Number of notices mailed:

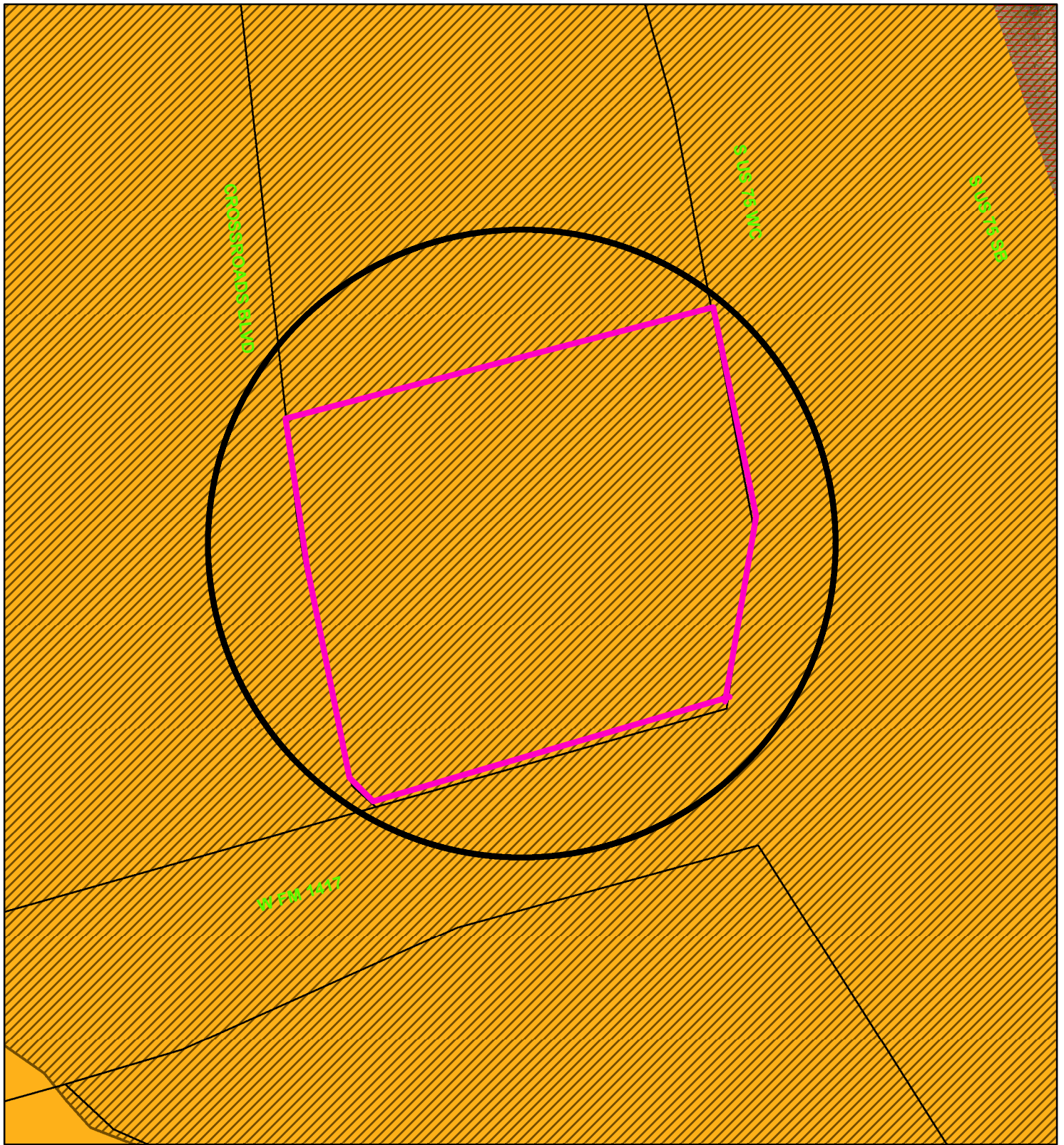
47

Objections Received:

0

Attachments

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



Zoning - 3624 South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

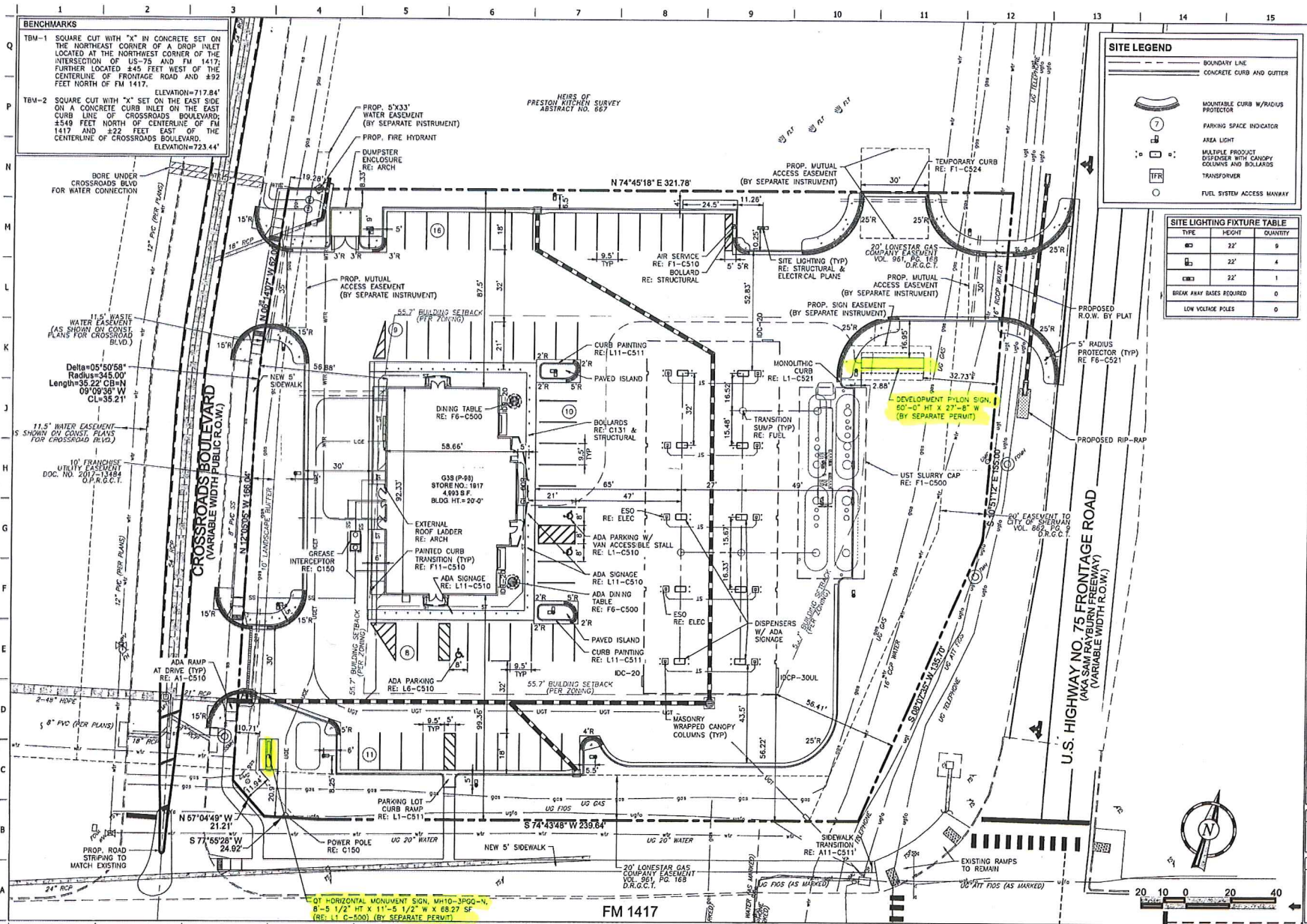
1 in = 100 ft



3624 South Highway 75



FILE: \\LDS026\work\071002_1177\Drawings\Civil\1917_C100.dwg 140 MMS 2/2/2019 9:29 AM PLOT: 2/2/2019 9:29 AM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISORDER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANKAY

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
MD	22'	9
MD	22'	4
MD	22'	1
BREAK AWAY BASES REQUIRED		0
LOW VOLTAGE POLES		0

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION. NO BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF, JONATHAN E. SCHMIDLER, P.E. 108064, DATE 7/20/2019, PROJECT NO. Q110011917.

Kirkman ENGINEERING
4311 Mark Avenue, Suite 210
Coppell, Texas 75011
Phone: 817-481-4860
Fax: 817-481-4860
Texas Firm No. 15874

QuikTrip No. 1917
NNC FM 1417 & S. US HWY 75
SHERMAN, TEXAS

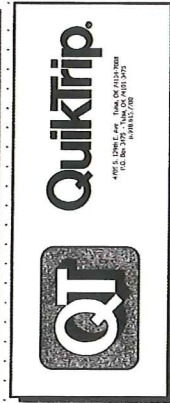
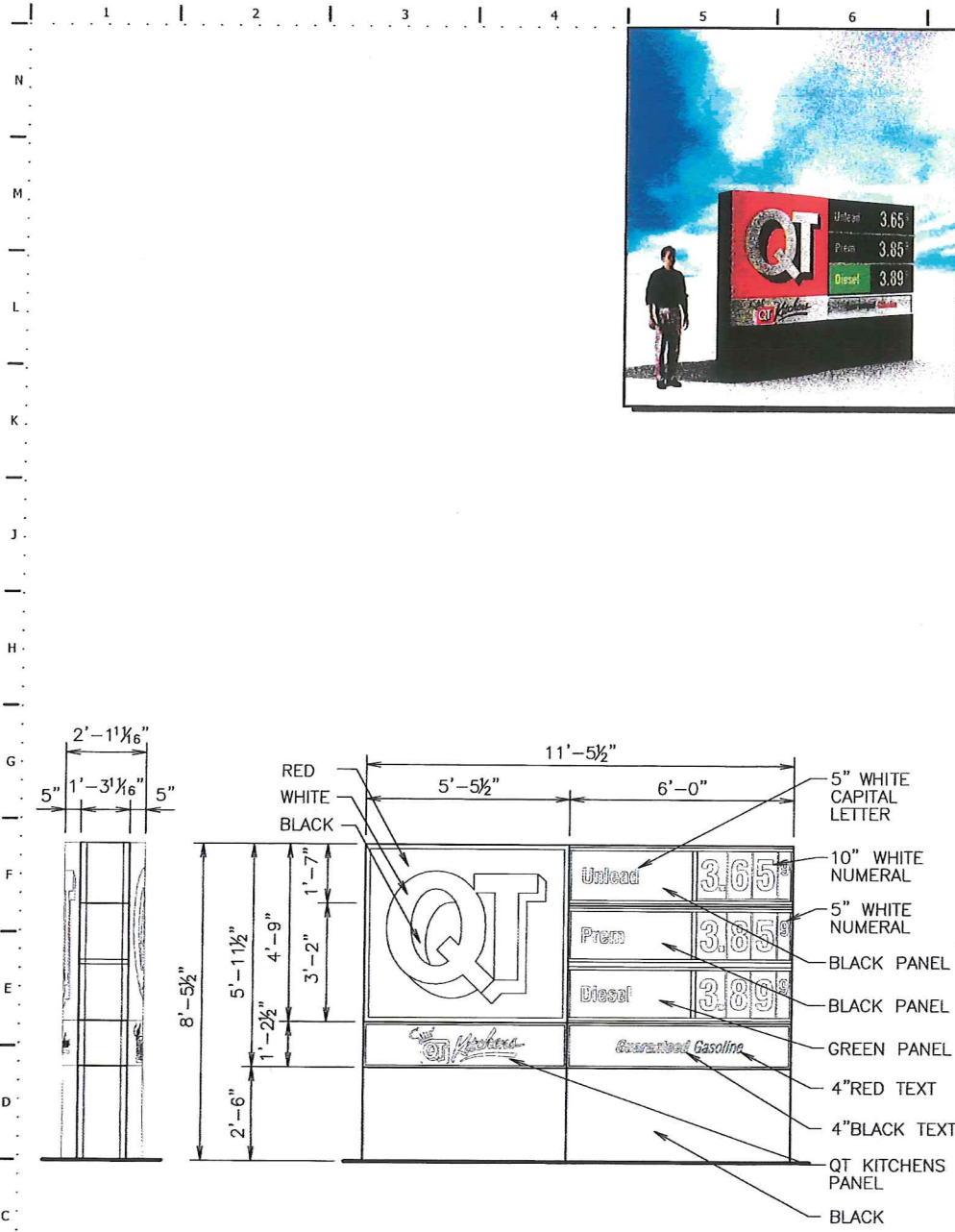
PROTOTYPE: P-88 (6/5/19)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

ORIGINAL ISSUE DATE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

S:\Signage\Standard Monument Signs\MH10-3PGQ.dwg - L_000 Plot Date: 12/10/2014 3:51 PM - Kim_Joe



Horizontal Monument Sign
MH10-3PGQ

NOTES
DRAWN BY
ISSUE DATE 12/3/14

SQUARE FOOTAGE
TYPEFACE
INSIDE CAN
ENTIRE SIGN
69

SPECIFICATIONS:

Logo: Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53. Also Nobel on embossment.

SCALE:
1/4" = 1'-0"

STAFF REVIEW LETTER

August 13, 2019

Sherman Crossroads, LTD
4650 Beltline Road, Ste. 400
Addison, TX 75001

John Pimentel
1120 N. Industrial Blvd.
Euless, TX 76039

Kirkman Engineering
Jonathan Schindler
4821 Merlot Ave., Ste. 210
Grapevine, TX 76051

Dear Applicants,

The request for an exception and variance to allow a 1,668 square foot, 60' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 3624 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 20, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated, it shall be at owner's expense.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. Lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
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. Require replat of property.
11. Verify gas line along US 75 Service Road. Coordinate with Gas Company.

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	Billy Hartsfield, 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**

6.

Meeting Date: 08/20/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

618 WEST BELDEN STREET

The request of Sherman Montessori Preschool, Inc. (Owners) and Allison West (Representative) concerning the property located at 618 West Belden Street, being Lot 1, Belden Street Montessori School Addition, a Replat of the east 20' of Lot 46 with a portion of a 15' alley of the Birge's-Fairview Addition for a total of 0.66 acres, as follows:

Planning and Zoning Commission

Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the addition of a 12' x 14' shade structure and 8' x 12' accessory building for Belden Street Montessori Preschool in an R-1 (One Family Residential) District.

Background:

The property is located at 618 West Belden Street between Ricketts and Lockhart Streets; Belden Street Montessori School is the tenant. The property is zoned an R-1 (One Family Residential) District. The following items have been approved or tabled for the property:

- Specific Use Permit to allow a preschool and kindergarten in an R-1 (One Family Residential) District - August 5, 1985 - Ordinance 3855
- Specific Use Permit to allow two additional classrooms in an R-1 (One Family Residential) District - March 16, 2009 - Ordinance 5594
- A Specific Use Permit Amendment and site plan approval to allow one additional modular classroom building in an R-1 (One Family Residential) District was tabled at the October 21, 2014, Planning and Zoning Commission Meeting.

Sherman Montessori Preschool would like to install a 12' x 14' cedar pavilion and a 8' x 12.5' storage building on the back portion of their lot. They are in the process of creating a Peace Garden for the children at the rear of their property; installing the pavilion would provide a shaded area for the children to sit and learn about the great outdoors. The storage building will be made of high-density polyethylene with a natural color scheme. It would be used to house a large stroller, tricycles and other items the children will use for the nature park.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sherman Montessori Preschool, Inc. (Owners)

Allison West (Representative)

Master Plan Designation:

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

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Belden Street Montessori School Addition

Site Plan

Building Elevations

Staff Review Letter

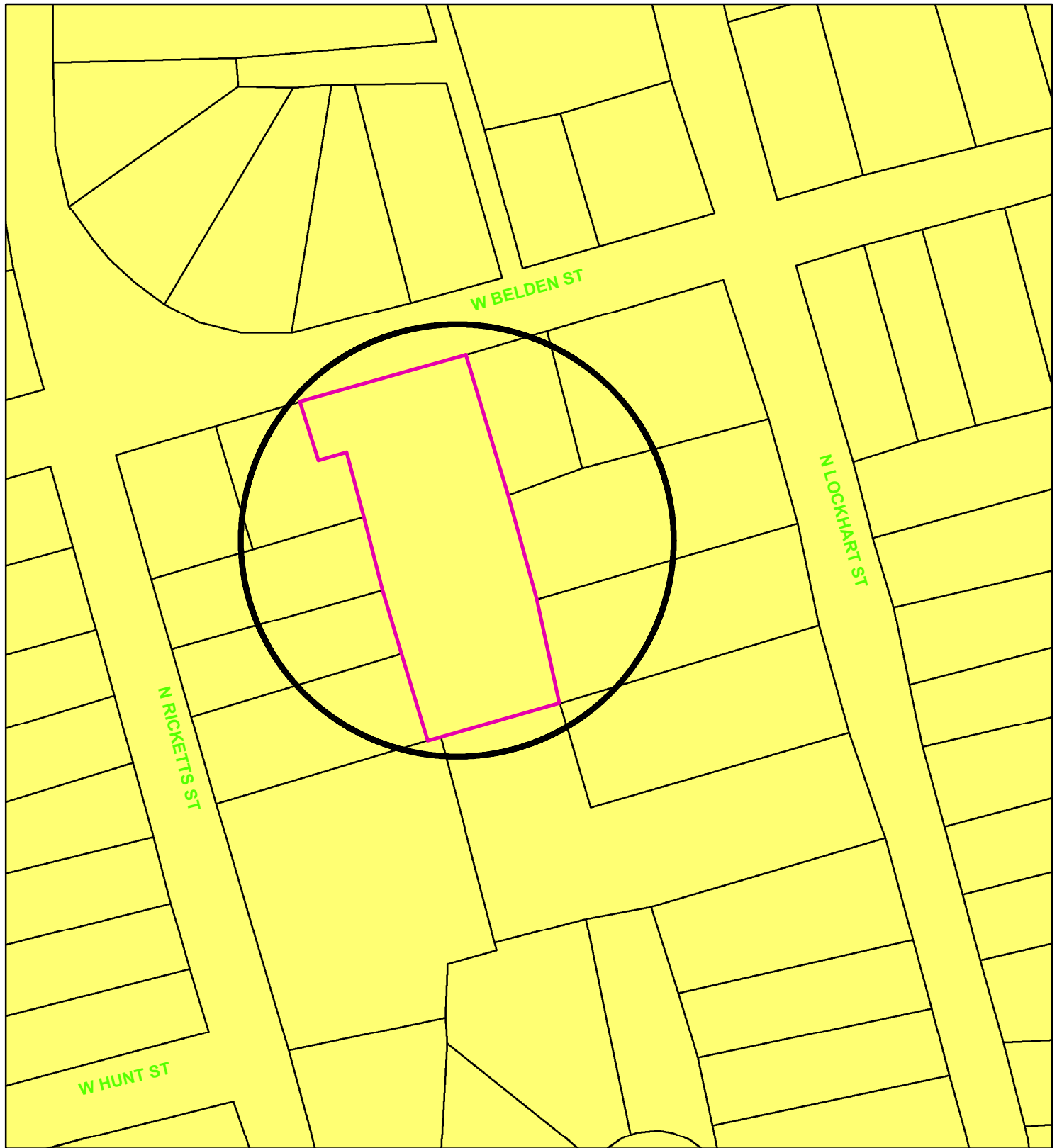


618 W. Belden



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 618 West Belden Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blaock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department

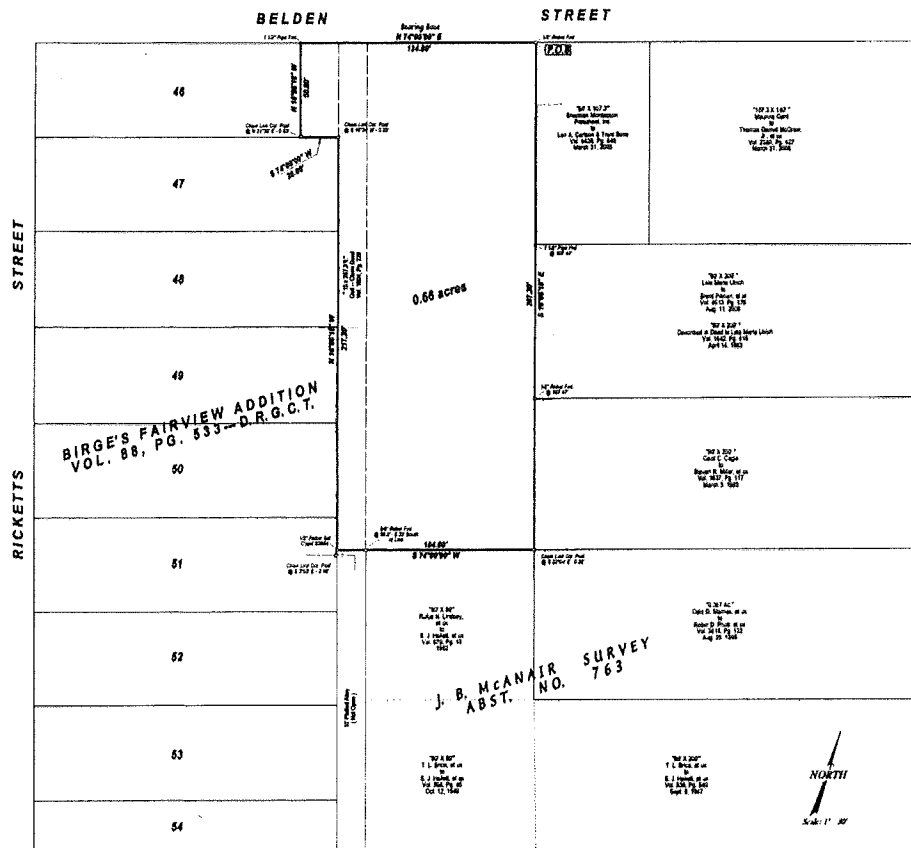


NOT TO SCALE

1 in = 100 ft

618 West Belden Street





BELDEN STREET MONTESSORI SCHOOL ADDITION

to the
CITY of SHERMAN, TEXAS

Being a Replat of the East Twenty feet of Lot Forty Six, together with a portion of
a fifteen foot alley of Birge's Fairview Addition to the City of Sherman, Texas,
(Vol. 88, Pg. 533, Deed Records, Grayson County, Texas)
and an 89 X 267.3 foot tract of land, J. B. McAnair Survey.



Owner & Developer
Sherman Montessori Pre-school, Inc.
Karen Schuth, President
618 W. Belden St.
Sherman, Texas 76005-3804

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 952-8035 Fax: (903) 952-9170

SHEET 1 OF 2
MONTESS-1PCS

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McANAIR SURVEY, Abstract No. 763, being the same 0.661 acre tract of land conveyed by Luther James Townsend, et ux to Sherman Montessori Pre-School, Inc. by deed dated September 30, 1985, recorded in Volume 1774, Page 78, Real Property Records, Grayson County, Texas, said 0.661 acre tract encompassing the East Twenty feet of Lot Forty six (46) and a portion of a 16 foot wide alley of Birge's Fairview Addition to the City of Sherman, Texas as shown by plat of record in Volume 88, Page 533, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found 1/2 inch rebar maintaining the Northeast corner of said 0.661 acre tract, the Northwest corner of a 60.00 x 207.30 foot tract of land conveyed by Sherman Montessori Preschool, Inc. to Lori A. Carlson and Trent Bess by deed dated March 31, 2008, recorded in Volume 4428, Page 449, Official Public Records, Grayson County, Texas, on the South line of Belden Street;

THENCE South 16 deg. 06 min. 18 sec. East, with the West line of said Carlson/Bess 60.00 x 207.30 foot tract, at a distance of 107.44 feet passing a found 1-1/2 inch pipe maintaining its Southwest corner, the Northwest corner of an 80 x 200 foot tract of land described in deed from Kathryn Hardy to Leila Merle Ulrich, dated April 16, 1983, recorded in Volume 1642, Page 418, Deed Records, Grayson County, Texas and continuing with the West line of said Ulrich 80 x 200 foot tract, at a distance of 294.91 feet passing a found 1/2 inch rebar maintaining its Southwest corner, the Northwest corner of an 80 x 200 foot tract of land conveyed by Cecil C. Cagle to Steven R. Miller, et ux by deed dated March 3, 1983, recorded in Volume 1637, Page 117, Deed Records, Grayson County, Texas and continuing with the West line of said Miller 80 x 200 foot tract for a total distance of 267.30 feet to a chain link fence corner post maintaining the Southwest corner of said Miller 80 x 200 foot tract, the Northwest corner of an 0.367 acre tract of land conveyed by Odie H. Starnes, et ux to Robin Dee Pruitt, et ux by deed dated August 28, 1996, recorded in Volume 2418, Page 122, Official Public Records, Grayson County, Texas, the Northeast corner of an 80 x 89 foot tract of land conveyed by Rufus H. Lindsey, et ux to S. J. Hallett, et ux by deed recorded in Volume 679, Page 18, Deed Records, Grayson County, Texas;

THENCE South 74 deg. 00 min. 00 sec. West, with the North line of said Hallett 80 x 89 foot tract, at a distance of 89.0 feet passing 0.33 feet North of a found 5/8 inch rebar at its Northwest corner on the East line of the above mentioned 16 foot wide alley (not open) as shown on said plat of said Birge's Fairview Addition and continuing for a total distance of 104.00 feet to a set 1/2 inch rebar on the West line of said alley, the East line of Lot Fifty one of said Birge's Fairview Addition, from which a chain link fence corner post bears South 03 deg. 03 min. East, a distance of 2.98 feet;

THENCE North 16 deg. 06 min. 18 sec. West, with the West line of said alley, the East line of Lot Fifty one through Forty seven of said Birge's Fairview Addition, a distance of 217.30 feet to the Northeast corner of said Lot Forty seven, the Southeast corner of said Lot Forty six, from which a chain link fence corner post bears South 18 deg. 34 min. West, a distance of 0.33 feet;

THENCE South 74 deg. 00 min. 00 sec. West, with the South line of said Lot Forty six, the North line of said Lot Forty seven, a distance of 20.00 feet to the West line of the herein described tract, from which a chain link fence corner post bears North 31 deg. 32 min. East, a distance of 0.63 feet;

THENCE North 16 deg. 06 min. 18 sec. West, a distance of 80.00 feet to a found 1-1/2 inch pipe on the North line of said Lot Forty six, the South line of said Belden Street;

THENCE North 74 deg. 00 min. 00 sec. East, with the South line of said Belden Street, the North line of said Lot Forty six, at a distance of 20.00 feet passing its Northeast corner, the and continuing for a total distance of 124.00 feet to the PLACE OF BEGINNING and containing 0.66 ACRES OF LAND more or less.

I, Marshall Sartin, Registered Professional Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas

Marshall Sartin 4-08-09
Marshall Sartin, R.P.L.S. #3694

That, Sherman Montessori Pre-school, Inc., owners and developers of BELDEN STREET MONTESSORI SCHOOL ADDITION, to the City of Sherman, Texas, by and through Karen Schuth, President, do hereby dedicate the streets and easements shown hereon to the public use forever.

Karen Schuth 4-15-09
By: Karen Schuth, President

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Karen Schuth, 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 15 day of April, 2009.



NOTARY PUBLIC, State of Texas

Approved this 17th day of February, 2009 by the City Planning and Zoning Commission of the City of Sherman, Texas.

Jim Goff
CHAIRMAN

Scott Shadden
SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 16th day of MARCH, 2009

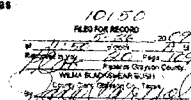
Kevin J. ...
MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of BELDEN STREET MONTESSORI SCHOOL ADDITION to the City of Sherman, was submitted to the City Council on the 16th day of March, 2009 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 plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 16th day of May, 2009

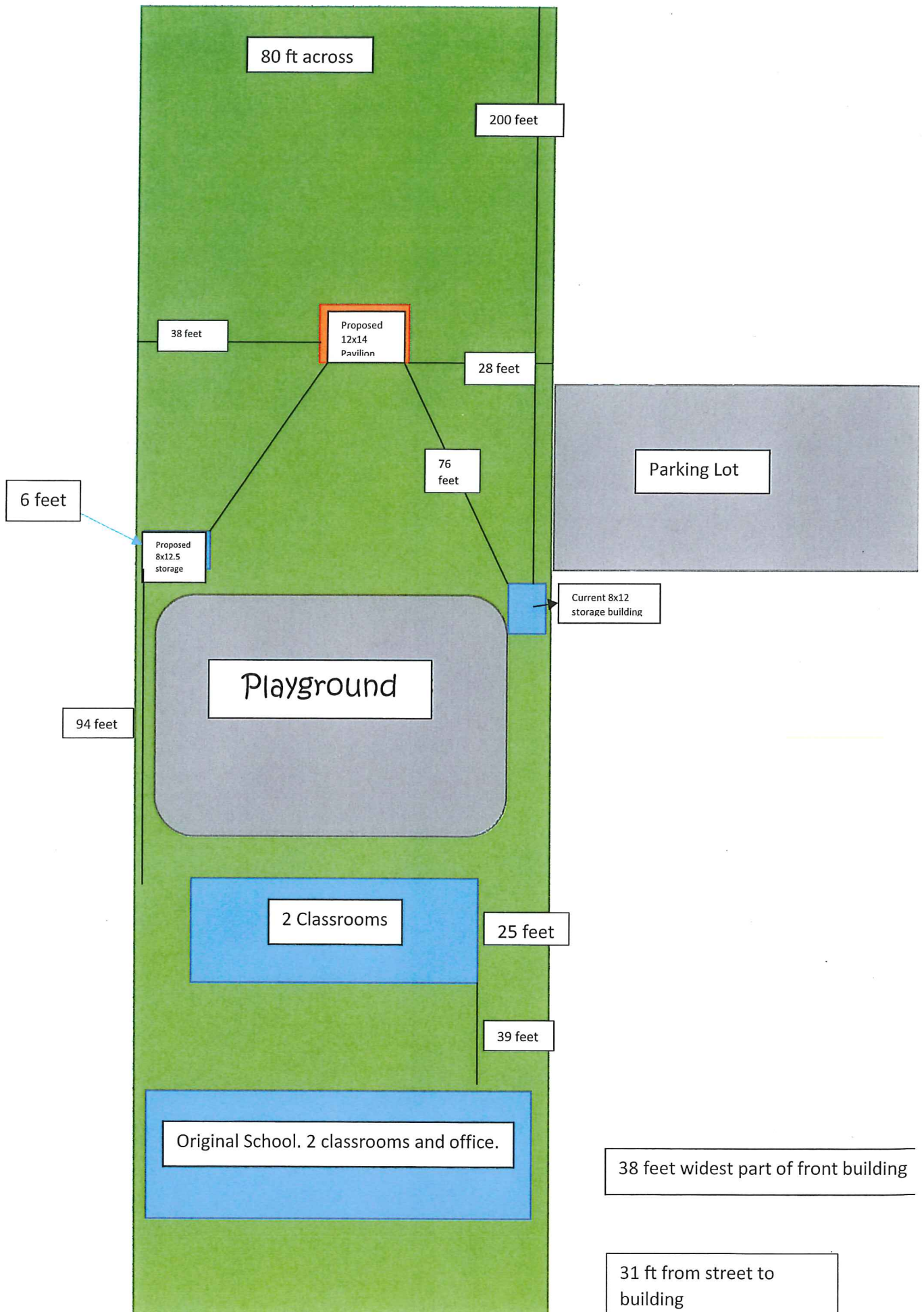
Brenda Ashby
CITY CLERK, City of Sherman, Texas

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 952-8035 Fax: (903) 952-9170

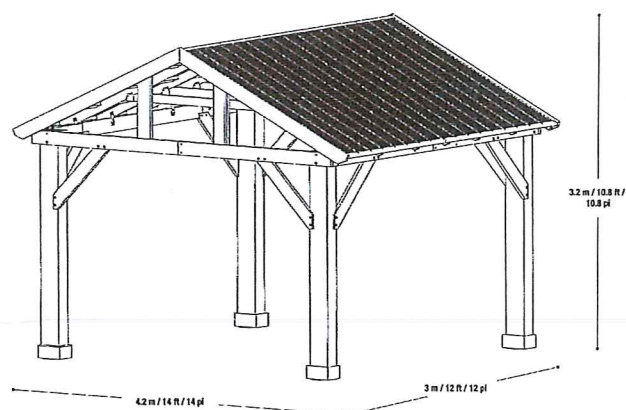


SHEET 2 OF 2
MONTESS-1PCS

E-1-131



14' x 12' Cedar Pavilion with Aluminum Roof



Dimensions

Overall Dimensions (L x W x H): 14' x 12' x 10' 10"

Base Dimensions (outside of post): 12' x 11' 7"

Base Dimensions (inside of post): 11' x 10' 7"

Product Weight: 740 LBS

Lifetime 8' x 12.5' Outdoor Storage Shed



Wood-grain molding, a simulated shingled roof and shatterproof windows keep this shed looking great season after season. It's made with high-density polyethylene – a plastic that's resistant to damage. And the natural color scheme will complement any yard or garden.

Assembled Size

Exterior Dimensions: 92.75" W x 145.5" L x 96" H

Roof Dimensions: 96" W x 150" L

STAFF REVIEW LETTER

August 13, 2019

Sherman Montessori Preschool
618 W. Belden St.
Sherman, TX 75092

Allison West
2609 W. Biscayne Dr.
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit amendment and site plan approval to allow the addition of a 12' x 14' shade structure and 8' x 12' accessory building for Belden Street Montessori Preschool in an R-1 (One Family Residential) District for the property located at 618 West Belden Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 20, 2019 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 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. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
4. Employee parking must be provided on site.
5. Screening shall be provided abutting any residentially zoning property.
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. Replat required if structures cross existing lot lines.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

7.

Meeting Date: 08/20/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2920 WEST HOUSTON STREET

The request of Caladium Investments, LLC (Owners), Caleb Dupuis (Representative), Cross Engineering Consultants, Inc., (Civil Engineer) and CBG Surveying Texas, LLC (Surveyor) concerning the property at 2920 West Houston Street, being 1.75 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2920 West Houston Street, the southeast corner of FM 1417 (Heritage Parkway) and West Houston Street. A portion of the property was zoned a C-1 (Retail Business) District, October 22, 1978 (Ordinance 3371); the remainder is zoned an R-1 (One Family Residential) District. The property is also located in the O-1.1 (FM 1417 Overlay) District. A residential structure is located on the property, which they plan to demolish.

The owner would like to change the zoning on the property to a C-1 (Retail Business) District to construct a retail strip center. The proposed building will be approximately 10,000 square feet, 85% masonry or architectural glass on the exterior facade. Eighty-eight parking spaces will be provided as well as screening abutting residential.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Caladium Investments, LLC (Owners)
Caleb Dupuis (Representative)
Cross Engineering Consultants, Inc., (Civil Engineer)
CBG Surveying Texas, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

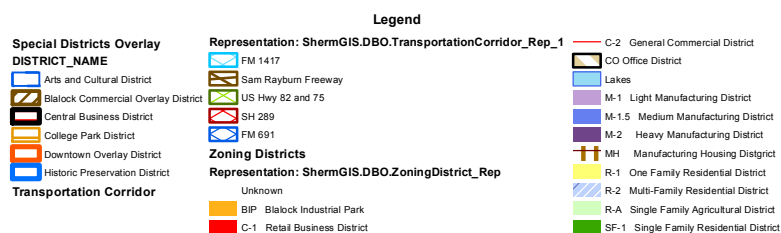
Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Deed Vol 779 Pg 111
Site Plan
Building Elevations
Staff Review Letter

Zoning - 2920 West Houston Street



City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

2920 West Houston Street



Caleb Dupuis
Caladium Investments LLC
2810 Windsor Dr
Sherman, TX 75092
903.815.1743
calebdupuis@gmail.com

July 25, 2019

City of Sherman Planning & Zoning Commission
220 W Mulberry Street
Sherman, TX 75090

Dear Commission Members,

Thank you for considering our request for zoning change to the property at 2920 W Houston. We are very excited about the opportunity to enhance this intersection of two major crossroads by redeveloping this corner and adding an appealing retail center.

This 1.75-acre tract already has a C-1 zoning designation across half the property along the western portion fronting Heritage Parkway. The other half of the property has a R-1 zoning designation and is improved with a dilapidated single-family residence. We are requesting that the City extend the C-1 zoning designation across the entire property, which will allow us to remove the existing structure and pursue the highest and best use for the property, which we believe is a retail use.

As long time Sherman residents, we are excited about the path of progress that is extending along Heritage Parkway. We believe that this corner of Heritage Parkway and Houston Street can serve as a thriving intersection that joins the existing areas of Sherman with the new emerging neighborhoods to the west. We believe this site holds special appeal as it is well positioned at an "in-the-loop" location that is sure to see high traffic counts going forward. By developing this corner into a retail location, we believe that we can enhance the surrounding area by attracting retailers that will serve the nearby neighborhoods and bring services to the growing number of residents in the vicinity.

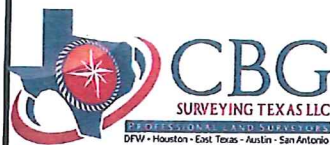
Our intention is to develop the site into an attractive neighborhood retail center. We want to construct a high-quality facility that complies with the City's aesthetic requirements and especially the standards of the 1417 Overlay District. We intend to use 85% masonry or architectural glass on the exterior walls, excluding doors and windows, as required by the Overlay District. Additionally, we will use appropriate fencing, screening and landscaping across the property and especially where we abut neighboring residential properties. We believe our proposed site plan complies with the required elements, but if there is anything that we missed, we want to work with the City to find ways to conform.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caleb Dupuis', with a stylized flourish at the end.

Caleb Dupuis



Alamo Title

LEGEND

- | | |
|-----------------------------------|-------------------------|
| ○ 1" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊙ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊕ CONC. MON. FOUND | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊕ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | —U— IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | —E— EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | —E— EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | —C— CONCRETE |
| —CL— CHAIN-LINK | —CA— COVERED AREA |
| —WF— WOOD FENCE 0.5' WIDE TYPICAL | |
| —DS— DOUBLE SIDED WOOD FENCE | |

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 827, PG. 535, VOL. 809, PG. 519, VOL. 344, PG. 57, VOL. 492, PG. 358

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 349, PG. 393, VOL. 422, PG. 311

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

REVISION NOTE:
STREET NAMES REVISED.
06/13/19

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48181C0270F, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Alamo Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by:

Purchaser

Purchaser

2920 W. Houston Street

Being a certain tract of land out of the Elizabeth Jones Survey, Patent No. 73, Volume 13, situated in Grayson County, Texas, same being that tract of land conveyed to Thomas Donoho, by deed recorded in Volume 4632, Page 633, Deed Records of Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for corner, said corner being along the East line of S. Heritage Parkway (public right-of-way) and along the South line of W. Houston Street (public right-of-way);

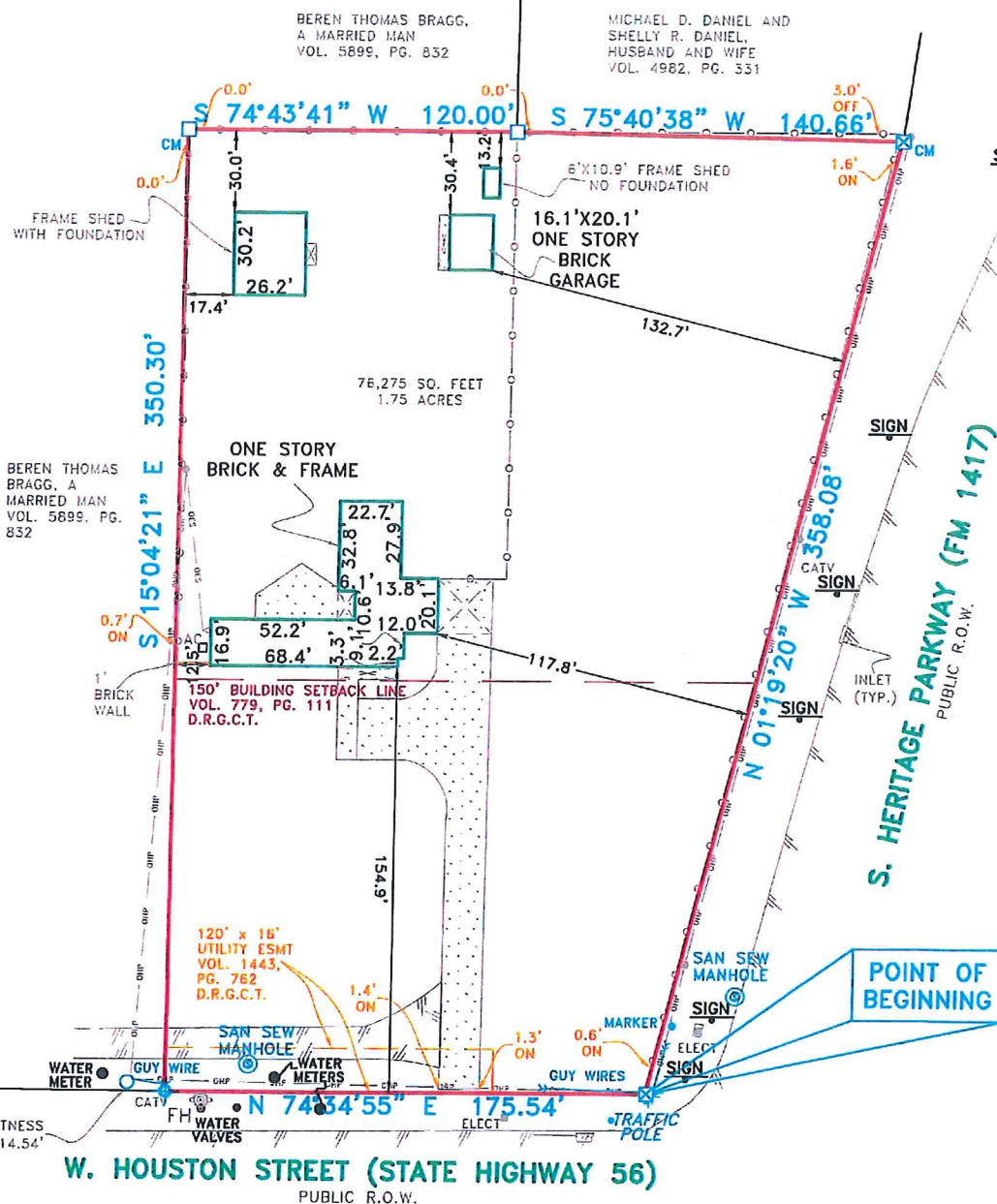
THENCE North 74 degrees 34 minutes 55 seconds East, along the South line of said W. Houston Street, a distance of 175.54 feet to a point for corner, said corner being a Northwest corner of that tract of land conveyed to Beren Thomas Bragg, a married man, by deed recorded in Volume 5899, Page 832, Deed Records of Grayson County, Texas, from which a 1 inch iron rod found, bears North 87 degrees 42 minutes 34 seconds East, a distance of 14.54 feet for witness;

THENCE South 15 degrees 04 minutes 21 seconds East, along the Southwest line of said Bragg tract, a distance of 350.30 feet to a fence post found for corner, said corner being an "ell" corner of said Bragg tract;

THENCE South 74 degrees 43 minutes 41 seconds West, along the North line of said Bragg tract, a distance of 120.00 feet to a fence post found for corner, said corner being a Northwest corner of said Bragg tract and being the Northeast corner of that tract of land conveyed to Michael D. Daniel and Shelly R. Daniel, husband and wife, by deed recorded in Volume 4982, Page 331, Deed Records of Grayson County, Texas;

THENCE South 75 degrees 40 minutes 38 seconds West, along the North line of said Daniel tract, a distance of 140.66 feet to a concrete monument found for corner, said corner being along the East line of said S. Heritage Parkway;

THENCE North 01 degree 19 minutes 20 seconds West, along the East line of said S. Heritage Parkway, a distance of 358.08 feet to the POINT OF BEGINNING and containing 76,275 square feet or 1.75 acres of land.



SHERMAN, TEXAS
COMMERCIAL BUILDING PHONE 1222

10174

111

THE STATE OF TEXAS

COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

That Supreme Forest Woodmen Circle, a corporation, acting herein by and through its duly authorized officers, Clara B. Cassidy, its National President, and Florence H. Jensen, its National Secretary, for and in consideration of:

(1) The sum of Ten Dollars (\$10.00) and other good and valuable consideration to it cash in hand paid by Harry J Baker and wife, Dorothy A. Baker, the receipt of which is hereby acknowledged; and

(2) The execution and delivery to the Supreme Forest Woodmen Circle, a corporation, of one certain promissory note of even date executed by the said Harry J Baker and wife, Dorothy A. Baker, in the original principal amount of One Thousand Eight-Hundred Dollars (\$1,800.00) being payable to the order of the Supreme Forest Woodmen Circle in monthly installments of \$25.00 each, with the first monthly installment due and payable on or before the 2nd day of January, 1955, and one installment of like amount being payable on the 2nd day of each month thereafter until the entire indebtedness, both principal and interest, is paid in full, providing for interest at the rate of Five (5) per cent per annum, payable monthly and to be deducted out of the monthly installments aforesaid, and containing other material provisions and conditions which are made a part hereof the same as if such note were fully copied herein, which said note is secured by a vendor's lien herein retained and further secured by a deed of trust lien created by a deed of trust of even date herewith.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents, do Grant, Sell and Convey unto the said Harry J Baker and wife, Dorothy A. Baker, of the County of Grayson, State of Texas, all that certain lot, tract or parcel of land out of the Elizabeth Jones Survey, Patent No. 73, Vol. 13, situated in Grayson County, Texas:

Being a part of a 600' x 621' tract of land conveyed by L. J. Corbin to the Supreme Forest Woodmen Circle, a corporation, by deed dated May 3, 1929, of record in Vol. 343 at page 622 of the Deed Records of Grayson County, Texas, and being described by metes and bounds as follows:

BEGINNING at a stake on the South right-of-way line of U.S. Highway No. 82, a distance of 93.4 feet East along said right-of-way line from the intersection of the West line of said 600' x 621' tract and the South right-of-way line of said Highway; said beginning point being also located a distance of 1306.8 feet West along the South line of said right-of-way from the Northwest corner of a lot conveyed by Supreme Forest Woodmen Circle to Hal Moody by deed dated August 10, 1953, of record in Vol. 734 at page 527 of said Deed Records.

THENCE parallel with the West line of the said Hal Moody Lot, South 14° 16' East a distance of 600 feet to a stake in the South right-of-way line of said 600' x 621' tract;

THENCE with the South line of said 600' x 621' tract North 75° 44' East a distance of 145.2 feet to a stake; same being the Southwest corner of a 150' x 600' tract heretofore conveyed to Harry J Baker;

THENCE North 14° 16' West with the west line of the said Harry J Baker Lot a distance of 600 feet to a stake in the South right-of-way line of U.S. Highway No. 82, said stake being the Northwest corner of the said Harry J Baker 150' x 600' Lot;

THENCE South 75° 44' West with the South right-of-way line of said Highway, a distance of 145.2 feet to the place of beginning, and containing 145.2 x 600' of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Harry J Baker and wife, Dorothy A. Baker, their heirs and assigns forever, and we do hereby bind ourselves, our successors and assigns to

112

Warrant and Forever Defend, all and singular the said premises unto the said Harry J Baker and wife, Dorothy A. Baker, their heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

It is intended by this conveyance that title to the lot herein described shall extend to the center of the Highway, and all of the right, title and interest of the Grantor in the Highway frontage of said lot South of the center of said Highway is hereby conveyed to Grantees, their heirs and assigns.

This conveyance is made subject to the further covenant and condition that no dwelling shall at any time be erected or placed upon the lands or premises herein conveyed, either by the grantees or by their heirs or assigns, at a distance of less than one-hundred fifty feet from the South right-of-way line of U.S. Highway No. 82, and no dwelling shall at any time be erected or placed on said property having less than nine-hundred square feet enclosed area, exclusive of porches, garages and breezeways. These building restrictions do not apply to the South one-half of the property herein conveyed.

It is further covenanted and agreed that the Grantor is installing a two-inch water line along the North boundary of the property herein conveyed, which water line shall be connected with Grantor's water main furnishing water from the City of Sherman water supply, and that the Grantees, their heirs and assigns, shall be permitted to tie on to said water line and shall be furnished water by the Grantor from such line at the rate charged the Grantor for water by the City of Sherman. It is understood that the Grantees, their heirs and assigns, shall furnish and maintain a suitable meter at their expense and that this covenant is subject to the rules and regulations of the City of Sherman with reference to the furnishing of city water.

It is expressly agreed and stipulated that the vendor's lien is retained in favor of the Supreme Forest Woodmen Circle, a corporation, its successors and assigns, against the above described property, premises and improvements, until the above described note in favor of said corporation and all amounts payable thereunder are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

IN WITNESS WHEREOF, Supreme Forest Woodmen Circle, a corporation, has caused these presents to be executed by its said duly authorized officer, and its corporate seal to be hereunto affixed on this, the 23rd day of November, 1954.



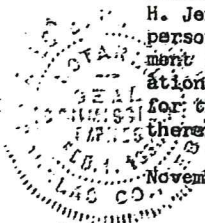
SUPREME FOREST WOODMEN CIRCLE

BY Clara B. Cassidy
Clara B. Cassidy, National President
Florence H. Jensen
Florence H. Jensen, National Secretary

THE STATE OF Nebraska
COUNTY OF Douglas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Clara B. Cassidy, National President of the Supreme Forest Woodmen Circle, a corporation, and Florence H. Jensen, National Secretary of said corporation, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation, and that they each executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of November, A.D., 1954.

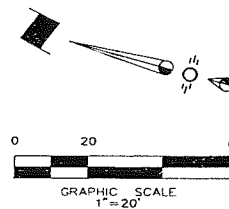
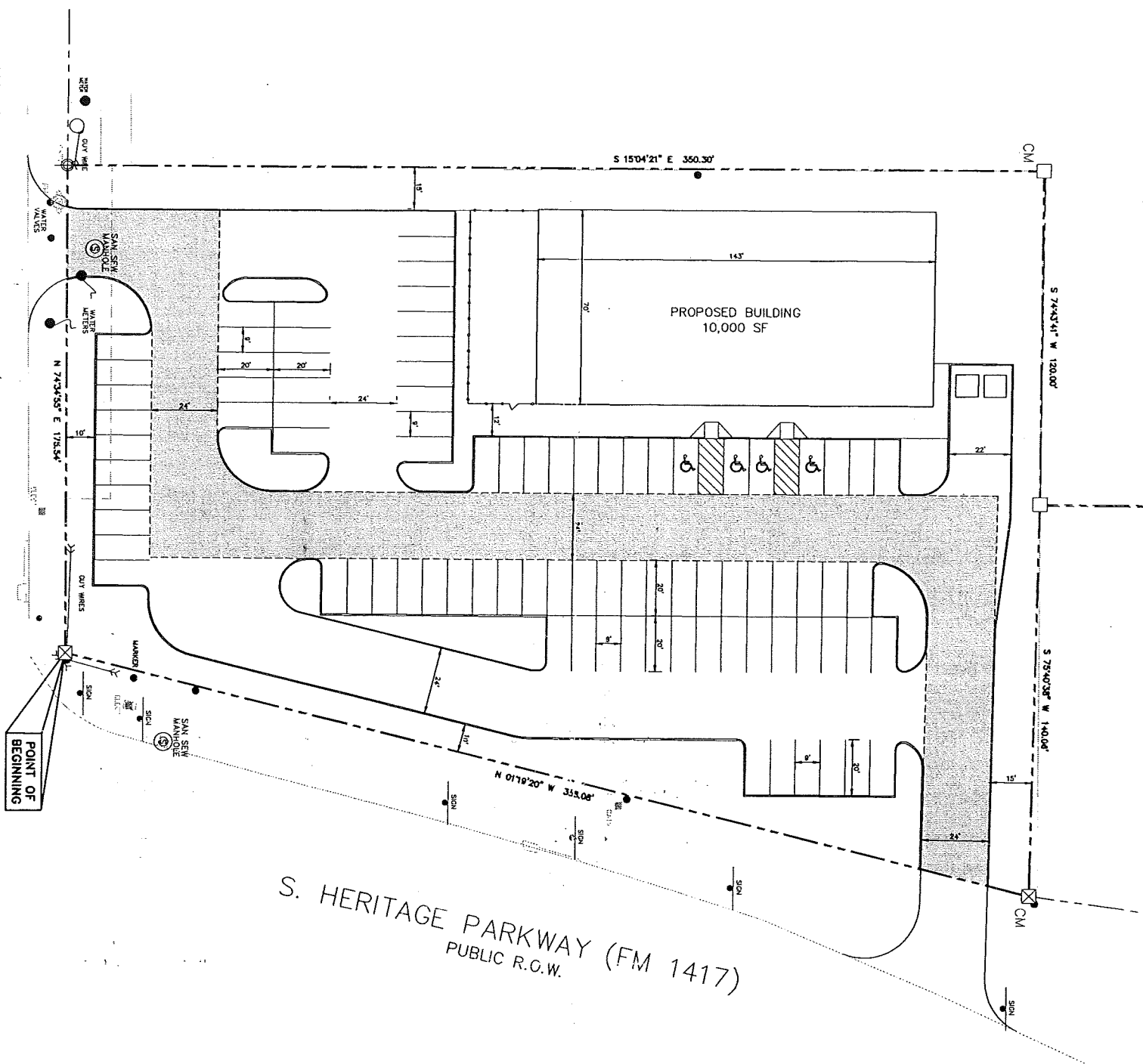


Arthur M. Lamm
Notary Public, Douglas County Nebraska

Filed for record the 26th, of Nov. 1954 at
Recorded the 27th. of Nov. 1954. Instrument #
J. C. Buchanan,
County Clerk. By Paul E. Lee Deputy

1PM
10124

W. HOUSTON STREET (STATE HIGHWAY 56)
PUBLIC R.O.W.



LEGEND

Firelane

SYNOPSIS

Address: 2920 W. Houston
Sherman, Texas 75070
Proposed Zoning: C-1
Proposed Use: Retail
Lot Area: 1.75 Acres (76,275 sf)
Building Area: 10,000 sf

Lot Coverage: 13.11% (Total Bldg Area 10,000 sf)
Floor Area Ratio: 0.13 : 1
Building Height: undetermined

Required Parking: Retail 1:200 (10,000/200) = 50 Spcs.

Parking Provided: 88 Parking Spaces (4 Handicap)

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

SURVEYOR:

CRC Surveying Texas LLC
12025 Shiloh Road, Ste. 240
Dallas, Texas 75228
Phone (214) 349-9485
Contact: Jonathan Quill, R.P.L.S.

STOP!
CALL BEFORE YOU DIG



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St.
McKinney, Texas 75069
972.562.4409
Texas P.E. License No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'

ZONING SITE PLAN

2920 W. Houston

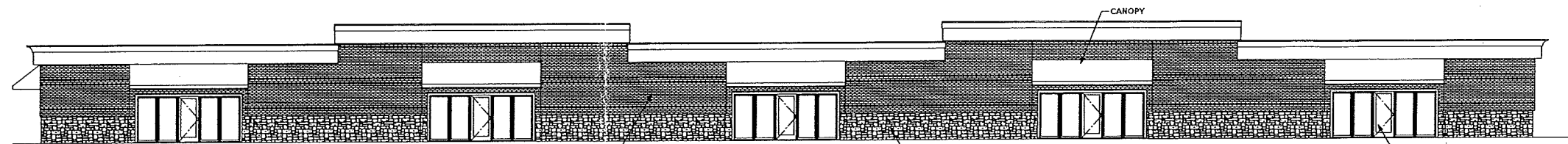
Caleb Dupuis
City of Sherman, Texas

Sheet No.

ZSP

Project No.
19061

2920 W. Houston

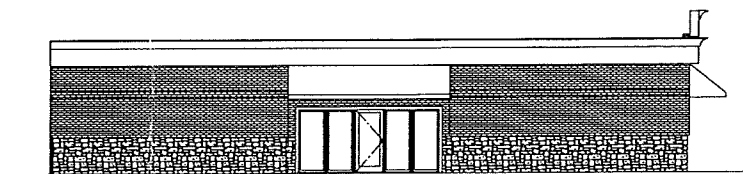


FRONT ELEVATION

BRICK
VENEER
TYP.

STONE
VENEER
TYP.

ALUMINUM
STORE FRONT
DOOR & WINDOWS
RECESSED
TYP.



LEFT ELEVATION

--

NO.	DESCRIPTION	BY	DATE

--

PROJECT DESCRIPTION: A New Office Facility for CALEB DUPUIS 2920 W. Houston Sherman, Texas
--

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

DATE: 7/25/2019

SCALE:

SHEET:

A-1

STAFF REVIEW LETTER

August 13, 2019

Caladium Investments
Caleb Dupuis
2810 Windsor Drive
Sherman, TX 75092

CBG Surveying Texas, LLC
12025 Shiloh Rd., Ste. 240
Dallas, TX 75228

Cross Engineering Consultants
131 S. Tennessee St.
McKinney, TX 75069

Dear Applicants,

The request for site plan approval for a retail strip center for the property located at 2920 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 20, 2019 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-1.1 (FM 1417 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The front setback from West Houston Street shall be 150' per Volume 779, Page 111, Grayson County Deed Records.
4. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
5. A parking space is considered to be 9' x 20'.
6. All parking shall be on private property and shall not encroach into West Houston Street or FM 1417 (Heritage Parkway) right-of-way.
7. Mechanical Equipment - Exposed duct shall not be permitted on any side of the building visible from the highway.
8. Every site adjacent to the FM 1417 (Heritage Parkway) highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
9. The trash dumpster will need to be located in the main building area.
10. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
11. Screening shall be provided abutting any residentially zoning property.
12. If at any time, highway right-of-way is dedicated, signs, structures, parking, etc. shall not be located within the dedicated right-of-way; if they need to be relocated, it shall be at owner's expense and required to meet all City of Sherman ordinances for setback requirements.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property required.
11. Substantial right-of-way required; coordinate with City of Sherman and TXDOT for more information.
12. Drive approaches do not meet City of Sherman and TXDOT standards. Coordinate with City of Sherman for drive approach locations.
13. Required right-of-way will include part of proposed building and 82 of 90 proposed parking spaces.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

8.

Meeting Date: 08/20/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1305 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of 1305 S FM 1417, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres, as follows:

Planning and Zoning Commission

Replat approval of The Brooks on Heritage Parkway Addition, Lot 1R, a Replat of Lot 1, The Brooks on Heritage Parkway Addition.

Background:

The property is located at 1305 South FM 1417 (Heritage Parkway); The Brooks on Heritage Parkway Apartments. The property is zoned an R-2 (Multi-family Residential) District and located in the O-1.1 (FM 1417) Overlay District. The owner would like to Replat the property into one lot for an addition to The Brooks on Heritage Parkway Apartments.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

1305 S FM 1417, LP (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

20

Objections Received:

0

Attachments

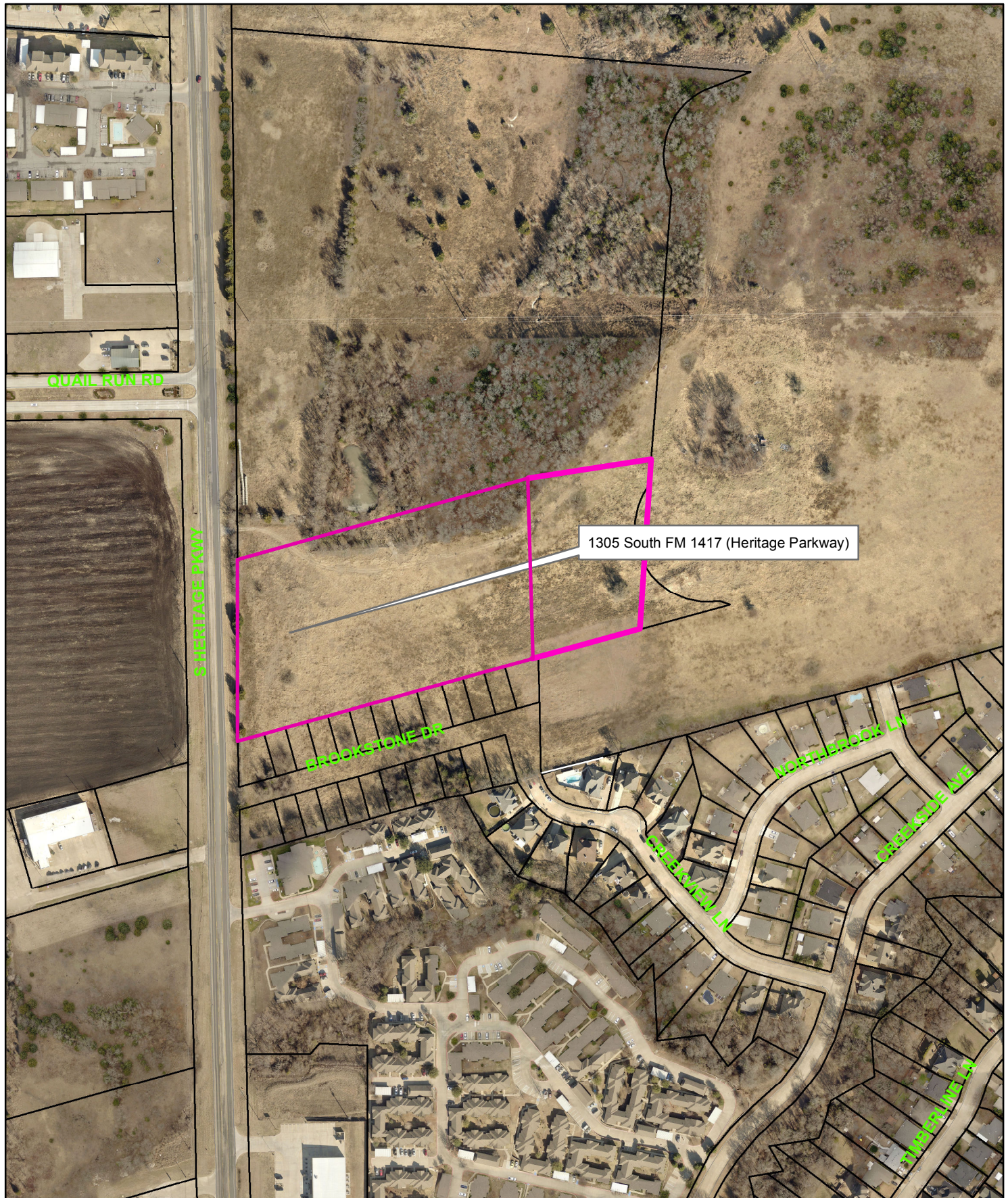
Location Map

Zoning Map

Zoning Sign Photo

Replat The Brooks on Heritage Parkway Addition Lot 1R

Staff Review Letter



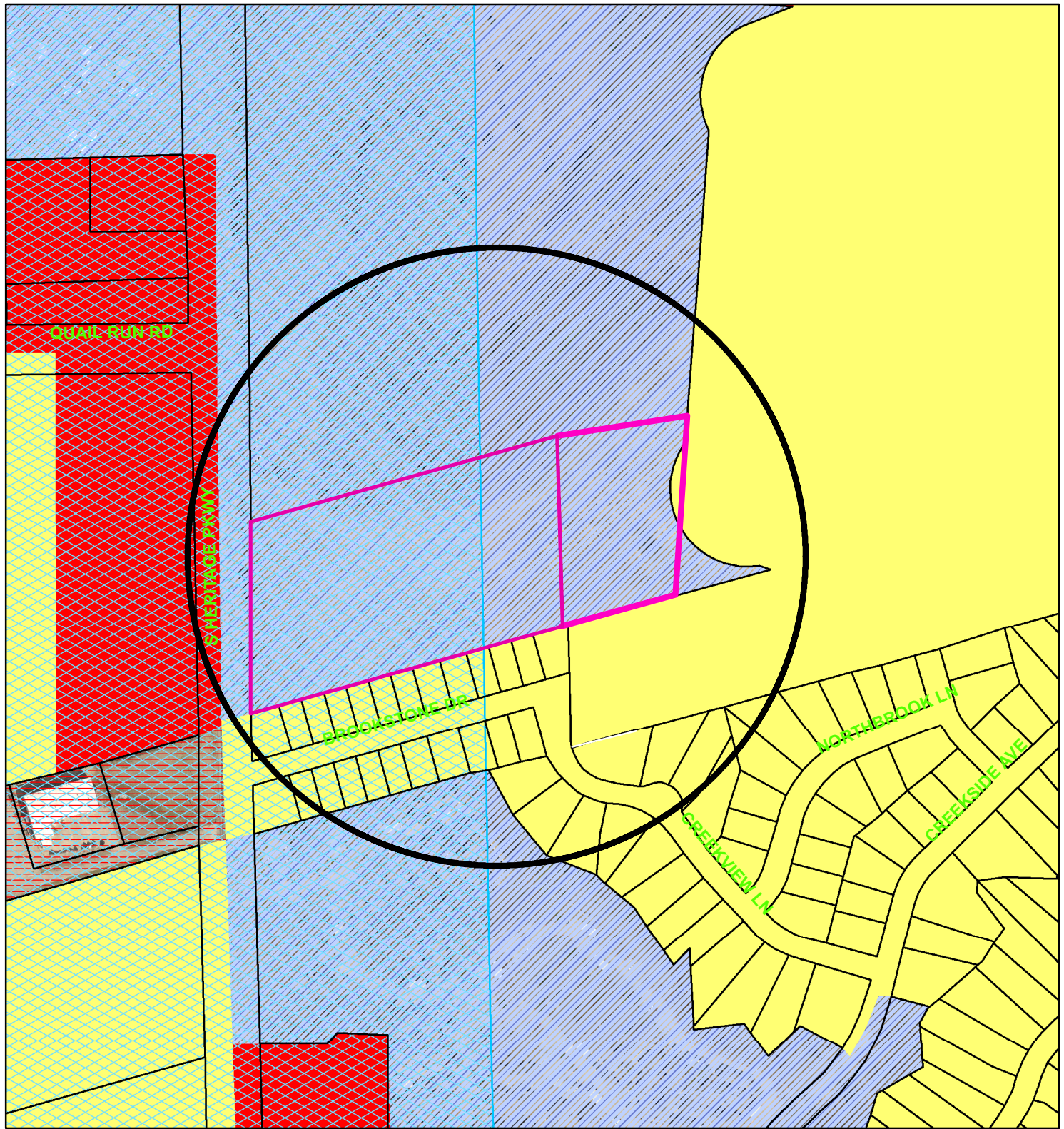
1305 South FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1305 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- 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 = 300 ft

1305 South FM 1417 (Heritage Parkway)





STAFF REVIEW LETTER

August 8, 2019

1305 S. FM 1417, LP
Attn: Daniel Walter
801 E. Taylor Street
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Highway 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat for The Brooks on Heritage Parkway Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 20, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Instrument No. needs to be filled in with the correct Instrument No. for the called 0.109 acre in both the Metes and Bounds description and in drawing.
6. 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.
7. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 08/20/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1305 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of 1305 S FM 1417, LP (Owners), Preston Trail Land Surveying (Surveyor) and Kent Hughlett (Architect) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres, as follows:

Board of Adjustments

- Amending an exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an addition to The Brooks Apartment Complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
- Amending an exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an extension of an 8' wood fence on the south and east property lines and a 6' wrought iron fence with red tipped Photinias on the north property line surrounding the apartment complex in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District

Planning and Zoning Commission

Site plan approval for an addition to The Brooks on Heritage Parkway Apartments.

Background:

The property is located at 1305 South FM 1417 (Heritage Parkway); The Brooks on Heritage Parkway Apartments. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417 Overlay) District.

The following items have been previously approved:

- Zone Change - R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District - January 15, 2018 - Ordinance 6097
- Zone Change - R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District - May 7, 2018 - Ordinance 6113

- Exception to allow 55% masonry and 45% hardy board siding in lieu of the required masonry - November 21, 2017
- Exception to allow an 8' wood fence on the south property line, 6' masonry columns with wrought iron fence on the west property line and 6' wrought iron fence with red tipped Photinia on the east and north property lines surrounding the apartment complex in lieu of the required masonry perimeter wall - November 21, 2017
- Variance to allow detached garages for an apartment complex 3' from the north and south property lines in lieu of the required 7' - November 21, 2017.

The owner would like to add three, two-story, sixteen-unit apartment buildings at the back of the property of The Brooks on Heritage Parkway Apartments. The exterior of the buildings will match the existing buildings on the lot; brick and hardy board siding. Ninety-six parking spaces will be added.

Adjacent Zoning:

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

Origination:

1305 S FM 1417, LP (Owners)
Preston Trail Land Surveying (Surveyor)
Kent Hughlett (Architect)

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:

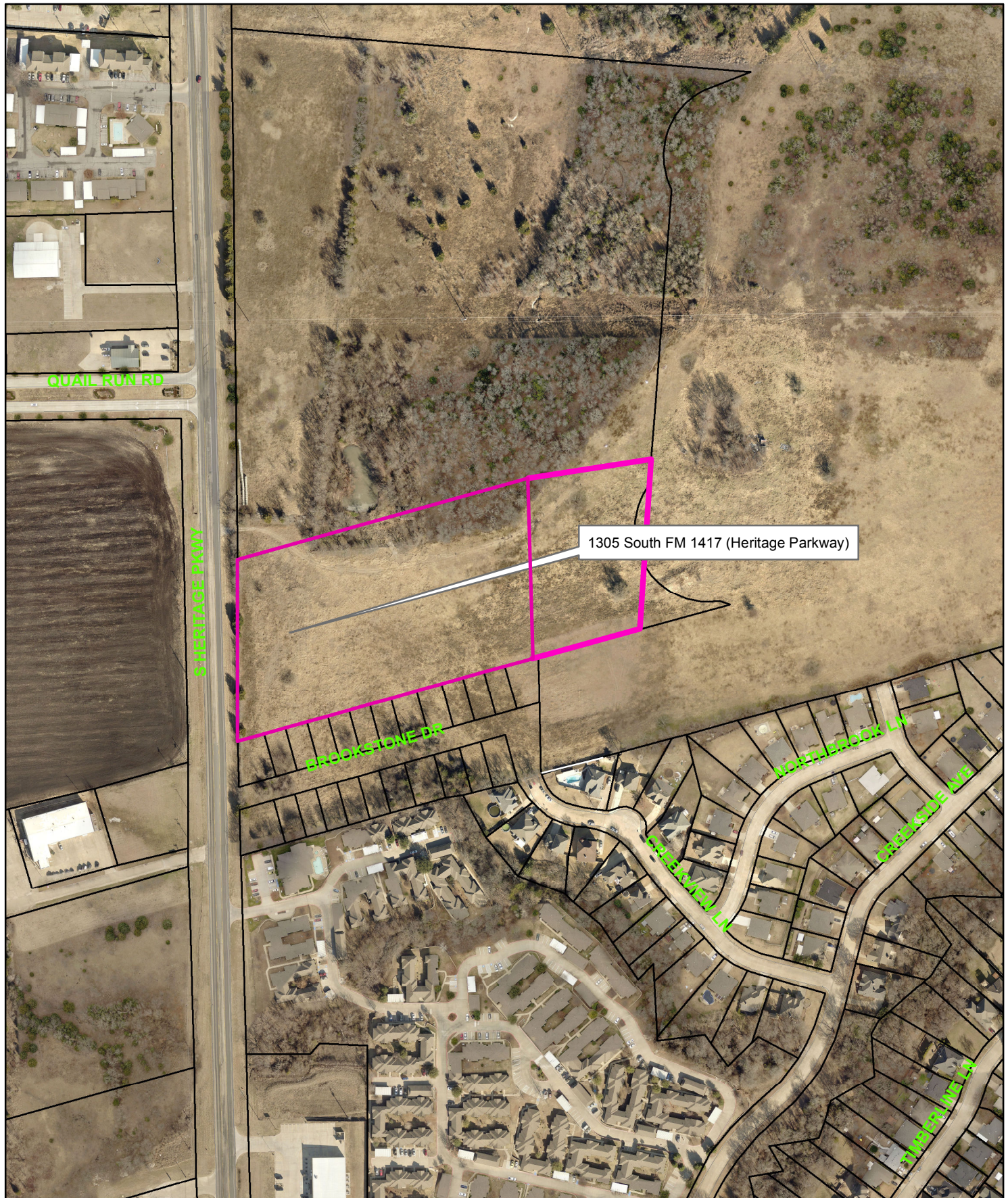
20

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat The Brooks on Heritage Parkway Addition Lot 1R
Site Plan
Exception Exhibit - Facade
Staff Review Letter
Letter from Debra Jackson



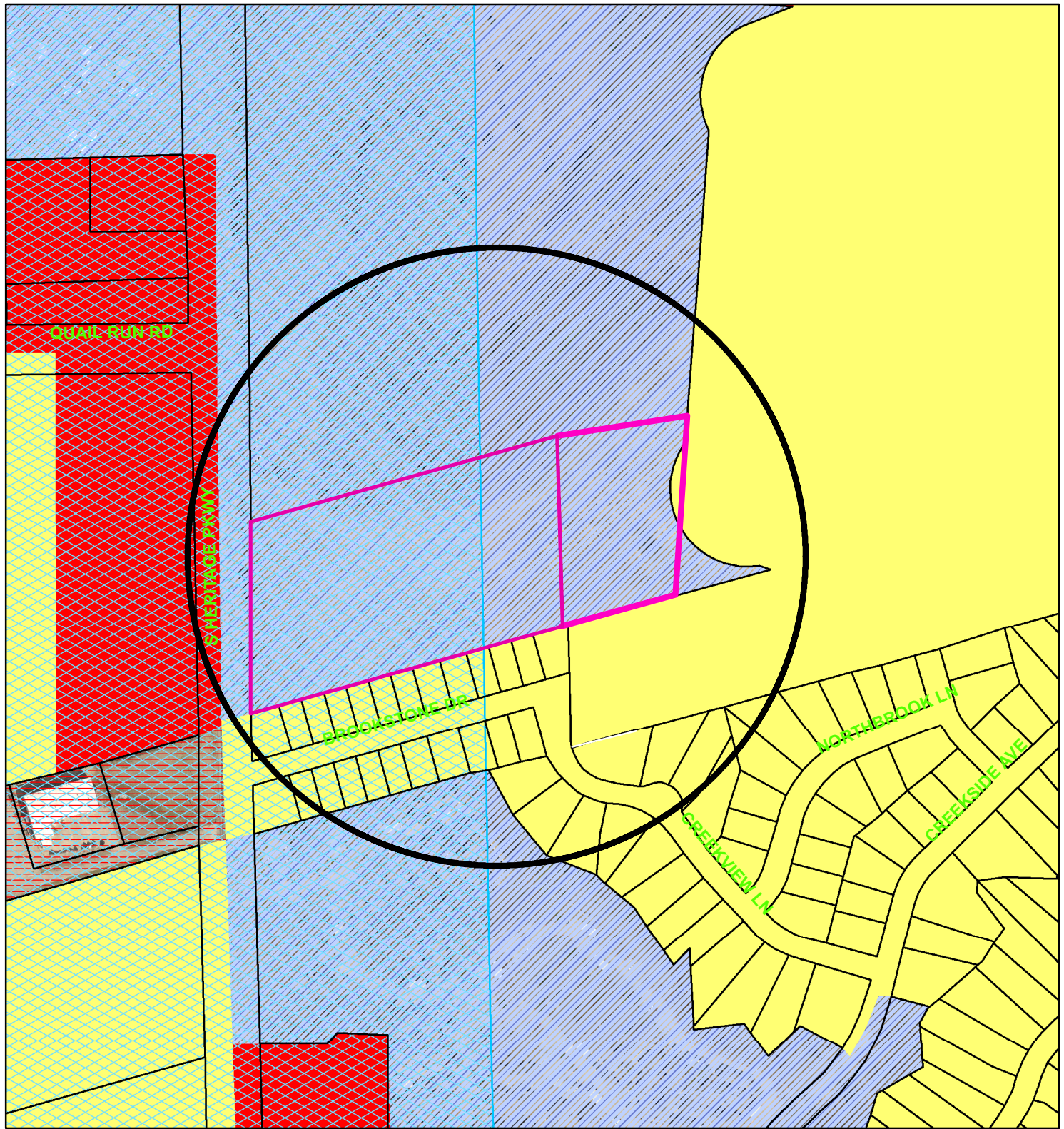
1305 South FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1305 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- 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

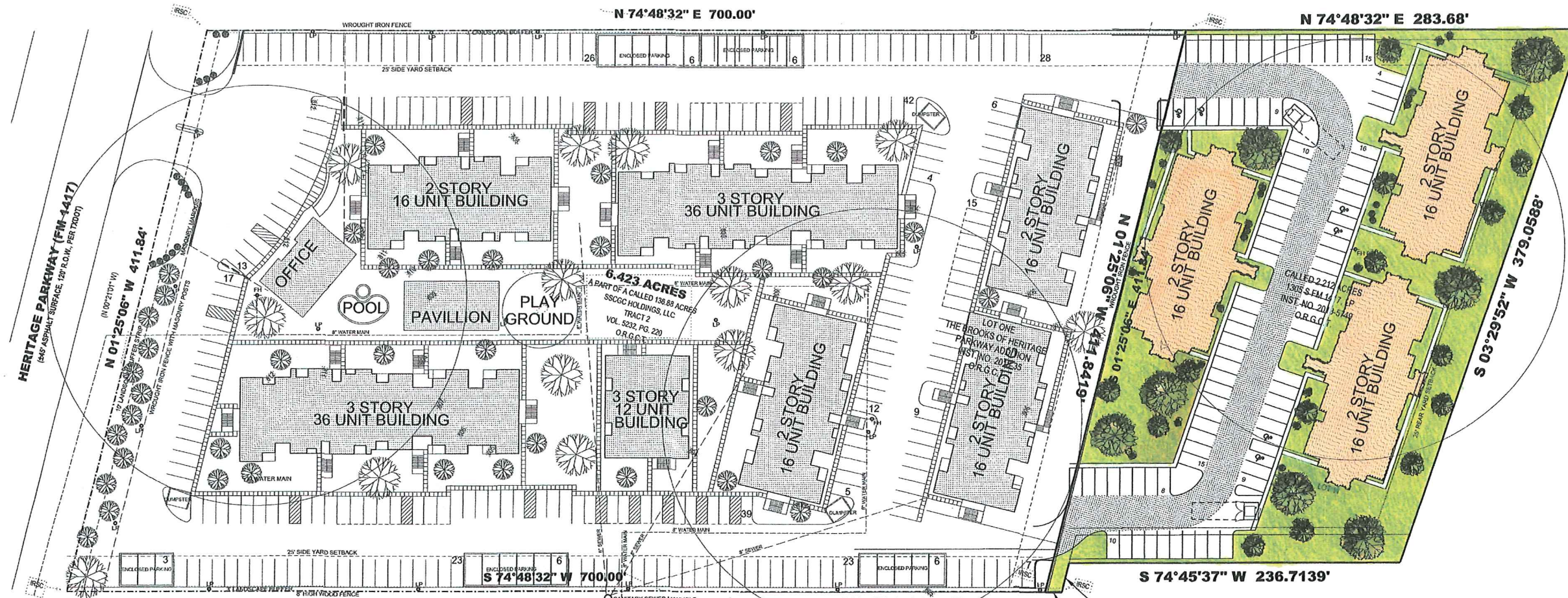
1 in = 300 ft

1305 South FM 1417 (Heritage Parkway)



REMAINDER OF
CALLED 136.88 ACRES
SSCGC HOLDINGS, LLC
TRACT 2
VOL. 5232, PG. 220
O.R.G.C.T.

ELIZABETH JONES SURVEY
ABSTRACT NO. 625



ELIZABETH JONES SURVEY
ABSTRACT NO. 625

CONCEPT PLAN FOR
THE BROOKS ON HERITAGE PARKWAY
PHASE II

Chris Noah
RPLS No. 6585
Preston Trail Land Surveying
83493 N. State Hwy No. 289, Suite No. 5
Pottsboro, Texas 75076
903-786-6025
TBPLS Firm No. 10194175

PHASE II SITE DATA SUMMARY	
Existing Zoning	MF
Land Use	Multi-Family
Lot Area	101,256sf
Building Area	50,454sf
Total Floor Area	49.8%
Proposed Dwelling Units	48 Dwelling Units
Density(Dwelling Units/AC)	21
Minimum Dwelling Unit Size	650sf
Building Area	24.9%
Building Height	29'-11"
Open Space	75.1%
Required Parking	96
(2 spaces per dwelling unit)	
Proposed Parking	96

There is a fitness room and pool on the ground level.
A wrought iron fence with masonry columns spaced 25ft
apart will be constructed along the West property line. A 6ft
high wrought iron with a landscape buffer will secure and
screen the North and East property lines.
An 8ft high wood fence will be constructed along the South
property line.
A 10ft landscape buffer is planned along FM 1417.
The Density is one living unit per 1890sf of land area.
Graphic Scale

0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

Concept Plan
Scale: 1"= 40'-0"

North

Chairman, City of Sherman
Planning and Zoning Commission

Date

JNPHM Development LLC
801 E. Taylor Street
Sherman, Texas 75090

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

BROOKS ON HERITAGE DRIVE
FM 1417
SHERMAN, TEXAS

A-1

JULY 22, 2019



STAFF REVIEW LETTER

August 13, 2019

1305 S FM 1417, LP
801 E. Taylor
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Highway 289
Suite 5
Pottsboro, TX 75076

Kent Hughlett
529 S. Crockett
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for an addition to The Brooks on Heritage Parkway Apartments for the property located at 1305 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 20, 2019 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, the O-1.1 (FM 1417 Overlay) District, the sign ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. No building shall exceed 45' in height.
6. The trash dumpster will need to be located inside the main building area and screened.
7. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
8. All finishes shall be masonry or masonry veneer unless an exception is approved.
9. Screening shall be provided and maintained.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Platting of the property is required.
13. The location of trash receptors must be approved by the Public Works Department.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. Verify fire lane requirements with Fire Marshall. Minimum fire lane width is 24'.
16. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to City Engineer for review and approval.
17. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,



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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

August 2, 2019

Debra Jackson
3723 Brookstone Dr.
Sherman, TX 75092

RECEIVED

AUG 13 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 20, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

1305 S FM 1417, LP (Owners), Preston Trail Land Surveying (Surveyor) and Kent Hughlett (Architect) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being), being all of Lot 1 of the Brooks on Heritage Parkway Addition, a 2.212 acre tract and a 0.109 acre tract in the Elizabeth Jones Survey, Abstract No. 625, containing 8.749 acres

The request is as follows:

Board of Adjustments

- Amending an exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an addition to The Brooks Apartment Complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
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As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Scott Shadden
Secretary, Planning & Zoning Board

Cannot attend the meeting but volunteer with TOCT at this time. My only concern is it is a BIG concern about these exceptions has to do with what a FIRE HAZARD this is to be.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

PO Box 1106 / Sherman, TX 75091-1106 / 903-892-7229 (Phone) / www.ci.sherman.tx.us

Please address this - not even a fire wall. Very unsafe - Debra Jackson



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

11.

Meeting Date: 08/20/2019

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

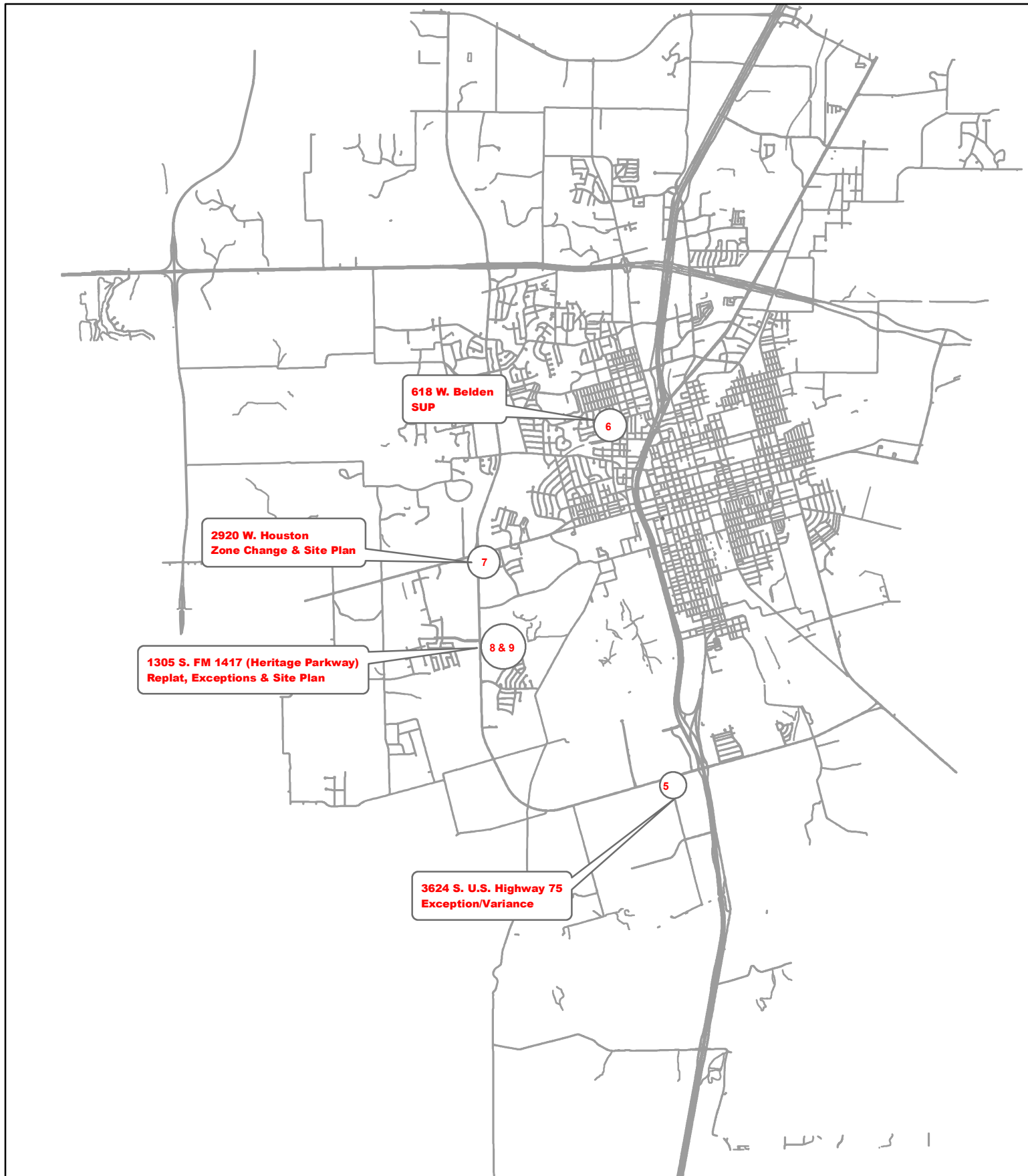
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting August 20, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet