

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 16, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JULY 19, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 5, 10 & 11)**

5. * **5209 TEXOMA PARKWAY**

The request of CAJC Corporation (Owners), Kent Flanagan (Prospective Buyer), Flanagan Outdoor Power Equipment (Tenant) and H&H Drafting and Design (Draftsman) concerning the property at 5209 Texoma Parkway, being Lots 1 & 2, Block 1, CAJC Addition, as follows;

Planning and Zoning Commission

Site plan approval for Flanagan's Outdoor Power Equipment

6. **600-800 BLOCKS BAKER PARK DRIVE**

The request of Kritt Concrete LLC (Owner) Bridgestone Development (Developers), Jonathan Hake, Cross Engineering Consultants (Civil Engineers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 9.727 acres in the Elizabeth Jones Survey, Abstract No. 623, as follows;

Planning and Zoning Commission

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

7. **2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 0.5 acres in the Elijah Hartzog Survey, Abstract No. 540 and 7.03 acres in the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in a C-O (Office) District.
- Exception under Ordinance No. 2684, Section (11) (a) to allow the existing asphalt streets (Shady Oaks Lane and Norwood Street) in lieu of the required concrete streets for minimum required improvements for new subdivision streets.

8. **2608 W. CASCADE DRIVE**

The request of Wayne & Carol Musser (Owners) concerning the property at 2608 West Cascade Drive, being Lot 2, Block 3, Parkhaven Addition, Section One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 2” setback from the main structure for a detached covered patio in lieu of the required 6’ in an R-1 (One Family Residential) District.

9. **4600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS E. NORTHCREEK DR.**

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and David Baca Studio, LLC (Architect) concerning the property in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, being Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 1-9, North Creek Section 1, as follows;

Planning and Zoning Commission

Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District.

10. * **613 & 623 E. LAMAR ST. AND 110 S. THROCKMORTON ST.**

The request of Grayson Grand Central Station (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 613 and 623 East Lamar Street and 110 South Throckmorton Street, being all of Lots 16 thru 24, Block 1, Chaffin’s First Addition, as follows:

Planning and Zoning Commission

Final plat approval of Grayson Grand Central Station Addition, Being a Replat of Lots 16-24, Block 1, Chaffin’s First Addition.

11. * **4312 & 4316 TEXOMA PARKWAY**

The request of Chris and Katherine Martin (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4312 and 4316 Texoma Parkway, being 13.457 acres in the W.F. Patterson Survey, Abstract No. 969, being all of Lots 1, 2 and 3 of Sidney Heights Addition, also being all of a 0.284 acre tract of land that was former highway right-of-way and all of Lot 1 of the Replat of part of Block 4 of the Replat of Midway Mall, as follows;

Planning and Zoning Commission

Replat approval of Sidney Heights Addition and Lot 1, Repat of part of Block 4 of the Replat of Midway Mall.

12. **OTHER BUSINESS**

Consider amending Chapter 14, Exhibit A of the Code of Ordinances, entitled “General Zoning Ordinance” and Exhibit A, Section 6, to add Subsection 6.8.5 to create an “O-1.3 (F.M. Highway 691) Overlay District”, being those areas inside the City Limits and 500 feet on either side of said right-of-way.

13. **OTHER BUSINESS**

Consider amending Chapter 14, Exhibit A of the Code of Ordinances, entitled “General Zoning Ordinance”, and Exhibit A, Section 6, to add Subsection 6.8.6 to create an “O-1.4 (State Highway 289) Overlay District”, being those areas inside the City Limits and 500 feet on either side of said right-of-way.

14. **ADJOURNMENT**

15. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on August 11, 2016 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of August, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 08/16/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR JULY 19, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

July 19, 2016 Draft P&Z Minutes

STATE OF TEXAS §
 July 19, 2016
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 19, 2016.

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

MEMBERS ABSENT: CHAIRMAN GILBERT AND COMMISSION MEMBER
 THORPE

CALL TO ORDER

Vice- Chairman Patterson called the meeting to order at 5:01 p.m.

**CALL TO
ORDER**

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 21, 2016 regular meeting and the July 11, 2016 Special Called Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE.
MOTION CARRIED.

**APPROVE
MINUTES**

APPOINT BOARD OF ADJUSTMENTS

Vice-Chairman Patterson appointed the members of the Board of Adjustments: PATTERSON, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEM 9)

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

**CONSENT
AGENDA**

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WEST CANYON CREEK ESTATES, LTD (OWNERS), CITY OF SHERMAN (DEVELOPER) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2700-2800 BLOCKS OF SHADY OAKS LANE AND THE 3300-3600 BLOCKS CANYON CREEK DRIVE, BEING 105.155 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF WEST CANYON CREEK ESTATES,

**FINAL PLAT –
WEST CANYON
CREEK
ESTATES, SEC.
3
2700-2800
BLKS. SHADY
OAKS LN. &
3300-3600
BLSK. CANYON**

SECTION 3

The property is located in the 2700-2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat this phase, West Canyon Creek Estates, Section 3 into five lots for future development. They had seen the Staff Review Letter and would abide by the Recommendations.

CREEK DR.
(WEST
CANYON
CREEK
ESTATES, LTD)

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

EXCEPTION

THE REQUEST OF ZAKIAH US, LLC (OWNERS), GEES, INC. (ENGINEER) AND COX LAND SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY IN THE 2300 BLOCKS OF PEGGEY'S COVE AND SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS OF HANAN STREET, BEING 8.99 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW 50' WIDE LOTS IN THE PEBBLEBROOK SOUTH, PHASE III ADDITION IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
LOT WIDTH
2300 BLKS.
PEGGEY'S
COVE &
SOUTHRIDGE
LN. & 3400-3500
BLKS. HANAN
ST.
(ZAKIAH US,
LLC)

Greg Edwards, GEES, Inc. 1621 Amanda Ct., Ponder, TX

Mr. Edwards appeared to represent the request and answer any questions. The property is located in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway).

Mr. Edwards explained the owner would like to plat the property into 50' wide lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the other developments in this area; "are they of the same nature of a fifty foot wide lot, would this fit into that neighborhood."

Commission Member Vellotti asked if the fifty foot wide lots apply to all of the lots in the development or just a percentage of them.

Mr. Edwards explained "everything that is west of Southridge Lane is the fifty foot wide lots."

Commission Member Davis understood trying to get the most out of the development, "but with fifty foot lots, we'll see you again with exceptions and variances wanting this and that. In the other part of the neighborhood, we are just trying to keep it uniform; were you involved with any of the other phases or is this new to you."

Mr. Edwards explained he has been involved in all the phases. “The Preliminary Plat was presented in 2001 as fifty foot lots in that area, it was presented again in 2013 as a Preliminary plat with fifty foot lots.”

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

A letter was received from:

Walter & Mary DeRonde, 1600 Shady Oaks Place, Corinth, TX

“I am in support of this request. It is consistent with the site plan and the existing homes that were built by Ryland Homes.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow 50’ wide lots in the Pebblebrook South, Phase 111 Addition. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF KAM CORNERS LP (OWNERS) AND KATHY’S RESALE SHOP, KATHY GRIGG (TENANT) CONCERNING THE PROPERTY AT 1001 NORTH SAM RAYBURN FREEWAY, BEING 4.2955 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RESALE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

SUP & SITE
PLAN –
RESALE SHOP
1001 N. SAM
RAYBURN
FRWY.
(KAM
CORNERS, LP)

Kathy Grigg, 1001 N. Sam Rayburn Freeway, Sherman, TX

Mrs. Grigg appeared to represent the request and answer any questions. The property is located at 1001 North Sam Rayburn Freeway in the KAM Corners Shopping Center; it is zoned a C-1 (Retail Business) District and located in the Sam Rayburn Overlay District.

Mrs. Grigg explained “I had a resale shop at this location two or three years ago selling antique and used furniture, home decor, jewelry, dishes, tools and toys. I closed it down for a little bit and would like to reopen the business.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if all the merchandise would be inside or would there be anything stored outside.

Mrs. Grigg explained “if I had something like a big snowman that would catch someone’s eye, it would be outside; but that would

be the only type of things outside.”

Commission Member Mahone asked “in the past when you were open, had you applied and received for a Specific Use Permit.”

Mrs. Grigg explained “last time I didn’t have to go through this.”

Scott Shadden, Director of Developmental Services explained “the ordinance was amended when the City Council and Planning and Zoning Board updated the ordinances earlier this year for the Specific Use Permit list for a resale shop.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a resale shop at 1001 North Sam Rayburn Freeway subject to the Staff Review Letter. Second by Commission Member Mahone.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT, SITE PLAN & EXCEPTION

THE REQUEST OF HUGHLAN PROPERTY HOLDINGS LLC (OWNERS), CLASSIC CAR LIQUIDATORS LLC (TENANT), KEN KELLEY (PROSPECTIVE BUYER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4515 WEST HOUSTON STREET, BEING 2.756 ACRES IN THE FELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS;
PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- 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.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-1 (RETAIL BUSINESS) DISTRICT.

Ken Kelly, 4515 W. Houston, Sherman, TX

Mr. Kelly appeared to represent the request and answer any questions. The property is located at 4515 West Houston Street between Seasons West Avenue and Friendship Road. The

ZONE CHANGE
– R-A TO C-1
SUP & SITE
PLAN –
AUTOMOBILE
SALES
EXCEPTION –
EXTERIOR
FACADE
4515 W.
HOUSTON
(UGHLAN
PROPERTY
HOLDINGS,
LLC)

property was annexed into the City, March 7, 2016 as an R-A (Single Family Agricultural) District.

Mr. Kelley explained “Classic Car Liquidators LLC. has been an automobile dealership at this location for several years. I am in the process of buying the business and in the process of trying to complete the sale of the land, realized it had been annexed and zoned residential; banks don’t like to make commercial business loans on residential properties, so we are requesting a zone change to a C-1 (Retail Business) District and Specific Use Permit to allow automobile sales to continue the operation of the business.”

“There are commercial businesses all around this property. Some of the businesses around us are not very attractive, our business is attractive, we’ve spent money that is appropriate, it has a nice face on the front, good signage and all parking is a paved parking area; it’s attractive, but the neighbors on each side may not be quite as attractive, hopefully when they go through this process they will correct that.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “when land is annexed into the city, it automatically comes in as an R-A (Single Family Agricultural) District because there may be some spot commercial use, they are not in the master plan to stay commercial so you would zone it R-A (Single Family Agricultural) District; you could stay as long as you keep it going, but if you stopped it, you would have to have a zone change to come back in.”

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

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- 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.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the request for a zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District and a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: PATTERSON, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS VOTING NAY: NONE

MOTION CARRIED

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-1 (RETAIL BUSINESS) DISTRICT.

Mr. Kelley explained “there are two existing metal buildings on the lot and we are requesting an exception to allow the existing finishes to remain. The front of the building facing the highway has a rock wainscot; there is landscaping around the front to make it attractive. The driveway and parking lot are concrete and asphalt with a large metal gate and fence that keeps people out of the property. The business is kept clean at all times, our cars do not set outside, we keep everything locked up inside. Most of our sales are online, ninety-five percent. We sell all over the world, not just the United States; we ship cars to Europe every day. Occasionally, a customer will come in to check out cars they have found online and occasionally we have an inspector come out to inspect them; very rarely do we have retail traffic”.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for an exception to allow the existing building finishes at 4515 West Houston Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF UTTER PROPERTIES LTD (OWNER), DAVID PRYOR (REPRESENTATIVE), TERRY SKIPWORTH (CONTRACTOR) AND BWG ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2525 TEXOMA PARKWAY, BEING LOT 1, BLOCK 1, BOB UTTER ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTIONS UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTIONS (5C) TO ALLOW FOUR (4) OVERHEAD DOORS FACING THE HIGHWAY ON THE PAINT/RV SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A PAINT/RV SHOP, QUICK LANE AND ADDITION TO THE COLLISION CENTER AT BOB UTTER FORD.

EXCEPTION –
OVERHEAD
DOORS
SITE PLAN –
PAINT/RV
SHOP, QUICK
LANE &
ADDITION TO
COLLISION
CENTER
2525 TEXOMA
PARKWAY
(UTTER
PROPERTIES,
LTD)

Terry Skipworth, 2860 Refuge Rd., Sherman, TX.
David Pryor, 2525 Texoma, Sherman, TX
Bruce Green, PO Box 893, Tom Bean, TX

Mr. Skipworth, Mr. Pryor and Mr. Green appeared to represent the request and answer any questions. The property is located at 2525 Texoma Parkway, the southeast corner of Texoma Parkway and East U.S. Highway 82; Bob Utter Ford is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

Mr. Pryor explained they would like to construct an 9,108 square foot Quick Lane, a 11,500 square foot Paint/RV shop with four overhead metal doors facing U.S. Highway 82, they are several yards off the highway, and a 2,483 square foot addition to the existing 8,358 square foot Collision Center. The exterior of the buildings will be EFIS (Exterior Finish Insulation System) to match the existing buildings. Parking will be provided for 207 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsections (5C) to allow four (4) overhead doors facing the highway on the Paint/RV Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the request for an exception to allow four overhead doors facing the highway on the Paint/RV Shop in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

Site plan approval for a Paint/RV Shop, Quick Lane and addition to the Collision Center at Bob Utter Ford.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for a Paint/RV Shop, Quick Lane and addition to the Collision Center at Bob Utter Ford subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:24

ADJOURNMENT

p.m.

CHAIRMAN

SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 08/16/2016

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

Issue:

CONSENT AGENDA (ITEMS 5, 10 & 11)

List of Agenda Items:

5. * 5209 TEXOMA PARKWAY

The request of CAJC Corporation (Owners), Kent Flanagan (Prospective Buyer), Flanagan Outdoor Power Equipment (Tenant) and H&H Drafting and Design (Draftsman) concerning the property at 5209 Texoma Parkway, being Lots 1 & 2, Block 1, CAJC Addition, as follows;

Planning and Zoning Commission

Site plan approval for Flanagan's Outdoor Power Equipment

10. * 613 & 623 E. LAMAR ST. AND 110 S. THROCKMORTON ST.

The request of Grayson Grand Central Station (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 613 and 623 East Lamar Street and 110 South Throckmorton Street, being all of Lots 16 thru 24, Block 1, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Final plat approval of Grayson Grand Central Station Addition, Being a Replat of Lots 16-24, Block 1, Chaffin's First Addition.

11. * 4312 & 4316 TEXOMA PARKWAY

The request of Chris and Katherine Martin (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4312 and 4316 Texoma Parkway, being 13.457 acres in the W.F. Patterson Survey, Abstract No. 969, being all of Lots 1, 2 and 3 of Sidney Heights Addition, also being all of a 0.284 acre tract of land that was former highway right-of-way and all of Lot 1 of the Replat of part of Block 4 of the Replat of Midway Mall, as follows;

Planning and Zoning Commission

Replat approval of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall.



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

Agenda Item No. 5.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 5209 TEXOMA PARKWAY**

The request of CAJC Corporation (Owners), Kent Flanagan (Prospective Buyer), Flanagan Outdoor Power Equipment (Tenant) and H&H Drafting and Design (Draftsman) concerning the property at 5209 Texoma Parkway, being Lots 1 & 2, Block 1, CAJC Addition, as follows;

Planning and Zoning Commission

Site plan approval for Flanagan's Outdoor Power Equipment

Background:

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

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

CAJC Corporation (Owners)
Kent Flanagan (Prospective Buyer)
Flanagan Outdoor Power Equipment (Tenant)
H&H Drafting and Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

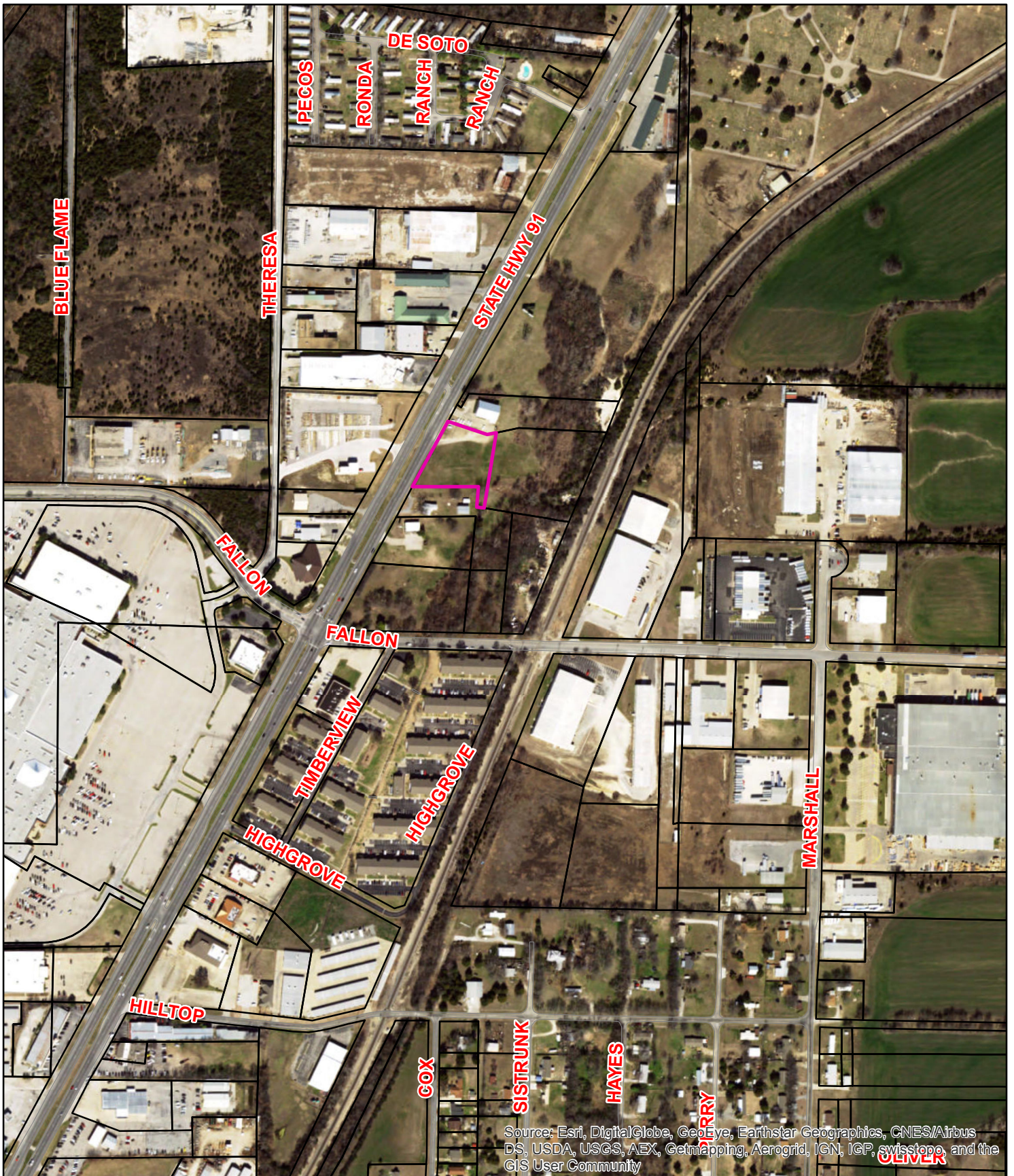
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Plat
Site Plan
Elevations
Staff Review Letter

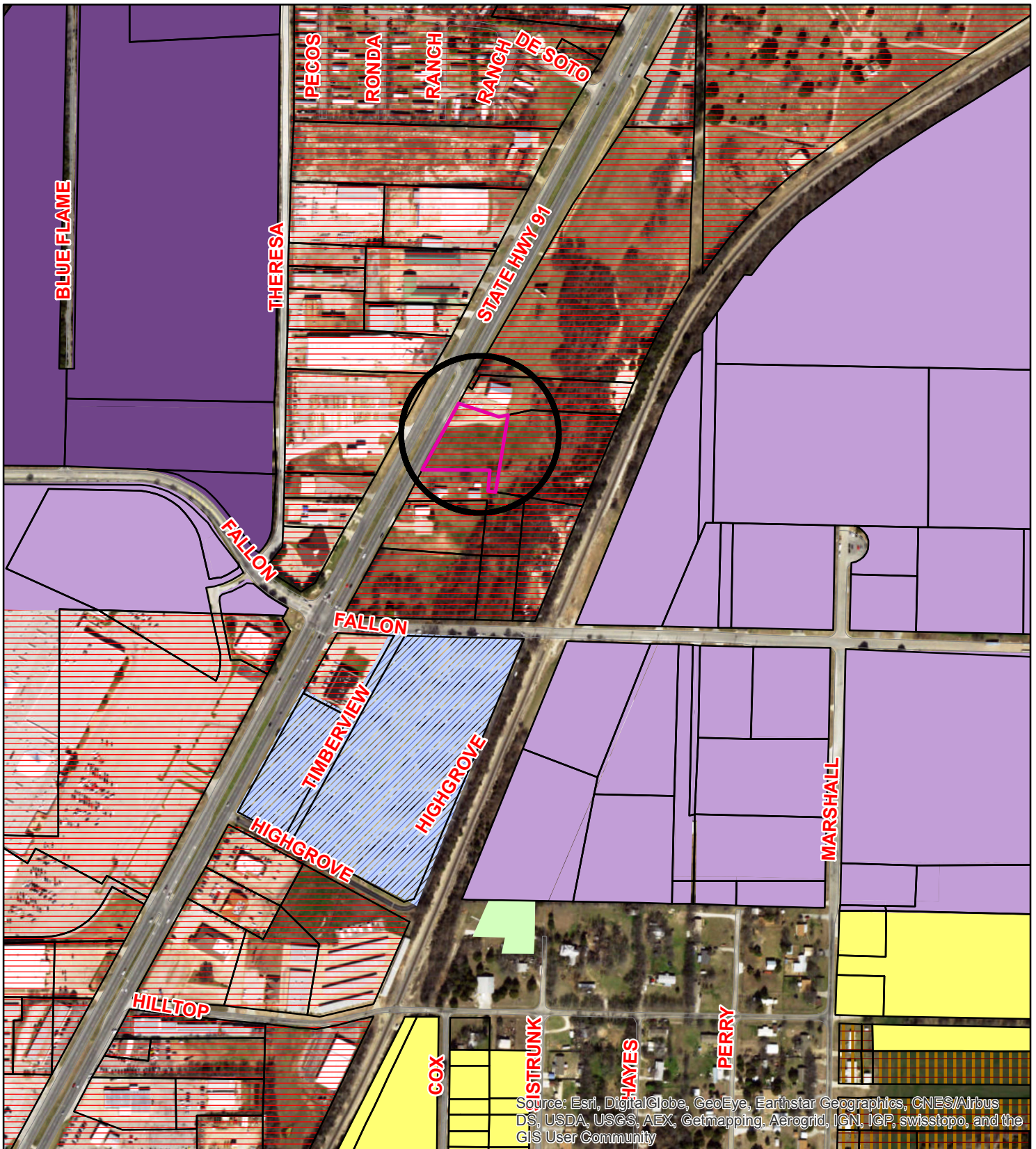


5209 Texoma Parkway



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5209 Texoma Parkway

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 500 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Flanagan's Outdoor Power Equipment would like to move their headquarters to the land on the east side of Texoma Parkway, across from C&L Stone. Flanagan's is an outdoor power equipment dealership that sells Toro, Stihl, Grasshopper & Hustler products. We also service all other brands as well.

To keep up with the demand we have experienced, we need to build a 10,000 square foot building with enough room to showcase our mowers with the growing population of Grayson County. We believe purchasing the property is the correct move for our growing business.

In closing, I hope you find this narrative informative and I can answer any questions you may have of the future of Flanagan's Outdoor Power Equipment.

Kent Flanagan

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Daniel C. Sheple Survey, Abstract No. 1097, and being the same 4.33 acre tract of land conveyed by First Texoma National Bank to CAJC Corporation by deed dated March February 1, 2014, recorded in Volume 5426, Page 56, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Southwest corner of the said 4.33 acre tract in the East right-of-way line of Texoma Parkway (a.k.a. State Highway No. 91), said rod also maintaining the Northwest corner of the same tract of land conveyed by Floyd Shadden to Monroe E. Coble et ux by deed dated March 17, 1955, recorded in Volume 794, Page 305, Deed Records, Grayson County, Texas;

Thence North 28°36'52" East with said East right-of-way line of Texoma Parkway a distance of 321.09 feet to a 1/2" steel rod found maintaining the Northwest corner of the said 4.33 acre tract and the Southwest corner of the same tract of land described as 1.78 acres conveyed by Dawson Stafford, Jr. et al to Gary Yost by deed dated February 28, 2011, recorded in Volume 4926, Page 452, said Official Public Records;

Thence South 72°36'38" East with the South line of the said Yost tract a distance of 154.47 feet to a 1/2" steel rod found at an angle point;

Thence North 78°01'55" East continuing with said South line of the Yost tract a distance of 129.06 feet to a 1/2" steel rod found at an angle point;

Thence South 89°01'12" East a distance of 324.89 feet to a 1/2" steel rod previously set marking the Northeast corner of the said 4.33 acre tract at the intersection of the described said South line of the Yost tract with the West right-of-way line of the H & T C Railroad from which a 1/2" steel rod found maintaining the called for Southeast corner of the said Yost tract bears South 89°01'12" East a distance of 26.81 feet;

Thence South 22°36'11" West with said West right-of-way line of railroad a distance of 375.47 feet to a 1/2" steel rod previously set marking the Southeast corner of the said 4.33 acre tract at the intersection of said West right-of-way line of railroad with the described North line of the same tract of land described as 1.67 acres conveyed by David Pock to Albert Salazar by deed dated September 1, 2005, recorded in Volume 3932, Page 72, and subsequently referred to as Property No. 5, in conveyance from Rita Salazar Perez to Alicia Salazar by deed dated July 1, 2011, recorded in Volume 5066, Page 544, said Official Public Records;

Thence North 84°27'36" West with a fence, passing the Northwest corner of the said Salazar tract and the most Easterly Northeast corner of the said Coble tract and continuing for a total distance of 323.63 feet to a 1/2" square pipe found at an angle point;

Thence North 81°05'30" West a distance of 30.00 feet to a wooden post maintaining a Southwesterly "L" corner to the said 4.33 acre tract and an inside "L" corner to the said Coble tract;

Thence North 05°09'20" East a distance of 56.00 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 4.33 acre tract and the most Northerly Northeast corner of the said Coble tract;

Thence South 89°34'26" West with the South line of the said 4.33 acre tract North line of the said Coble tract a distance of 261.26 feet to the Point-of-Beginning and containing 4.33 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

James R. Maret 8-12-15
Date
James R. Maret
Registered Professional
Land Surveyor, No. 5433



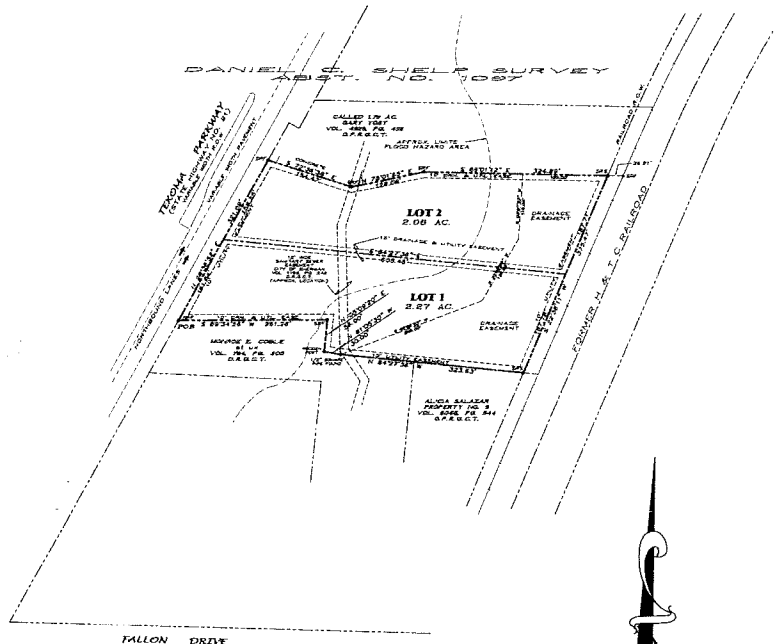
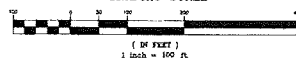
GENERAL NOTES

1. PROPOSED USE - COMMERCIAL - ZONED C-2 GENERAL COMMERCIAL.
2. AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITED HAZARD AREA ACCORDING TO THE FLOOD EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, FIRM NO. 17035C, DATED SEPTEMBER 29, 2010.
3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF SHERMAN.
4. WATER TO BE SUPPLIED BY THE CITY OF SHERMAN BY EXISTING 8" LINE ALONG TEXOMA PARKWAY RIGHT-OF-WAY.
5. EASEMENTS BASED ON CITY OF SHERMAN CONTROL MONUMENTS ESTABLISHED BY GPS OBSERVATION, GRID NORTH, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.

FILED FOR RECORD
8-12-15
RECORDED IN
Page 305
WILMA BLANCHARD BUSH
COUNTY CLERK, GRAYSON COUNTY, TEXAS

19845

GRAPHIC SCALE



FINAL PLAT OF CAJC ADDITION TO THE CITY OF SHERMAN, TEXAS 4.33 ACRES OUT OF THE DANIEL C. SHEPLE SURVEY ABST. NO. 1097 GRAYSON COUNTY, TEXAS

OWNER - DEVELOPER
CAJC CORPORATION
600 E. TAYLOR ST., SUITE 305
SHERMAN, TEXAS 75060
3404 INTERURBAN ROAD

DENISON, TEXAS 75021

SURVEYOR -
JAMES R. MARET, R.L.S. NO. 5433
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903) 465-2151

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this 19th day of August, 2015.

Charlotte Cole
Charlotte Cole (Authorized)

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of August, 2015.



Kimberly Poort
Notary Public in and for
the State of Texas
9/20/16
Commission Expires:

Approved this 17th day of August, 2015, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas August 19, 2015
Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of CAJC ADDITION to the City of Sherman, Texas, was submitted to the City Council on the day of August, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

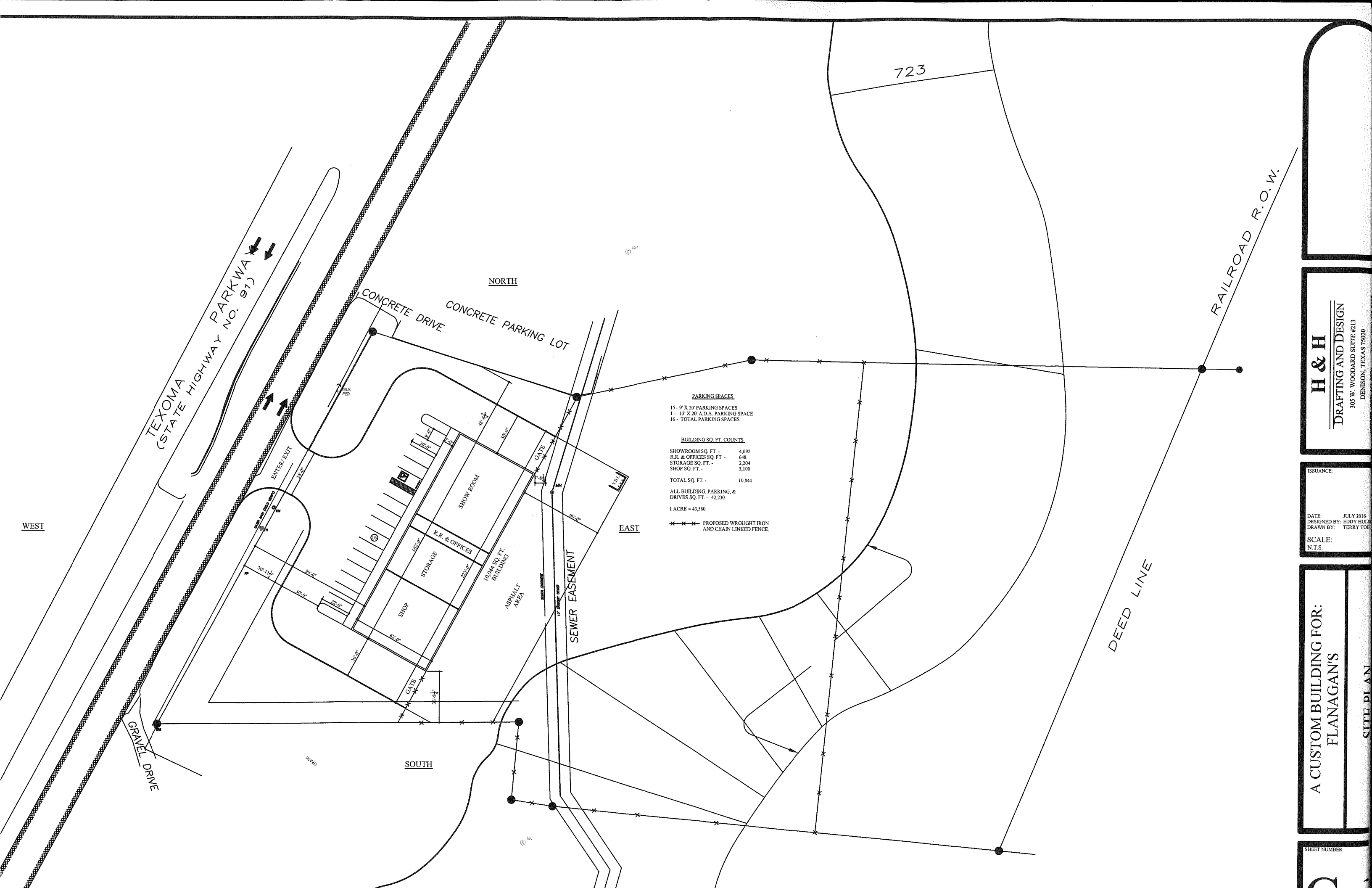
Witness my hand this 19th day of August, 2015.



Shirley H. Hester
Clerk, City of Sherman, Texas

FILED FOR RECORD
8-12-15
RECORDED IN
Page 305
WILMA BLANCHARD BUSH
COUNTY CLERK, GRAYSON COUNTY, TEXAS

JOR NO. 15020102



WEST

NORTH

EAST

SOUTH

TEXOMA
(STATE HIGHWAY NO. 91)

GRAVEL DRIVE

CONCRETE DRIVE
CONCRETE PARKING LOT

SEWER EASEMENT

DEED LINE

RAILROAD R.O.W.

PARKING SPACES
15 - 9' X 20' PARKING SPACES
1 - 13' X 20' A.D.A. PARKING SPACE
16 - TOTAL PARKING SPACES

BUILDING SQ. FT. COUNTS
SHOWROOM SQ. FT. - 4,092
R.R. & OFFICES SQ. FT. - 648
STORAGE SQ. FT. - 2,204
SHOP SQ. FT. - 3,100
TOTAL SQ. FT. - 10,044
ALL BUILDING, PARKING, &
DRIVES SQ. FT. - 42,230
1 ACRE = 43,560

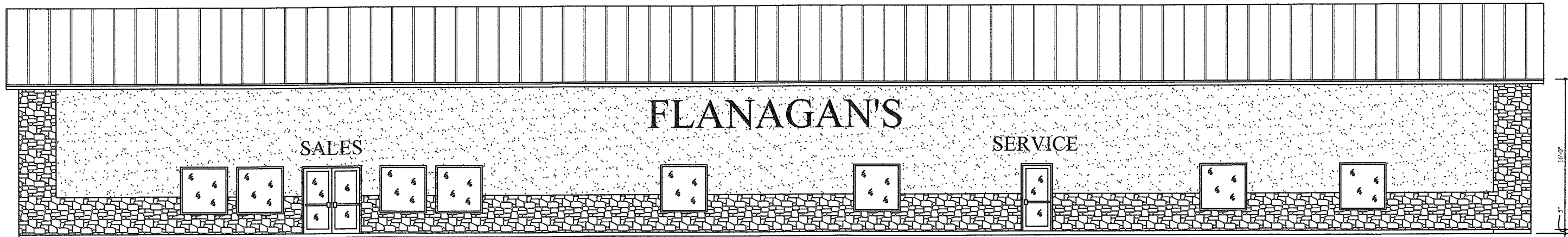
---X---X---X--- PROPOSED WROUGHT IRON
AND CHAIN LINKED FENCE.

A CUSTOM BUILDING FOR:
FLANAGAN'S

H & H
DRAFTING AND DESIGN
305 W. WOODARD SUITE #213
DENISON, TEXAS 75020

ISSUANCE:
DATE: JULY 2016
DESIGNED BY: EDDY HUI
DRAWN BY: TERRY TOBIAS
SCALE:
N.T.S.

SHEET NUMBER:



FRONT ELEVATION
(WEST)

STAFF REVIEW LETTER

August 10, 2016

CAJC Corporation
Karen Derrick
5633 Texoma Parkway
Sherman, TX 75090

H&H Drafting & Design
305 W. Woodard, Ste. 213
Denison, TX 75020

Kent Flanagan
6320 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for Flanagan's Outdoor Power Equipment for the property located at 5209 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) 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. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. The required parking should be 18 spaces.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. No outside parking or storage of dismantled, junk or inoperable machines, wrecks, tires or parts is allowed.
7. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
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. Detention in accordance with the City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. All requirements of the Floodplain Ordinance should be followed.
12. New Drive approaches shall conform to City of Sherman standards and a permit is required.
13. The location of trash receptors must be approved by the Director of Public works.
14. Pro-Rata will be due at the time of development.
15. Access driveway to Texoma Parkway shall require a TxDOT permit.
16. No structure shall be within existing easements.
17. No fencing within Flood Plain.
18. Replatting of the property is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 6.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

600-800 BLOCKS BAKER PARK DRIVE

The request of Kritt Concrete LLC (Owner) Bridgestone Development (Developers), Jonathan Hake, Cross Engineering Consultants (Civil Engineers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 9.727 acres in the Elizabeth Jones Survey, Abstract No. 623, as follows;

Planning and Zoning Commission

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

Background:

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street. The property is zoned an R-1 (One Family Residential) District.

The owner would like to construct fifty (50) patio homes on the property. The lots will be approximately 50' wide by 130' deep. The proposed houses will range in size from 1,700 - 2,200 square feet.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete LLC (Owner)

Bridgestone Development (Developers)

Jonathan Hake, Cross Engineering Consultants (Civil Engineers)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

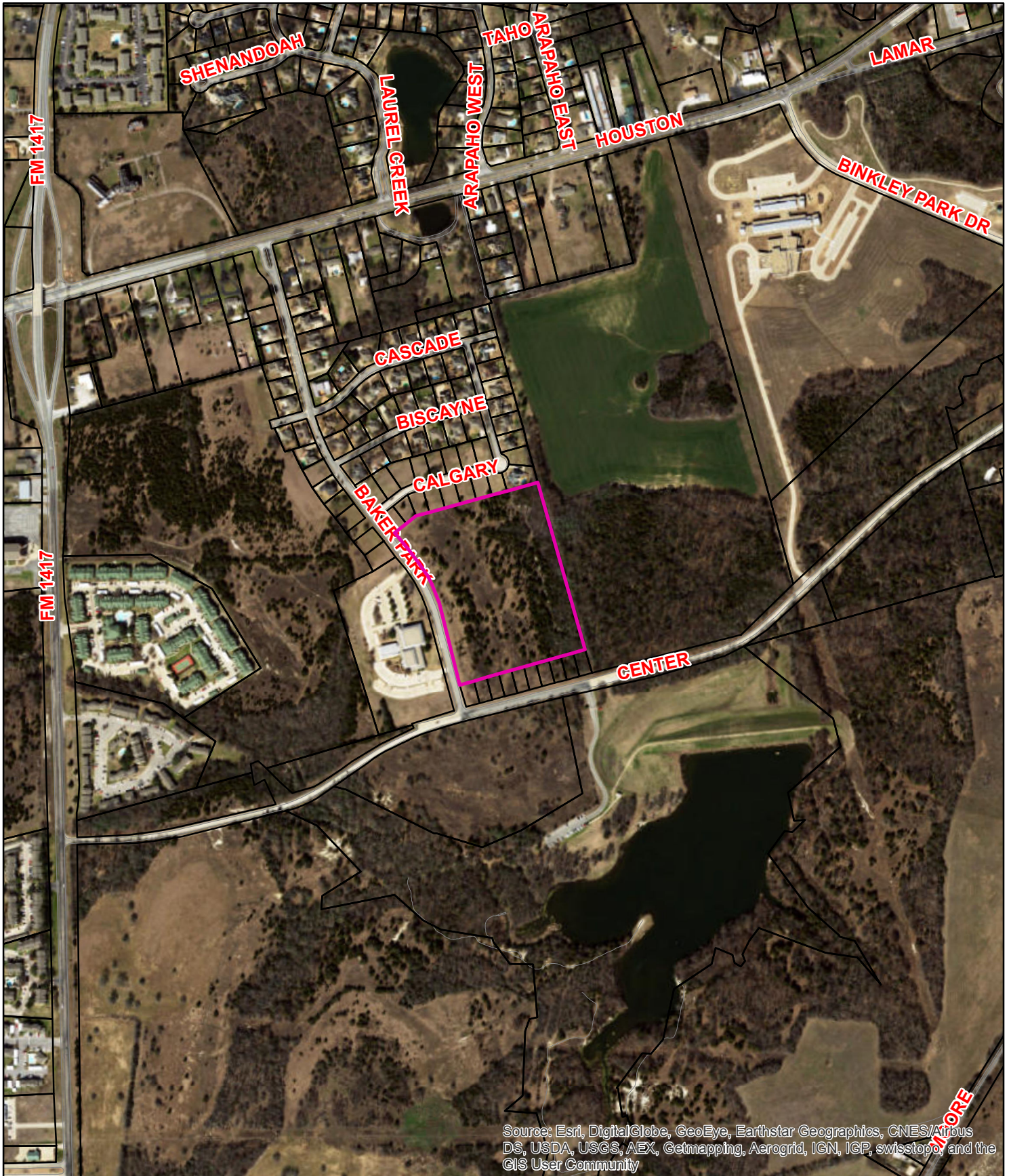
Zoning Sign Photo

Narrative

Site Plan

Elevations

Staff Review Letter

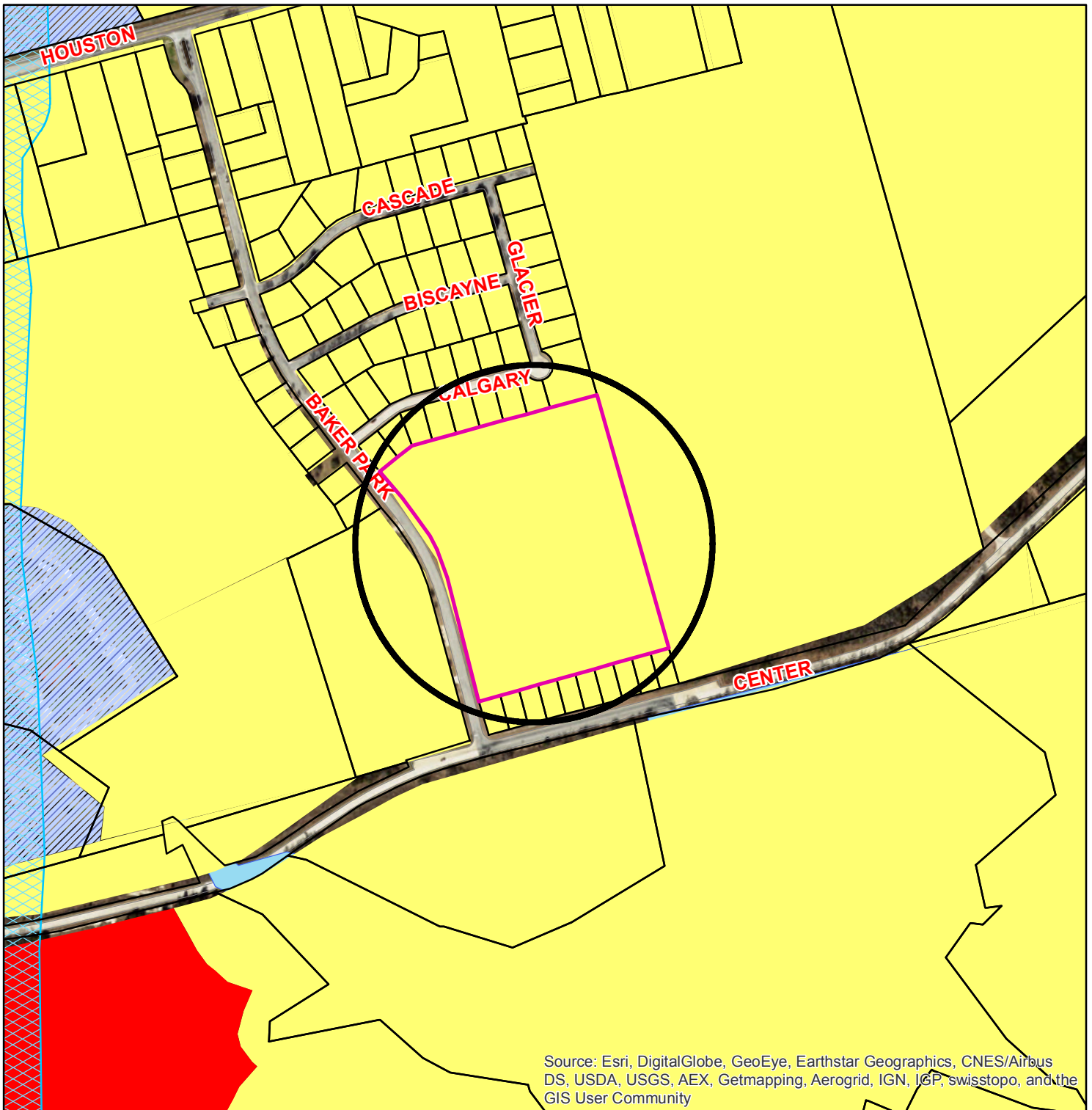


600-800 Blocks Baker Park Dr.



1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



600-800 Blocks Baker Park Dr.



City of Sherman, Texas
Developmental Services Department

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



NOT TO SCALE

1 in = 500 ft

600-800 Blk.s Baker Park Dr.



CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

•
•

McKinney, Texas 75069
Fax 972.562.4471

July 26, 2016

City of Sherman
Building and Zoning Department
220 W. Mulberry
Sherman, Texas 75090

Attn: Mr. Scott Shadden, Director of Development Services

**Re: Specific Use Permit – Parkhaven Addition
SEC Baker Park Road and Calgary Drive**

Dear Mr. Shadden:

Attached please find the Specific Use Permit for the Parkhaven Addition located near the southeast intersection of Calgary Drive and Baker Park Drive. The existing zoning on the site is R-1 One Family Residential District. We are requesting a Specific Use Permit on the property for Patio Homes. The intent of the developer is to construct 50 patio homes with 50' width and an average depth of approximately 130'. We are requesting side yard setbacks of 0' and 10'. The attached Specific Use Permit shows the general site layout and generally how the houses will be located on the lots. The area of the Specific Use Permit is 9.727 acres and generates a density of 5.14 lots per acre. The proposed houses will range in size from 1,700 – 2,200 square feet. The developer has previous experience in the City of Sherman as they were the developers of the patio homes on Rex Cruse which sold very quickly. Based on market demands, they are anticipating a high demand for patio homes in this location.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman for Building and Engineering Design. Project details are listed in detail below:

- Request SUP for the Construction of Patio Homes
- SUP Area 9.727 Acres
- 50 Patio Homes Ranging in Size from 1,700 SF to 2,200 SF

Thank you in advance for your consideration of this specific use permit. Please contact me if you have any questions or concerns.

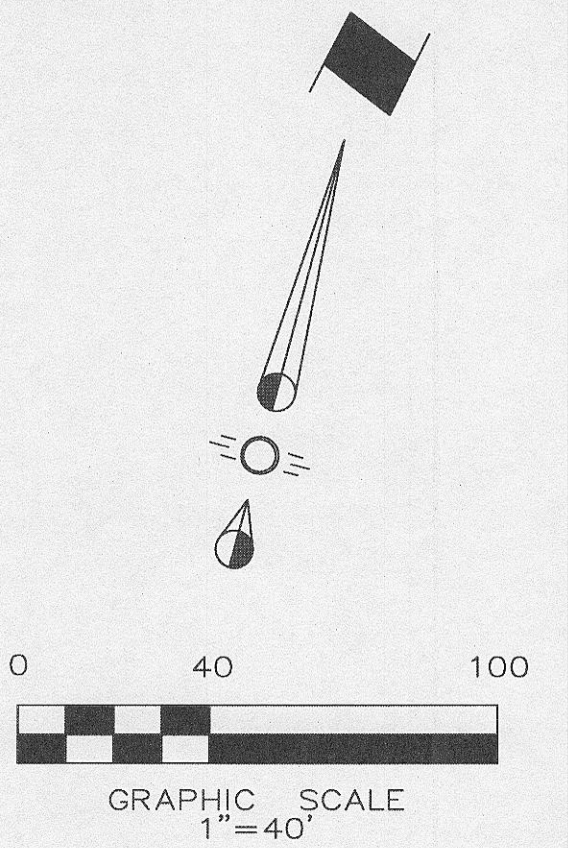
Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President

CALGARY DRIVE
(50' RIGHT-OF-WAY)

PARKHAVEN ADDITION
SECTION FIVE
BLOCK TWO



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 623, and being a part of the 15.44 acre tract of land conveyed to Kritt Concrete, LLC by deed of record in Volume 5708, Page 131, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east right-of-way line of Baker Park Drive said rod maintaining the southwest corner of Block Two of Parkhaven Addition Section Five, an addition to the City of Sherman as shown by plat of record in Volume 10, Page 55, Plat Records, Grayson County, Texas, said rod also maintaining the northwest corner of said 15.44 acre tract;

Thence North 51°33'41" East, along the south line of said Block Two, a distance of 153.44 feet to a 1/2" steel rod found for an angle point in the south line of said Block Two;

Thence North 74°55'38" East, continuing along the south line of said Block Two, a distance of 686.14 feet to a 1/2" steel rod found in the west line of a tract of land conveyed to W.W. Collins Holdings, L.P. by deed of record in Volume 4492, Page 9 of said Official Public Records, said rod maintaining the southeast corner of said Block Two and the northeast corner of said 15.44 acre tract;

Thence South 15°30'49" East, along the west line of said Collins Tract, a distance of 385.13 feet to a 1/2" steel rod set;

*Thence over and across said 15.44 acre tract the following calls and distances:
South 74°56'13" West, a distance of 145.00 feet to a 1/2" steel rod set;
South 15°30'49" East, a distance of 234.81 feet to a 1/2" steel rod set;
South 74°29'11" West, a distance of 25.00 feet to a 1/2" steel rod set;
South 74°56'13" West, a distance of 525.06 feet to a 1/2" steel rod set in the east line of said Baker Park Drive;*

Thence North 14°32'47" West, along the east line of said Baker Park Drive, a distance of 31.78 feet to a 1/2" steel rod found at the beginning of a curve to the left;

Thence continuing along the east line of said Baker Park Drive with a curve to the left having a radius of 975.41 feet, (chord bears North 26°30'09" West, a distance of 403.66 feet) an arc length of 406.60 feet to a 1/2" steel rod found;

Thence North 38°28'20" West, continuing along the east line of said Baker Park Drive, a distance of 143.52 feet to the Point-of-Beginning and containing 9.727 acres of land.

W. W. COLLINS HOLDINGS, L.P.
PROP. L(2)
VOL. 4492, PG. 9
O.P.R.G.C.T.

ELIZABETH JONES SURVEY
ABST. NO. 623

LEGEND

 Proposed Tree

Area: 9.727 Ac. (423,718 sf)
No. of Lots: 50
Density: 5.14 Lots/Acre

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. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 7/25/2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SPECIFIC USE PERMIT

PARKHAVEN ADDITION

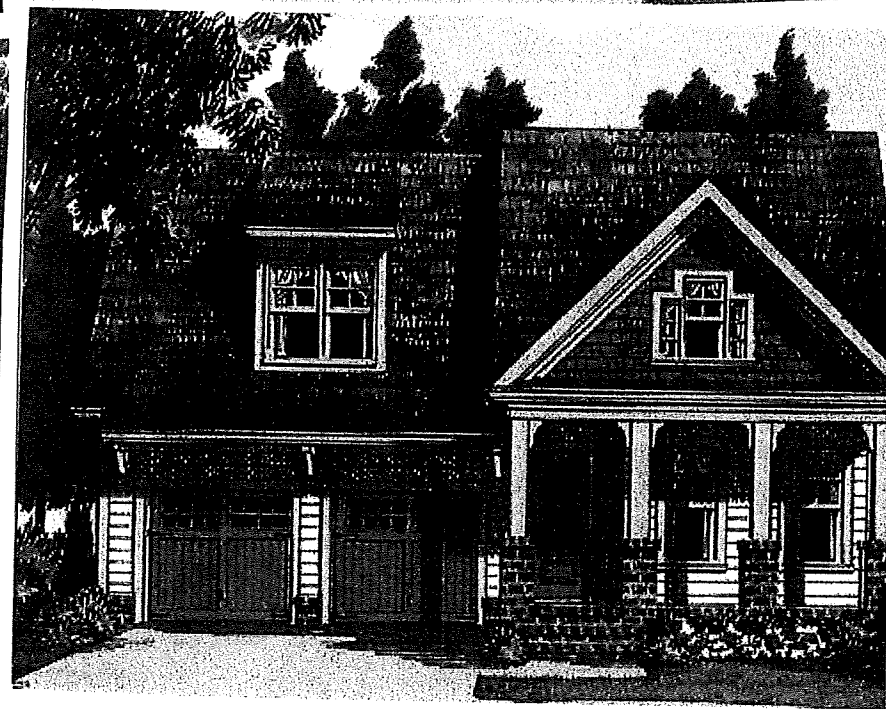
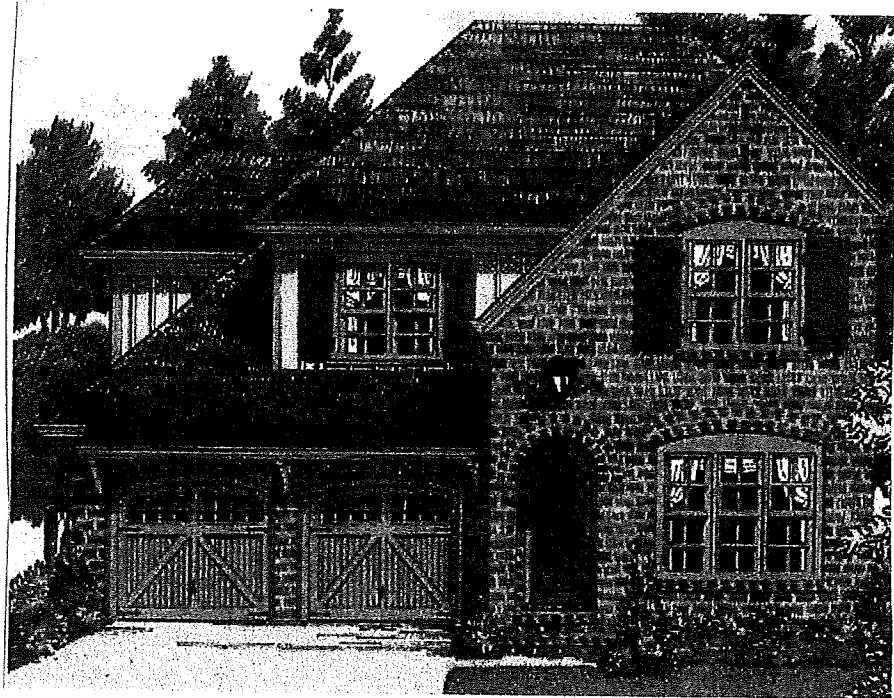
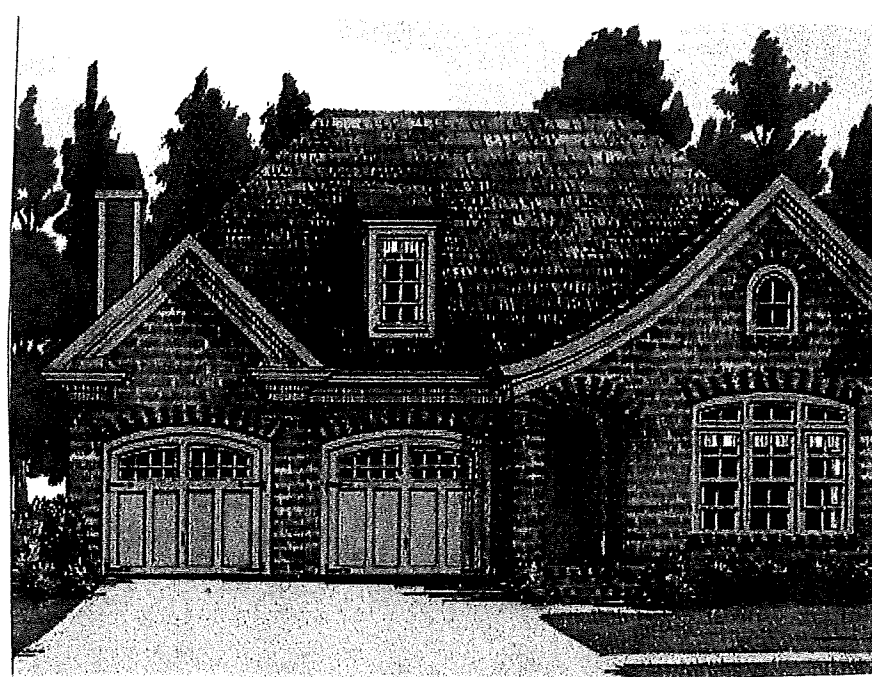
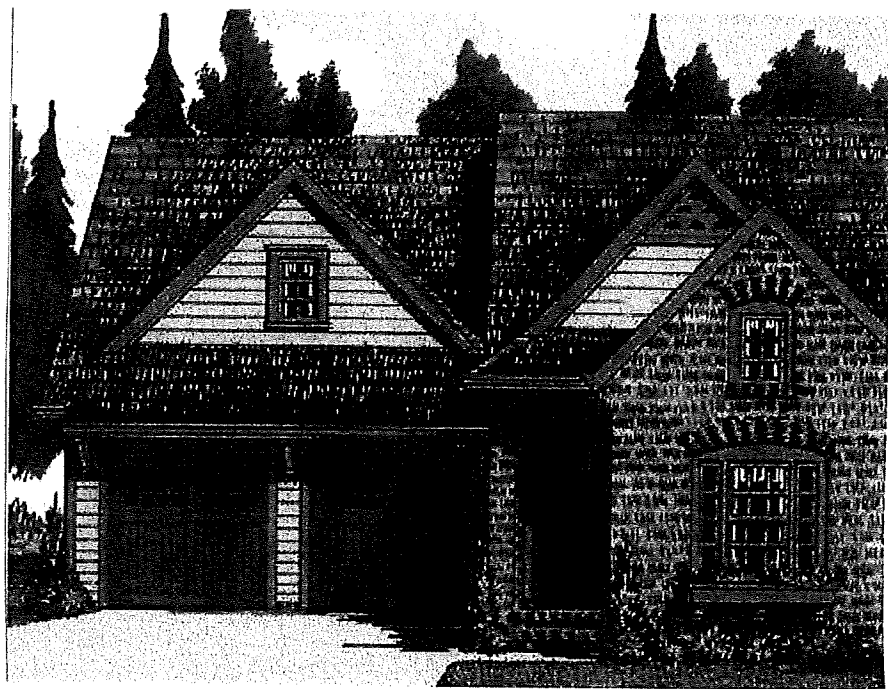
15.44 Acres - Elisabeth Jones Survey, Abst. No. 625
City of Sherman, Texas

Sheet No.

SUP

Project No.
16071

PARKHAVEN ADDITION



STAFF REVIEW LETTER

August 10, 2016

Kritt Concrete LLC
1116 Jordan Creek
Collinsville, TX 76233

Bridgestone Development
1116 Jordan Creek
Collinsville, TX 76233

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

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

Dear Applicants,

The request for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District for the property located in the 600-800 blocks of Baker Park Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

8. Platting of property is required.
9. Privately owned and maintained detention in accordance with City criteria is required.
10. Utility easements must run on front of lots along roadway.
11. Sewer lines running between lots require a minimum of 20' easement.
12. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. Cul-de-sac required at intersection of Street A and Street C.
14. Corner Clips of 10'x10' required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 7.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

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

The request of Lamberth Crossing Joint Venture (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 0.5 acres in the Elijah Hartzog Survey, Abstract No. 540 and 7.03 acres in the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in a C-O (Office) District.
- Exception under Ordinance No. 2684, Section (11) (a) to allow the existing asphalt streets (Shady Oaks Lane and Norwood Street) in lieu of the required concrete streets for minimum required improvements for new subdivision streets.

Background:

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

The owner would like to construct nineteen (19) patio homes on the property; the homes will be approximately 1,600 to 1,900 square feet. He is also requesting an exception to leave the existing streets (Shady Oaks Lane and Norwood Street) asphalt in lieu of the required concrete.

Adjacent Zoning:

R-A (Single Family Agricultural) District
R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-2 (General Commercial) District

Origination:

Lamberth Crossing Joint Venture (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

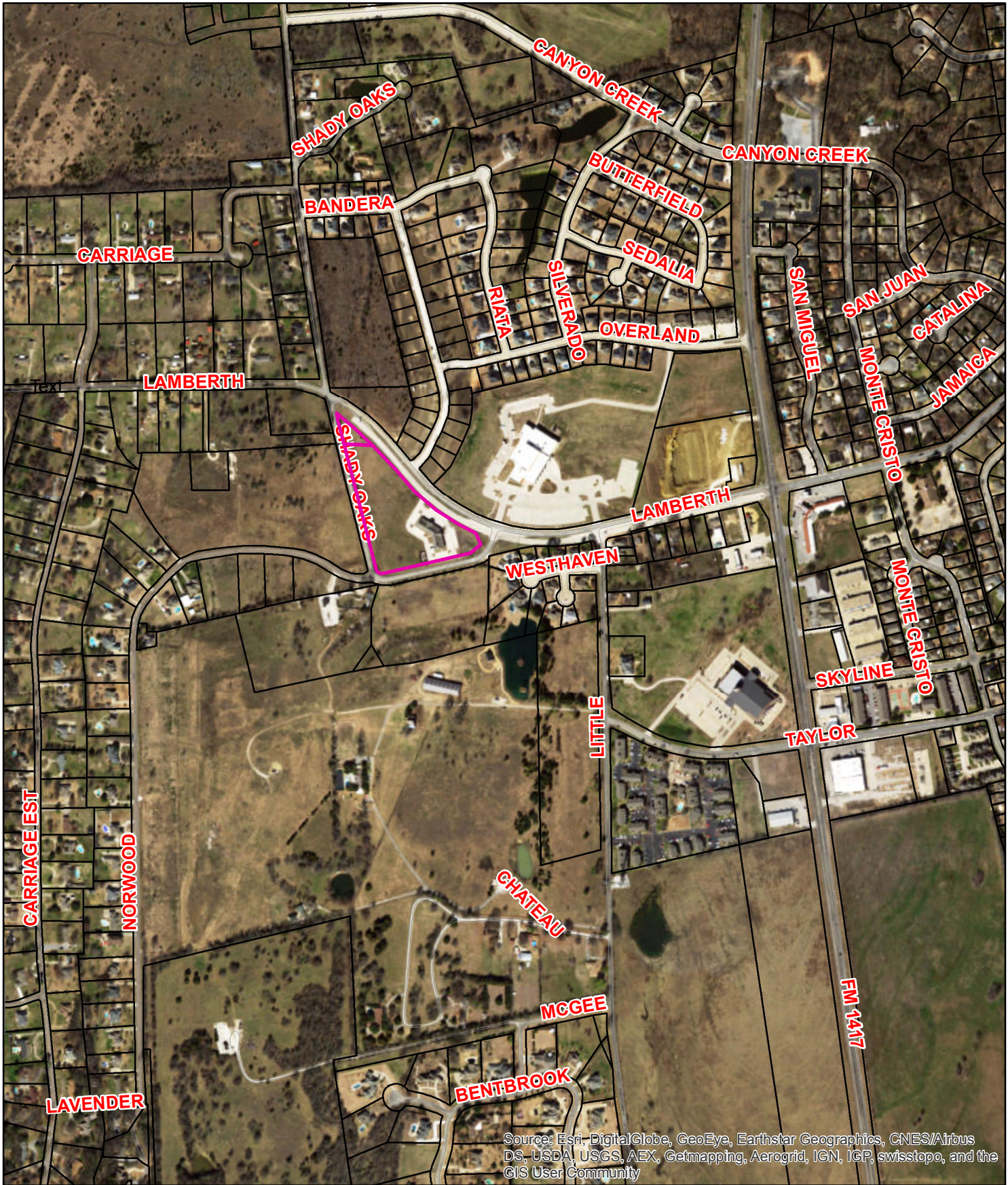
12

Objections Received:

0

Attachments

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



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

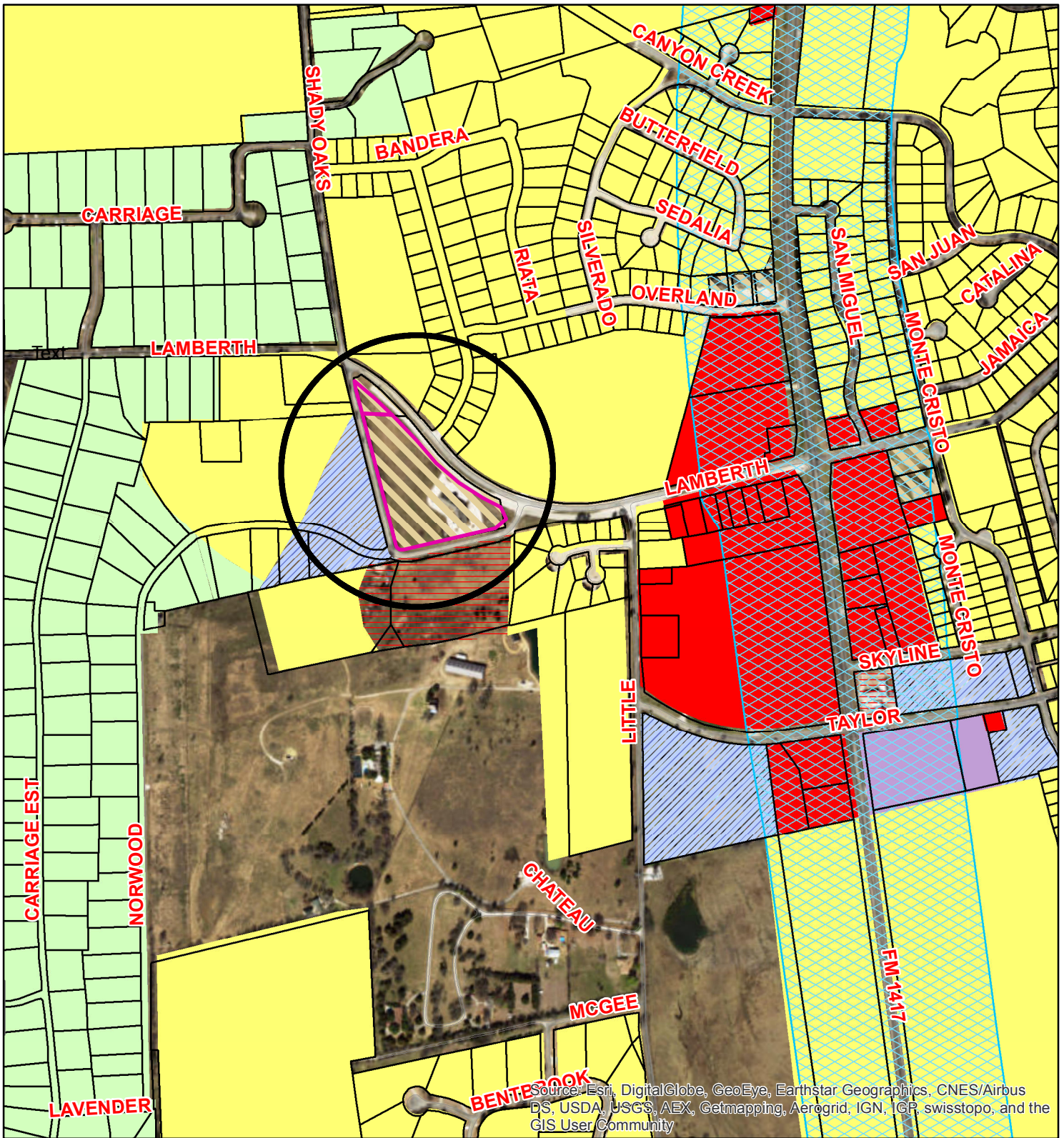


2600-2800 Blks W. Lamberth



NOT TO SCALE

1 in = 713 ft



Zoning - 2600-2800 Blks W. Lamberth

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



1 in = 713 ft

2400 Blk. Shady Oaks Ln., 2300 Block Norwood St.
& The 2600-2800 Blocks W. Lamberth



N 53°40'50" E
19.10'
N 75°58'11" E
25.00'
2.000 AC.
THE PATRICK
FAMILY TRUST
VOLUME 2801, PAGE 233
O.P.R.G.C.T.

10.000 AC.
ROMAN CATHOLIC DIOCESE OF DALLAS
VOLUME 1884, PAGE 383
D.R.G.C.T.

ELIJAH HARTZOG
SURVEY ABST. NO. 540

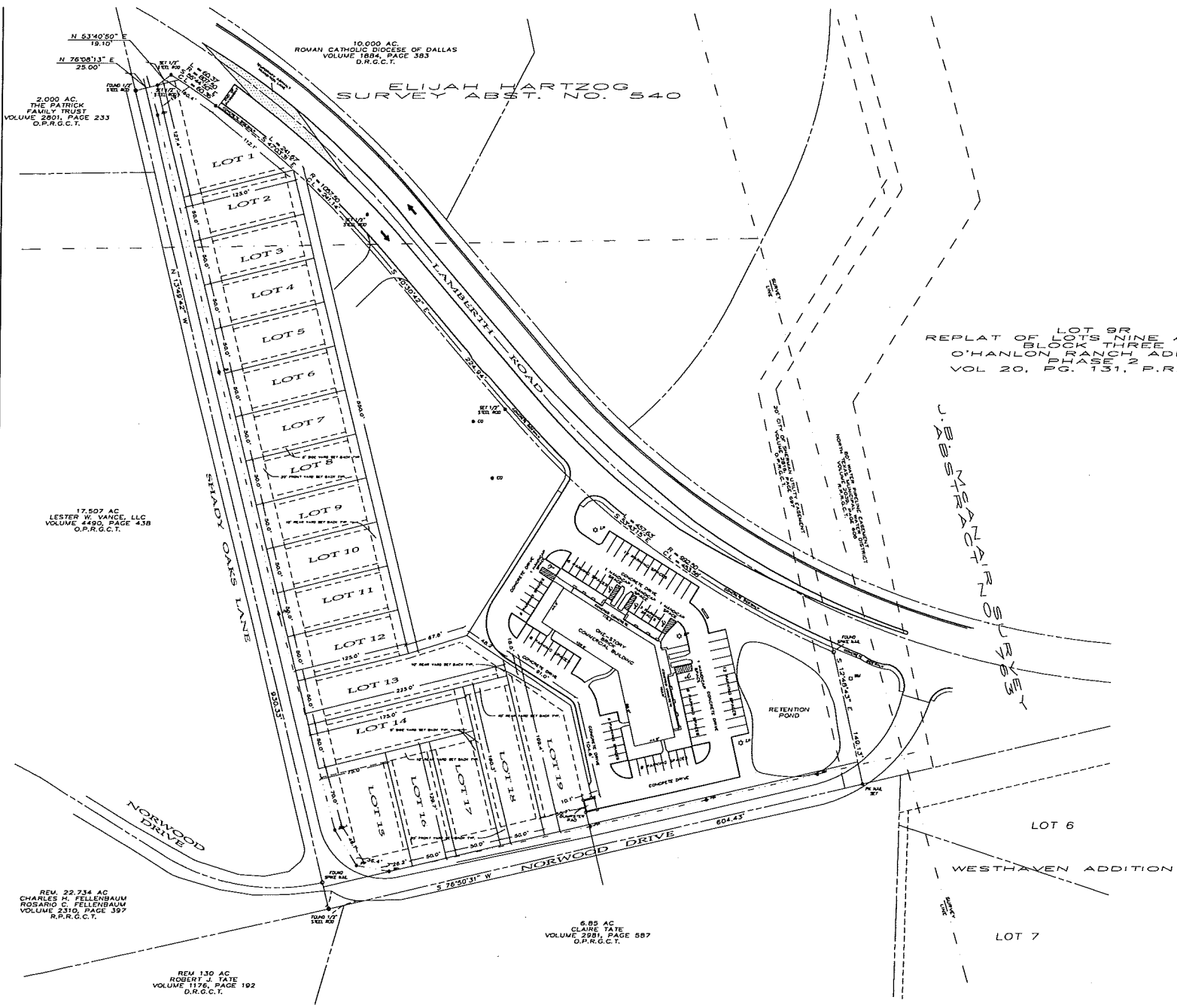
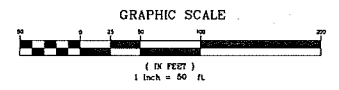
17.507 AC.
LESTER W. VANCE, LLC
VOLUME 4490, PAGE 438
O.P.R.G.C.T.

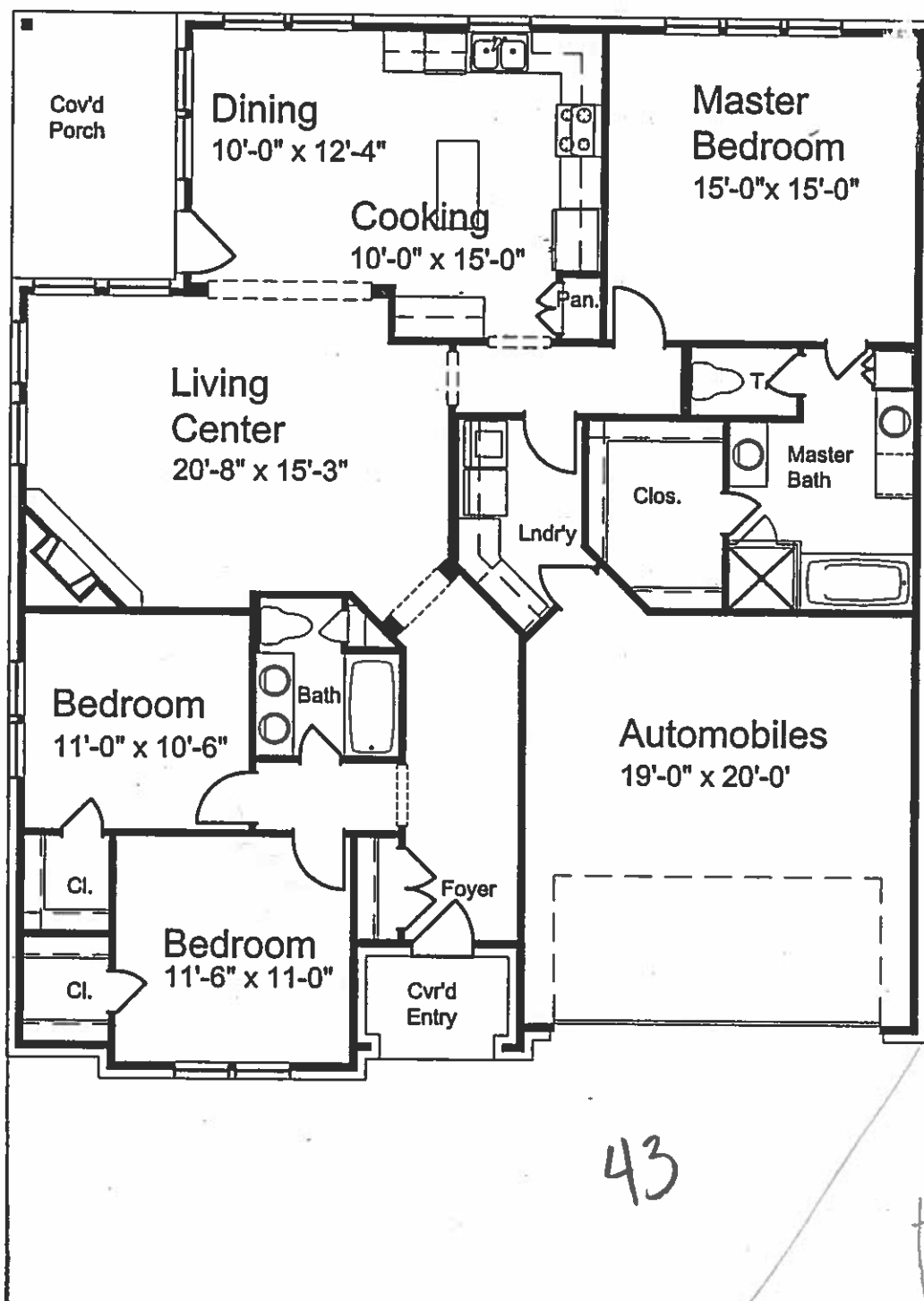
REM. 22.734 AC.
CHARLES H. ELLENBAUM
ROSARIO O. ELLENBAUM
VOLUME 2310, PAGE 397
R.P.R.G.C.T.

REM. 130 AC.
ROBERT J. TATE
VOLUME 1176, PAGE 192
D.R.G.C.T.

5.85 AC.
CLAIRE TATE
VOLUME 2981, PAGE 587
O.P.R.G.C.T.

REPLAT OF LOT 9R
BLOCK THREE
O'HANLON RANCH ADDITION
PHASE 2
VOL 20, PG. 131, P.R.G.C.T.





Lower Level Floor Plan

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

AREAS

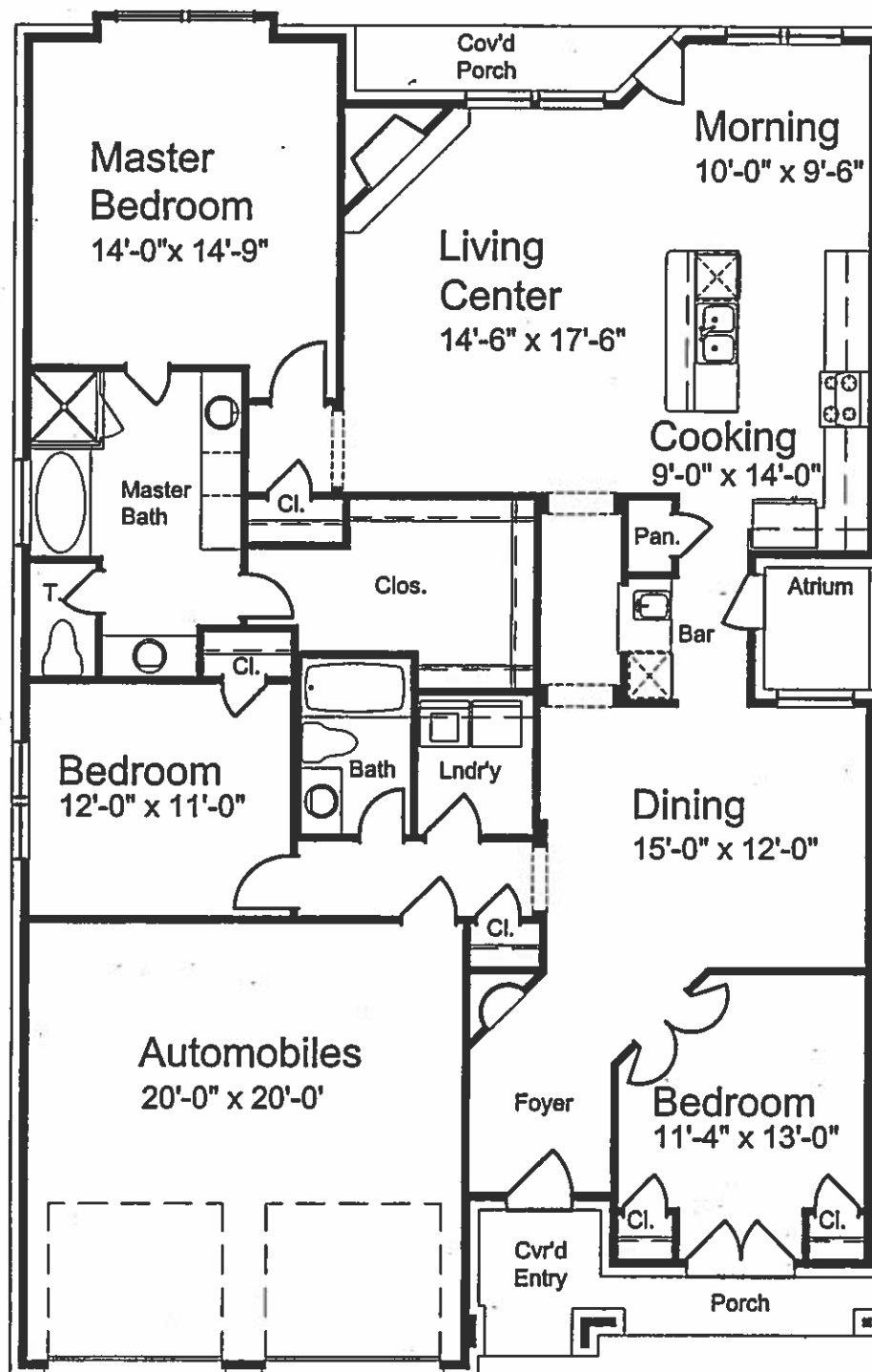
LIVING	1822
AUTOS	403
COV'D	112



FRONT ELEVATION

1/8" = 1'-0"

SARATOGA



AREAS.	
A/C LINING	1855 SF
AUTOS	435 SF
COV'D PORCH	126 SF

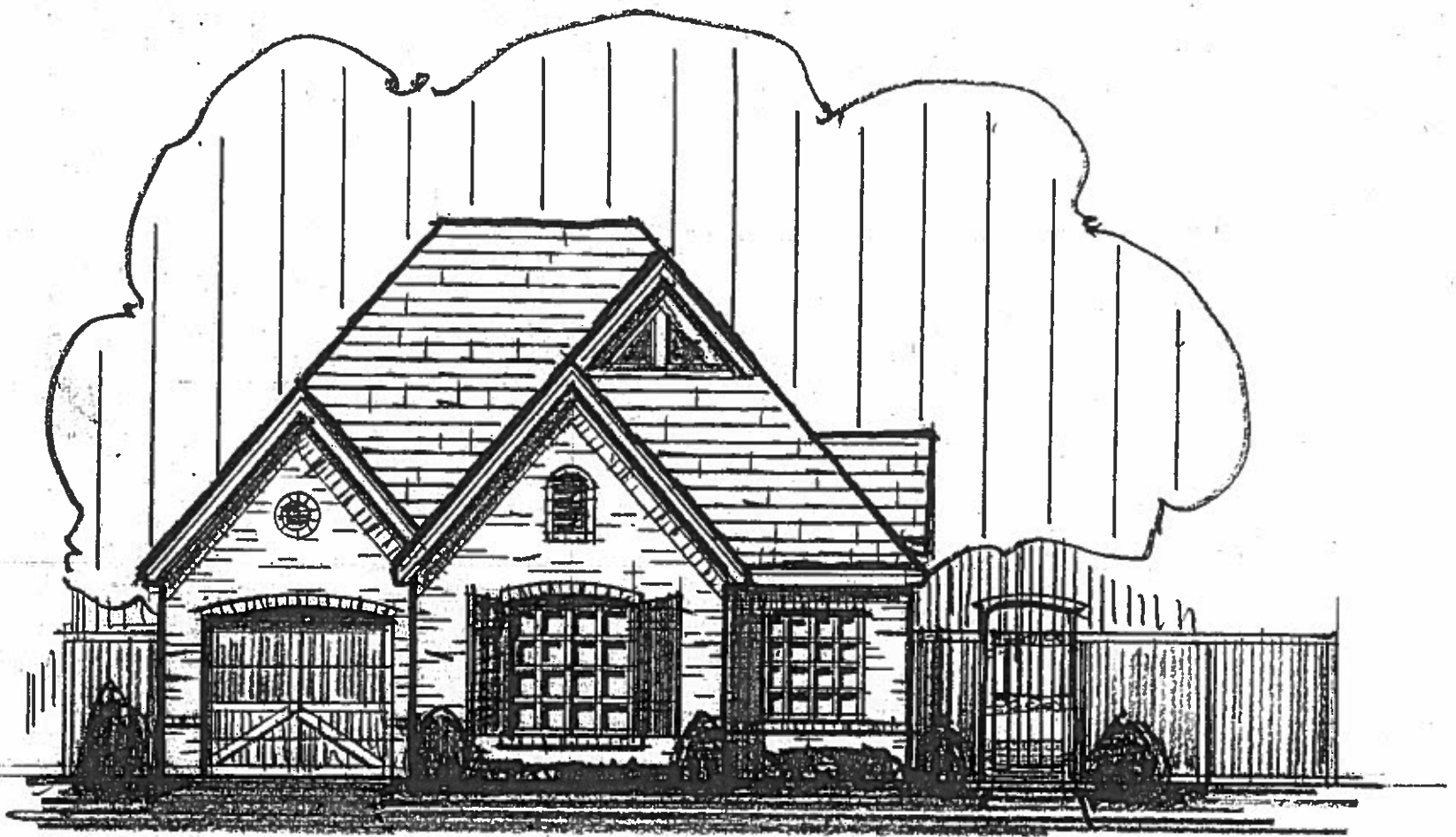
Lower Level Floor Plan
Scale: 1/8" = 1'-0"



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

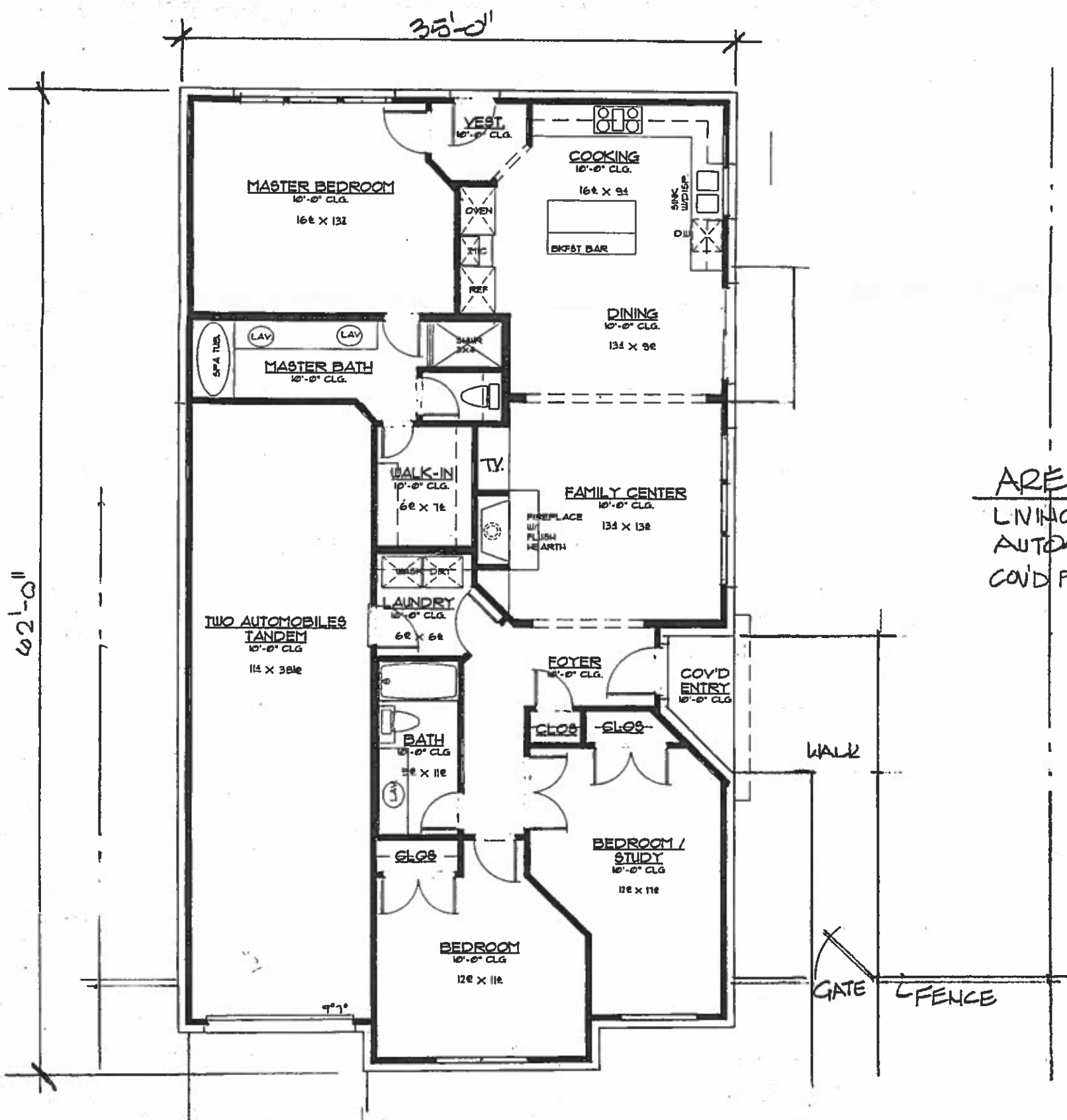
THE DONALDSON

1/11/05



FRONT ELEVATION

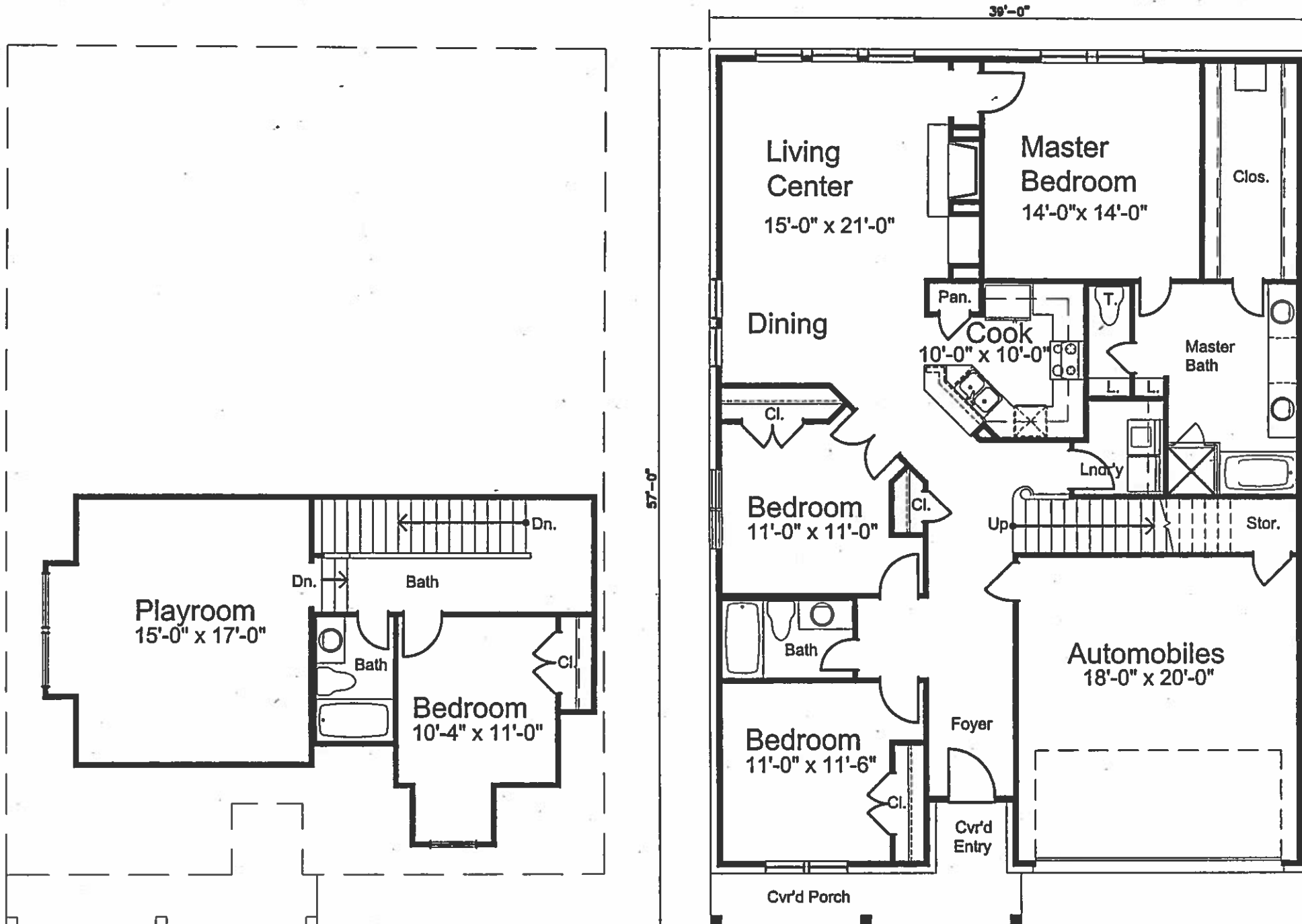
SCALE: 1/8" = 1'-0"



FLOOR PLAN

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

THE DONALDSON 111



Upper Level Floor Plan
 Scale: 1/8" = 1'-0"

Lower Level Floor Plan
 Scale: 1/8" = 1'-0"

AREAS:
 1712 SF LOWER
 650 SF UPPER
 404 SF AUTOS
 120 SF COVERD



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

STAFF REVIEW LETTER

August 10, 2016

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

Preston Trail Land Surveying
Chris Noah
83493 N. S.H. 289 #5
Pottsboro, TX 75076

Dear Applicants,

The request for a Specific Use Permit to allow patio homes in a C-O (Office) District for the property located in the 2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. The setback along Lamberth Road shall be 25'.
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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. Platting of the property is required.
10. Privately owned and maintained detention in accordance with City criteria is required.
11. Curb and gutter and storm drain to be added to section adjacent to development.
12. Water shall be extended down Shady Oaks Lane to serve the development.
13. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 8.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2608 W. CASCADE DRIVE

The request of Wayne & Carol Musser (Owners) concerning the property at 2608 West Cascade Drive, being Lot 2, Block 3, Parkhaven Addition, Section One, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 2" setback from the main structure for a detached covered patio in lieu of the required 6' in an R-1 (One Family Residential) District.

Background:

The property is located at 2608 West Cascade Drive between Baker Park Drive and South Glacier Drive. The owner would like to construct a detached covered patio cover 2" from the main structure; the rear setback will be 10' from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wayne & Carol Musser (Owners)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Plat

Site Plan

Elevations

Staff Review Letter

Letter from Sandra & Jerry White

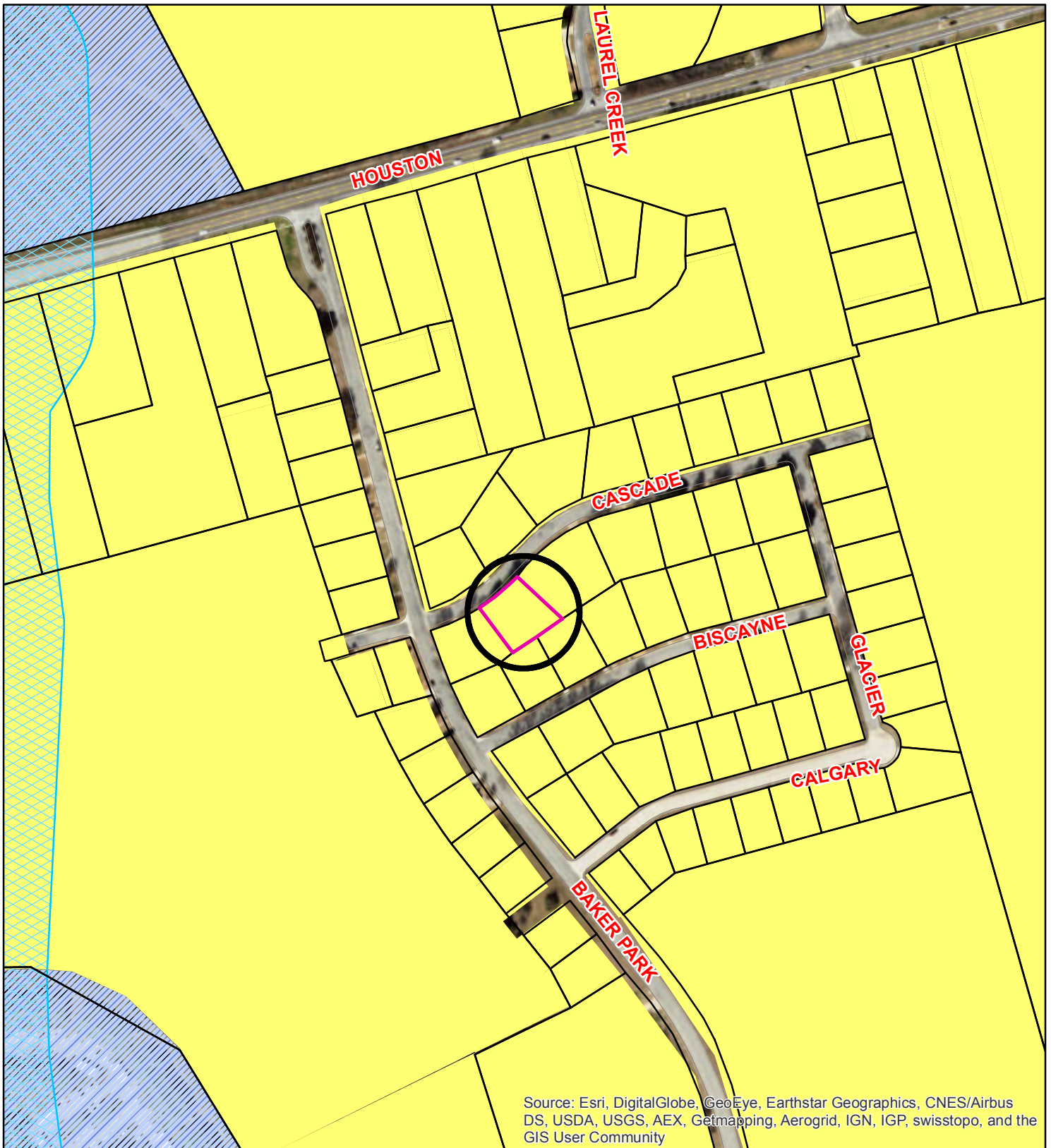


2608 W. Cascade



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2608 W. Cascade



City of Sherman, Texas
Developmental Services Department

Transportation Corridors Overlay

HWY_NAME

FM 1417

Sam Rayburn Freeway

US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

Arts and Cultural District

Blalock Commercial Overlay District

Central Business District

College Park District

Downtown Overlay District

Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown

BIP Blalock Industrial Park

C-1 Retail Business District

Legend

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

2608 W. Cascade Dr.



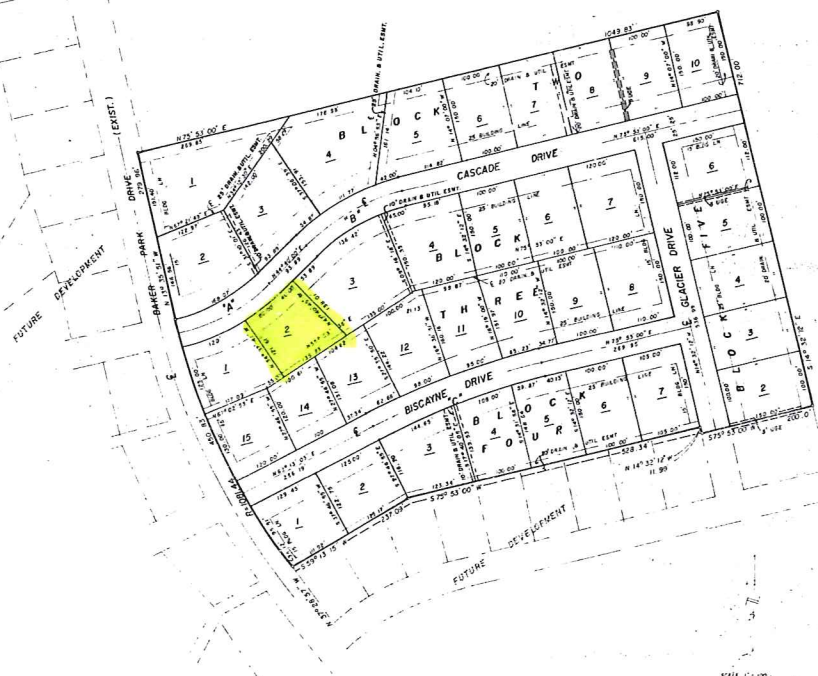
This project is to provide a shaded cover to our patio. The patio will provide shade to a portion of our back yard. The patio will be used for recreation, relaxing and entertaining. This patio will not be used as living quarters or a parking area for vehicles.

Wayne Muser

$\angle A = 35^{\circ} 43' 09''$
 $T = 93.35$
 $R = 328.59$
 $L = 181.91$

$\angle B = 51^{\circ} 42' 00''$
 $T = 100$
 $R = 358.16$
 $L = 195.03$

$\angle C = 13^{\circ} 39' 55''$
 $T = 160$
 $R = 1335.53$
 $L = 318.48$



PARKHAVEN ADDITION, SECTION ONE
TO THE
CITY OF SHERMAN, TEXAS

FILED FOR RECORD
July 26, 1983
1:00 a.
7 44
Psal
PAT. E. LGE
JUL 26 1983
FBI - NEW YORK
NY 100-
44-38861-1000

FIELD NOTES

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 635, and also being a part of a 130.659 acre tract of land conveyed by Dorothy A. Baker, Trustee, to Empire Construction Company, by deed recorded in Vol. 1460, Page 475, of the Deed Records, Grayson County, Texas, and being described by notes and bounds as follows, to-wit:

by notes and bounds as follows, to-wit:

THENCE North 15° 15' 15" East, 30.71 feet, to the intersection of a 30.71 foot wide lane, said point being the most Eastern boundary corner to said 130,650 acre tract of land;

THENCE North 15° 15' 15" East, 15.36 feet, to the intersection of a 30.71 foot wide lane, said point being the most Eastern line to said 130,650 acre tract of land, a distance of 712.06 feet to a steel rod;

THENCE South 75° 49' 13" min. 09 sec. West, a distance of 200.00 feet to a steel rod;

THENCE South 75° 49' 13" min. 09 sec. West, a distance of 200.00 feet to a steel rod;

THENCE South 75° 49' 13" min. 09 sec. West, a distance of 528.34 feet to a steel rod;

THENCE South 75° 49' 13" min. 15 sec. West, a distance of 237.09 feet to a steel rod;

In the above description of the above described 130,650 acre tract of land, to-wit:

THENCE North 37° 52' 28" min. 57 sec. West with the East line of Baker Park Drive, a distance of 109.83 feet to the intersection of a 30.71 foot wide lane;

THENCE in a Northerly direction with a curve to the right having a radius of 109.83 feet, an arc of 109.83 feet, a distance of 109.83 feet to the intersection of a 30.71 foot wide lane;

THENCE North 37° 52' 28" min. 51 sec. West continuing with the East line of Baker Park Drive, a distance of 275.96 feet to a steel rod;

THENCE North 75° 49' 13" min. 09 sec. East at 9.0 feet passing an all corner to said 130,650 acre tract, and a distance of 109.83 feet to the intersection of a 30.71 foot wide lane;

Total distance of 1099.83 feet to the Place of Beginning and containing 16,953 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

I, Bobby J. Cray, Registered Public Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown thereon were properly placed under the personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas.

Bobby J. Cray 3-25-88
Bobby J. Cray RPS Date

We, Vernon Peppard and Lydia Peppard, doing business as LVI ENTERPRISES, Owner of Parkhaven Addition, Section One, to the City of Sherman, Texas, hereby dedicate to the public use forever the streets and easements shown on this plat.

Bobby J. Crow 3-25-83

Vernon Peppard 4-4-83
Date
Lynda Peppard 4-4-83
Date

THE STATE OF TEXAS
DALLAS
COUNTY OF ~~GRAND~~

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Vernon Peppard and Lynda Peppard, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public in and for Grayson County, Texas

APPROVED THIS _____ DAY OF _____, 1983, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS

Ed. J. Shoad v.
Chairman
Terry Coolin
Secretary

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ON THIS 22 DAY OF APRIL, 1958.

Mayor, City of Sherman, Texas

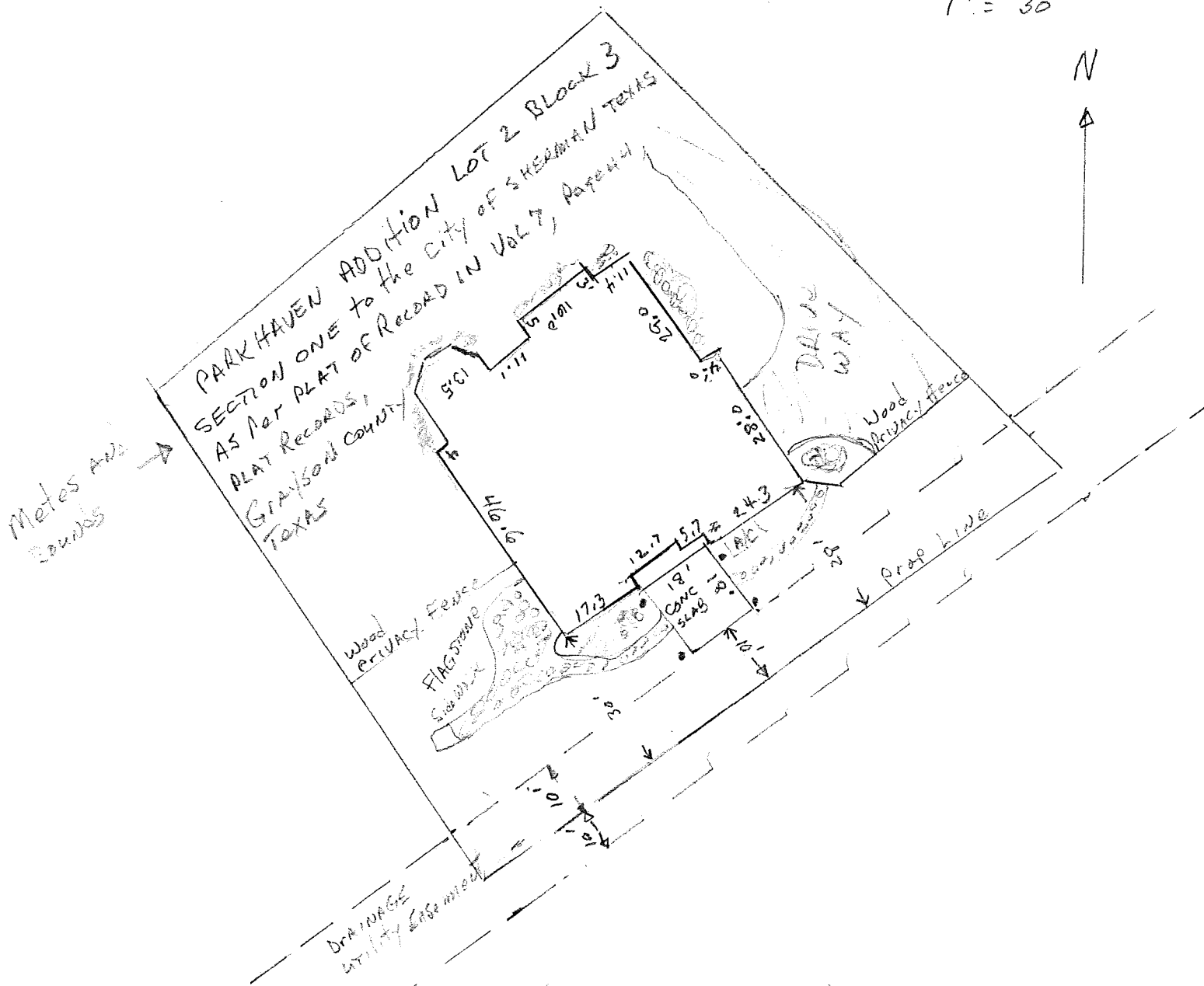
The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing, Parishaven Addition, Section One to the City of Sherman, Texas, was submitted to the City Council on the 25th day of July, 1953, and the City Council by formal action then and there accepted the dedication 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 hereinafter subscribed,

Rachel Spears
City Clerk, City of Sherman, Texas

10950

SUTCLIFF CROW
SURVEYING & CONSULTING SERVICES
P.O. BOX 1000
SHAWNEE, TEXAS 79782
PHONE 714/241-1111

N

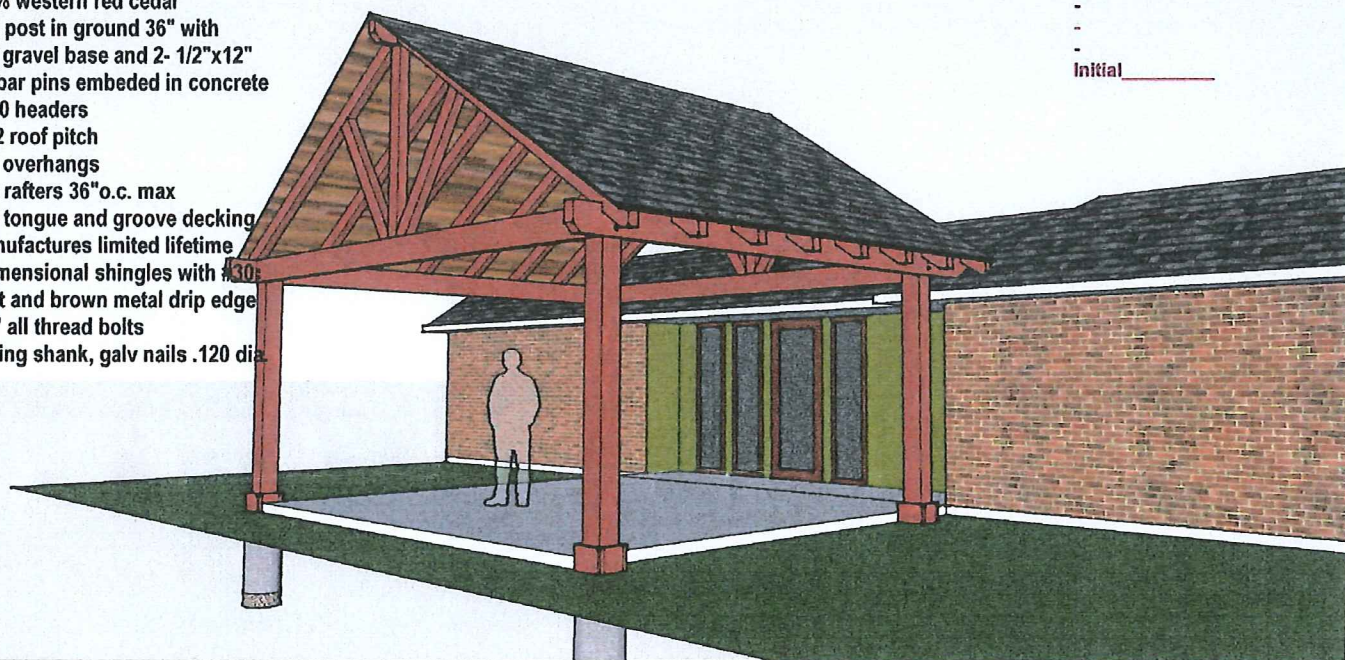


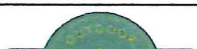
The PATIO COVER will be stained with a DARK Red STAIN which compliments the MAIN building BRICK color.

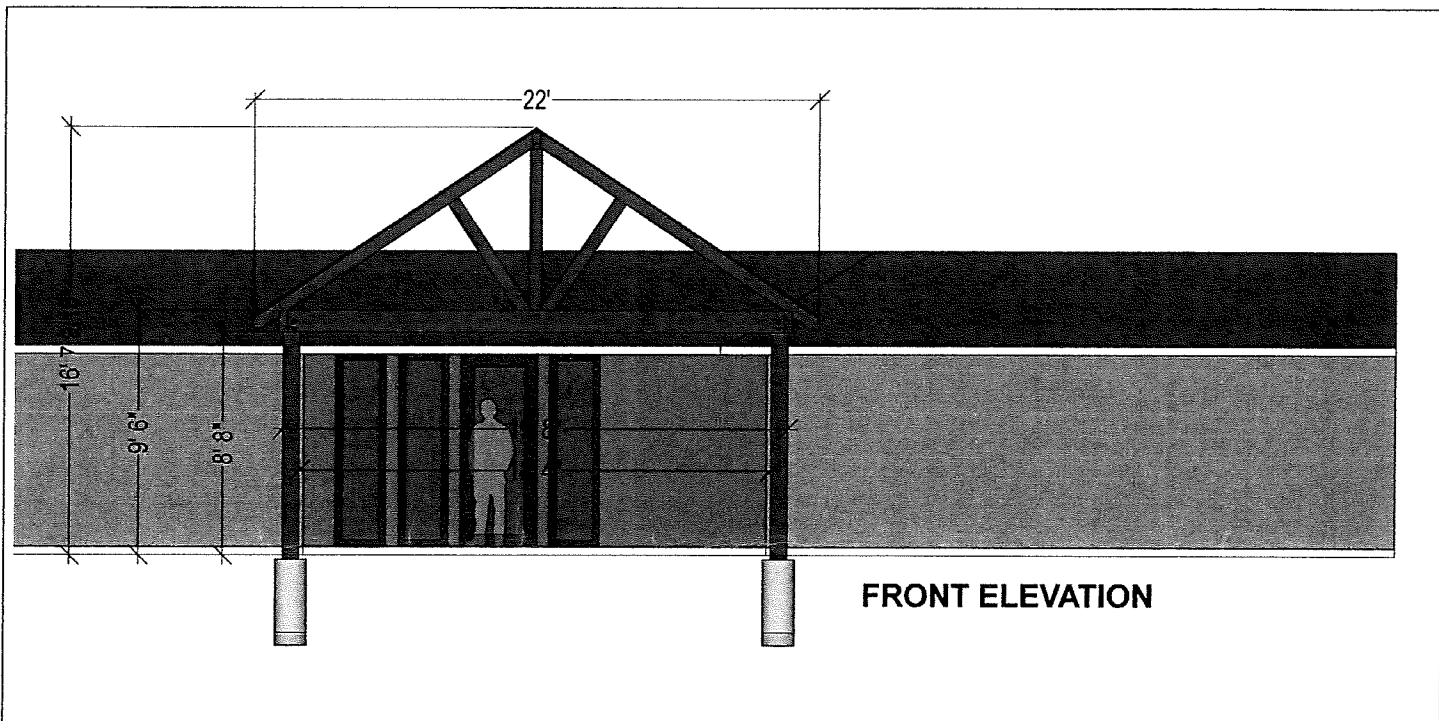
The Roof Shingles will be the same color AS MAIN STRUCTURE ROOF SHINGLES

Initial

- 100% western red cedar
- 8x8 post in ground 36" with 6" gravel base and 2- 1/2"x12" rebar pins embedded in concrete
- 4x10 headers
- 8/12 roof pitch
- 12" overhangs
- 4x6 rafters 36" o.c. max
- 1x6 tongue and groove decking
- manufactures limited lifetime dimensional shingles with #30 felt and brown metal drip edge
- 5/8" all thread bolts
- 3" ring shank, galv nails .120 dia



	Project Description: 22x20 Pergola		Notes: Offset post and added 1' in height to clear roof line
	Stain Color: Dark Red	Endcut style: ---	
	Customer Name: Wayne Musser		
Territory Manager: Walter Thompson	Project Address: 2608 Cascade Dr City, State & ZIP: Sherman, TX 75092		
Reviewer:	Customer Approval – After reviewing this document, please sign and date all included pages. Signature _____ Date _____		(____)____-____ Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation (NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)
Contents and designs of these drawings are the exclusive property of Lawn Master Outdoor Living LLC and duplication of such drawings is unauthorized without the expressed written consent of Lawn Master Outdoor Living LLC.			



FRONT ELEVATION

	Project Description: 22x20 Pergola		Notes: Offset post and added 1' in height to clear roof line
	Stain Color: Dark Red	Endcut style: —	
	Customer Name: Wayne Musser		
Territory Manager: Walter Thompson	Project Address: 2608 Cascade Dr		() - Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation (NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)
	City, State & ZIP: Sherman, TX 75092		
Reviewer:	Customer Approval – After reviewing this document, please sign and date all included pages. Signature _____ Date _____		
Contents and designs of these drawings are the exclusive property of Lawn Master Outdoor Living LLC and duplication of such drawings is unauthorized without the expressed written consent of Lawn Master Outdoor Living LLC.			

STAFF REVIEW LETTER

August 10, 2016

Wayne Musser
2608 W. Cascade Dr.
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 2" setback from the main structure for a detached covered patio in lieu of the required 6' in an R-1 (One Family Residential) District for the property located at 2608 West Cascade Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

4. No structures shall be built within the existing easements.

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

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

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

Respectfully,



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

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

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

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

AUG 05 2016

July 29, 2016

Jerry & Sandra White
2612 W. Biscayne
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 16, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Wayne & Carol Musser (Owners) concerning the property at 2608 West Cascade Drive, being Lot 2, Block 3, Parkhaven Addition, Section One

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 2" setback from the main structure for a detached patio in lieu of the required 6' in an R-1 (One Family Residential) District.

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 can not 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/PR
Secretary, Planning & Zoning Board

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

Jerry & Sandra White
August 4, 2016

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.



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

Agenda Item No. 9.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

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

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and David Baca Studio, LLC (Architect) concerning the property in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive, being Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 1-9, North Creek Section 1, as follows;

Planning and Zoning Commission

Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District.

Background:

The property is located in the 4600 blocks of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of Travis Street and Northcreek Drive. The property is zoned a C-1 (Retail Business) District.

The owner is requesting a Specific Use Permit to allow a mini-warehouse facility on the property; the total building area will be approximately 100,000 square feet. The site plan is conceptual and will require final site plan approval before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)
Todd Young (Representative)
David Baca Studio, LLC (Architect)

Master Plan Designation:

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

Number of notices mailed:

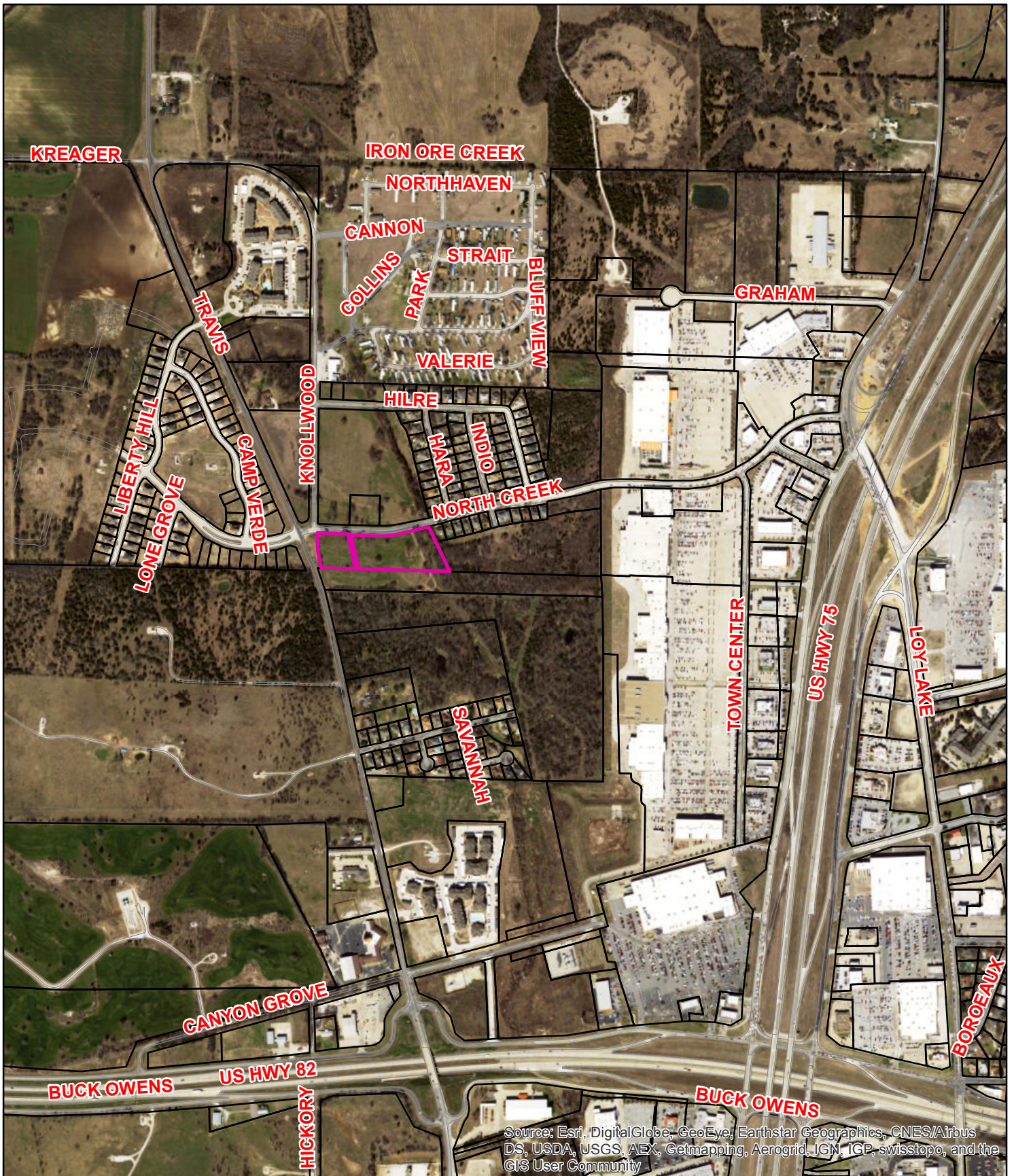
11

Objections Received:

0

Attachments

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

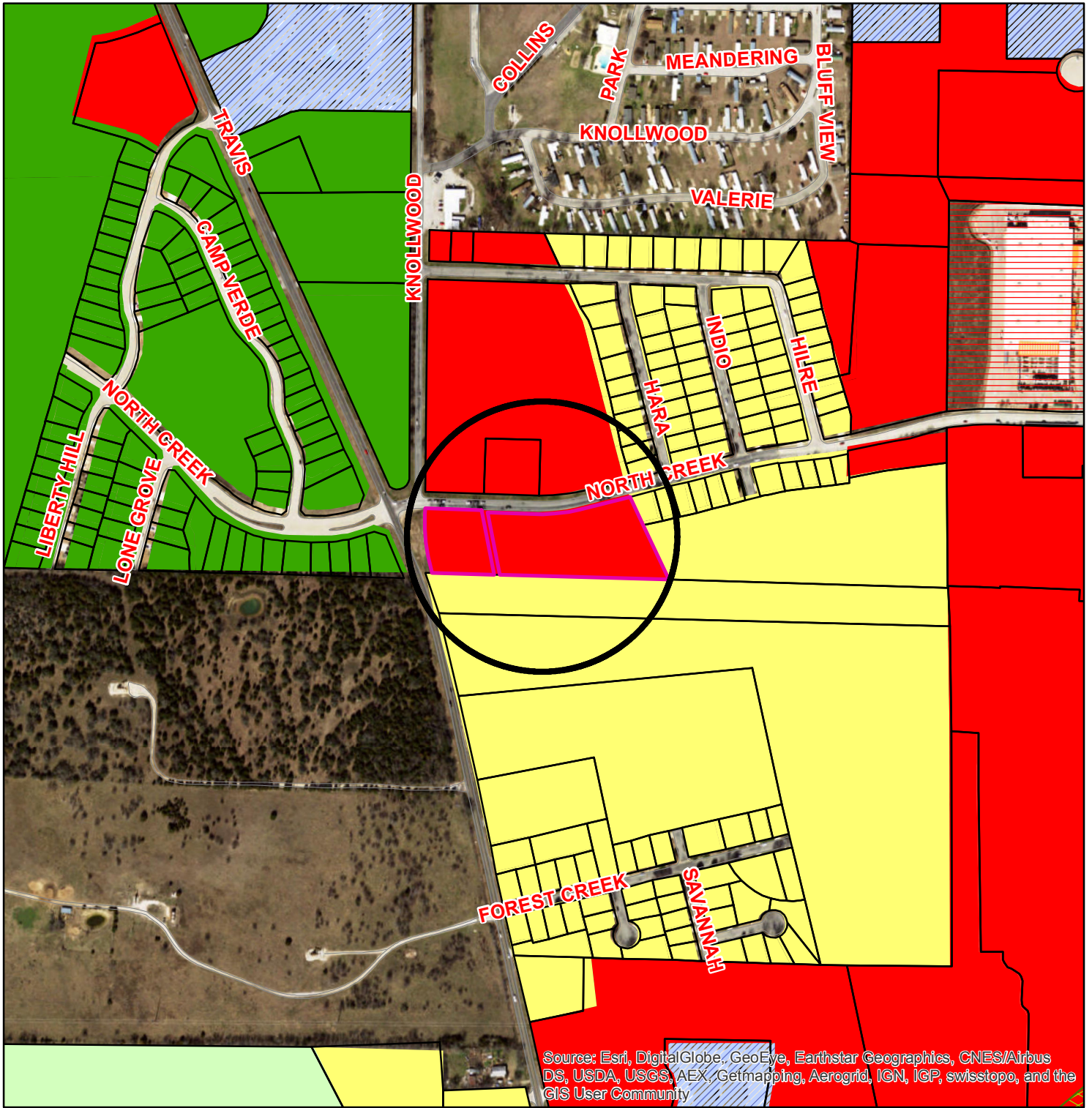


**4600 Blk. N. Travis &
100-200 Blks. E. Northcreek Dr.**



1 in = 856 ft

City of Sherman, Texas
Developmental Services Department



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

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

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





26 July 2016

Scott Shadden, Director of Development Services
City of Sherman Building & Zoning
220 West Mulberry Street
Sherman, Texas 75090

RE: Request for a Special Use Permit

Dear Mr. Shadden,

It is my pleasure to submit to you this request for a Special Use Permit, on behalf of Young Enterprises, for the property shown in the attached drawing and listed on the attached Zoning Application.

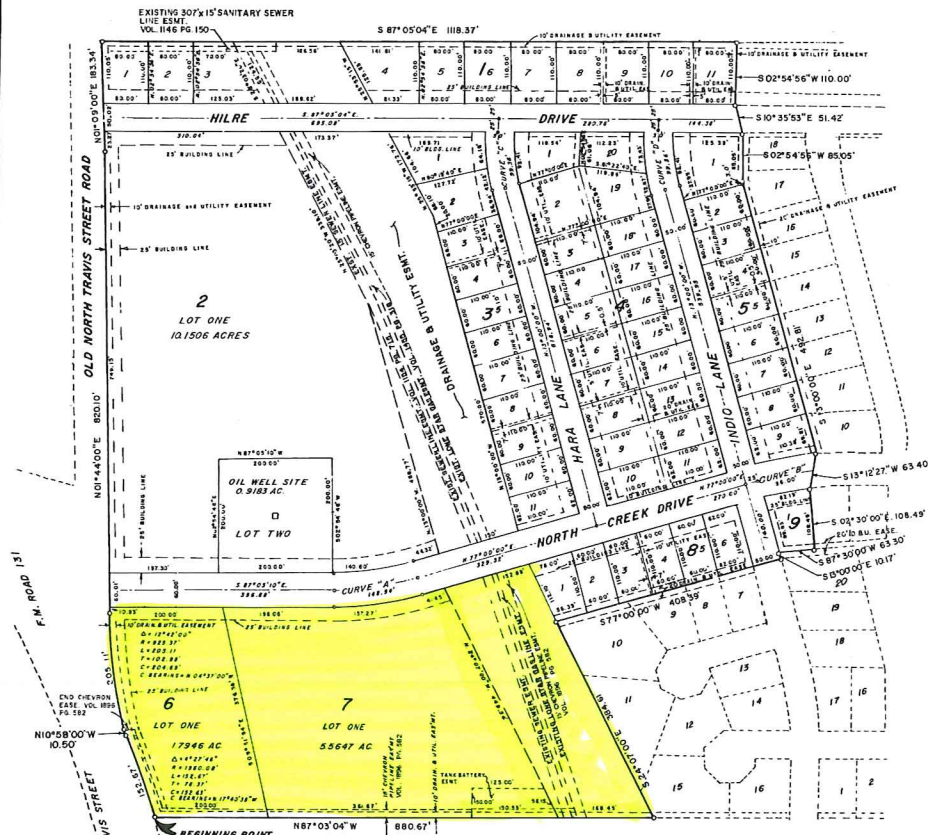
The Owner and Developer of the property located at the corner of North Travis Street and North Creek Drive, on the south side, are requesting a Special Use Permit from the City of Sherman to develop this particular tract of land into a much needed Self-Storage facility that will serve the fast-growing neighborhood in which this property is located.

Please do not hesitate to contact me with any questions or clarifications, or to request adjustments to this submittal.

Sincerely,

David Baca AIA, Architect + Principal

KNOLLWOOD VILLAGE



REPLAT OF BLOCKS 2-3-4-5-6-7-8, 9 OF THE
NORTH CREEK ADDITION SECTION ONE (VOL. 8)
AND ALL OF BLOCK NO. 1 OF THE REPLAT OF
NORTH CREEK ADDITION SECTION ONE (VOL. 8)

33.67 ACRES
TO THE CITY OF SHERMAN, TEXAS

C CURVE DATA						
CURVE	ANGLE	TANGENT	RADIUS	LENGTH	CHORD	BEARING
A	15°54'50"	74.95	536.22	148.84	148.46	N84°57'25"E
B	10°30'00"	69.80	748.70	137.21	137.02	N82°15'00"E
C	15°54'50"	50.00	357.68	99.36	99.04	N05°02'32"W
D	15°54'50"	50.00	357.68	99.36	99.04	N05°02'32"W

SCALE: 1"=100'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being part of the James H. Clark Survey, Abstract No. 273, and the John Jennings Survey, Abstract No. 647 and also being part of a 57.6113 acre tract of land conveyed to Hara Hut and Hara Hut by Deed recorded in Volume 1435, Page 120, Deed Records, Grayson County, Texas and being particularly described by metes and bounds as follows to wit:

BEFOREME at a steel post set in concrete in the East right - of - line of F&M 131 (Trevis Street North) point being the Southwest corner of 57.6113 acre tract of land.

THENCE in a Northerly direction with the East right - of - way line of F&M 131 (Trevis Street North) with a curve to the left having a radius of 1940.00' (Chord bearing N 17° 40' 33" W a distance of 152.63') a distance of 152.63' to a 1/2" steel rod set.

THENCE N 10° 58' 00" W continuing with add right - of - way 10.00' to a concrete right - of - way marker.

THENCE in a Northerly direction with the East right - of - way line of F&M 131 (Trevis Street North) with a curve to the right having a radius of 925.37' (Chord bearing N 04° 37' 00" W a distance of 204.65') a distance of 205.17' to a 1/2" steel rod set.

THENCE N 07° 54' 00" E with the East right - of - way line of a county road a distance of 820.00' to a 1/2" steel rod set for an angle.

THENCE N 07° 09' 00" E with add right - of - way line a distance of 183.34' to a 1/2" steel rod set being the Northeast corner of lands described tract.

THENCE S 87° 05' 04" E with the South line of the City of Knollwood also being the North line of lands described tract, a distance of 1118.37' to a 1/2" steel rod set for the Northeast corner of North Creek Addition, Section One.

THENCE S 02° 54' 56" W with the East line of afore add addition a distance of 110.00' to a 1/2" steel rod set for an angle, also being the North right - of - way line of Hara Drive.

THENCE S 02° 54' 56" W with the East line of afore add North Creek Addition, Section One, a distance of 85.00' to a 1/2" steel rod set for an angle.

THENCE S 15° 00' 00" E with the East line of North Creek Addition, Section One, a distance of 492.87' to a 1/2" steel rod set for an angle, point also being in the North right - of - way line of North Creek Drive.

THENCE S 15° 12' 27" W with the East line of afore add Addition, a distance of 63.40' to a 1/2" steel rod set for an angle, point also being in the South right - of - way line of North Creek Drive.

THENCE S 02° 30' 00" E with the East line of afore add Addition, a distance of 108.49' to a 1/2" steel rod set for an angle.

THENCE S 87° 30' 00" W with the South line of Lot 1, Block 8, of North Creek Addition, Section One a distance of 63.30' to a 1/2" steel rod set for an angle point also being in the East right - of - way line of Indio Lane.

THENCE S 15° 00' 00" E with the East right - of - way line of Indio Lane, a distance of 10.77' to a 1/2" steel rod set for an angle.

THENCE S 77° 00' 00" W a distance of 408.33' to a 1/2" steel rod set for an angle.

THENCE S 24° 07' 00" E a distance of 384.67' to a 1/2" steel rod set for the Southeast corner of North Creek Addition, Section One.

THENCE N 87° 03' 04" W a distance of 880.67' to the place of beginning and containing 33.67 acres of land.

I, John Worthen, Registered Public Surveyor, hereby certify that the above plat or map was prepared from a survey made on the ground and the bearings, distances, areas and monuments are as shown on said plat.

OWNERS AND DEVELOPERS

WE, THE UNDERSIGNED HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS SHOWN ON THE ABOVE REPLAT OF NORTH CREEK ADDITION SECTION ONE TO THE CITY OF SHERMAN, TEXAS.

James Rivers
JAMES RIVERS
TRUSTEE

THE STATE OF TEXAS X

COUNTY OF GRAYSON X

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JAMES RIVERS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF August, 1987.

John H. Worthen
JOHN H. WORTHEN
NOTARY PUBLIC, GRAYSON COUNTY, TEXAS

APPROVED THIS 27 DAY OF September, 1987, BY THE PLANNING AND ZONING BOARD OF THE CITY OF SHERMAN, TEXAS.

Edith L. Lint
EDITH L. LINT
CHAIRMAN

Terry Corbin
TERRY CORBIN
SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS 23 DAY OF September, 1987.

Dean Kille
DEAN KILLE
MAYOR OF THE CITY OF SHERMAN, TEXAS

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF NORTH CREEK ADDITION SECTION ONE TO THE CITY OF SHERMAN, TEXAS WAS SUBMITTED TO CITY COUNCIL ON THE 14 DAY OF September, 1987, AND THE CITY COUNCIL, BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN ON SAID FORTH ON SAID PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN SUBSCRIBED.

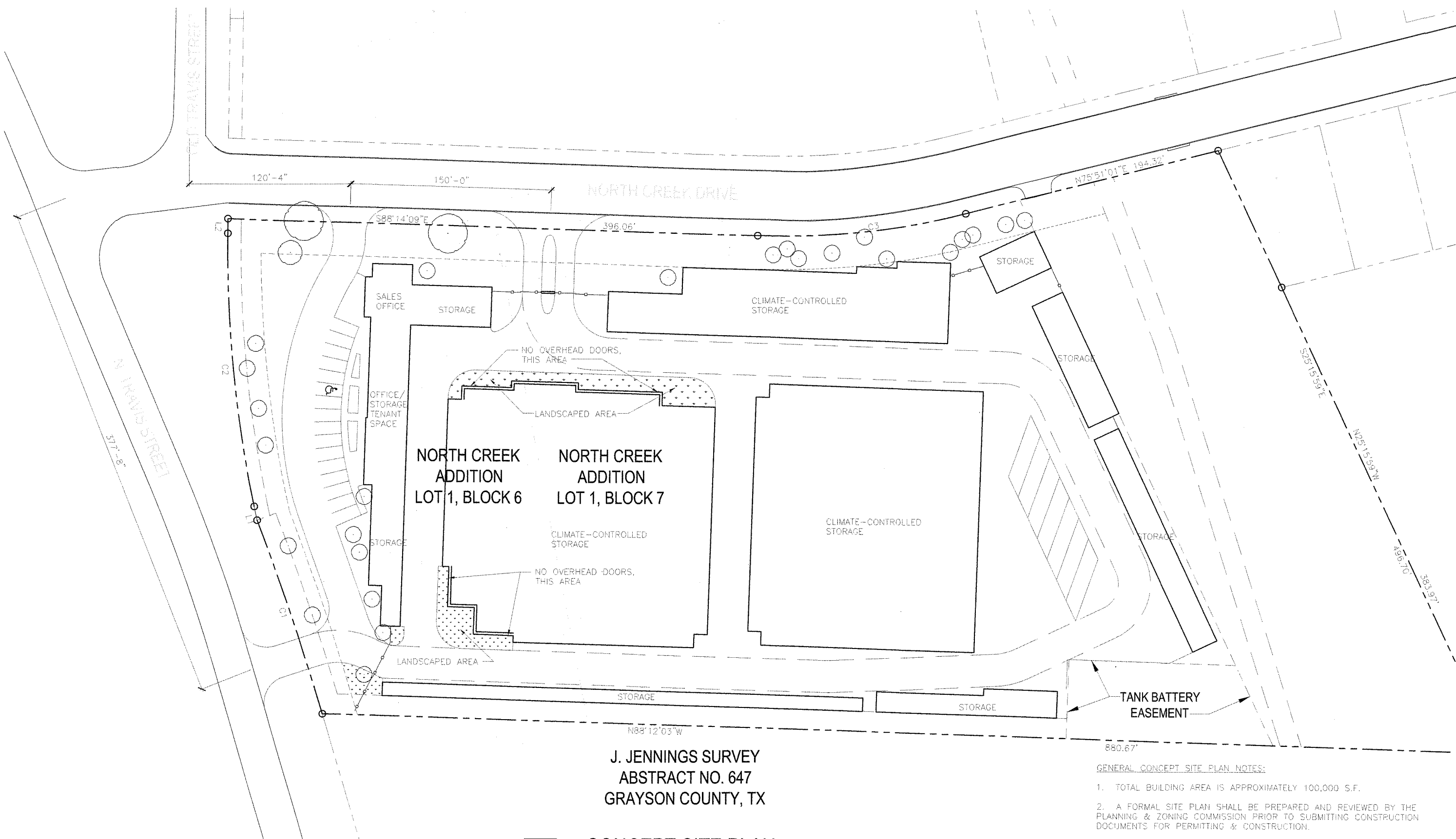
Walter P. Arnold
WALTER P. ARNOLD
CITY CLERK OF THE CITY OF SHERMAN, TEXAS



North Creek Self Storage Project

Corner of North Travis Street & North Creek Drive, Sherman, Texas 75092

100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090 903 893 5800 903 893 5866 david@davidbacastudio.com



**J. JENNINGS SURVEY
ABSTRACT NO. 647
GRAYSON COUNTY, TX**



CONCEPT SITE PLAN
SCALE: 1" = 70'-0"

- GENERAL CONCEPT SITE PLAN NOTES:**
1. TOTAL BUILDING AREA IS APPROXIMATELY 100,000 S.F.
 2. A FORMAL SITE PLAN SHALL BE PREPARED AND REVIEWED BY THE PLANNING & ZONING COMMISSION PRIOR TO SUBMITTING CONSTRUCTION DOCUMENTS FOR PERMITTING & CONSTRUCTION.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	152.66'	1960.08'	4°27'45"	N18°49'39"W 152.63'
C2	205.11'	925.37'	12°42'00"	N05°45'59"W 204.69'
C3	157.27'	566.22'	15°54'50"	N83°48'26"E 156.76'
C4	236.97'	2148.50'	6°19'10"	N75°49'43"E 236.85'
C5	126.37'	970.00'	7°27'52"	N76°24'04"E 126.28'
C6	140.60'	506.22'	15°54'50"	S83°53'03"W 140.15'
C7	144.40'	1030.00'	8°01'58"	S76°58'34"W 144.29'
C8	216.50'	2088.50'	5°56'22"	S75°55'46"W 216.41'

concept site plan



North Creek Self-Storage Project

27 JULY 2016 | CONCEPTUAL RENDERING ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

david**aca**
STUDIO

STAFF REVIEW LETTER

August 10, 2016

Young Enterprises
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

David Baca Studio, LLC
100 N. Travis, Ste 500-A
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District for the property located in the 4600 Block of North Travis Street and the 100-200 Blocks East Northcreek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the 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. Parking is permitted on paved surfaces only (concrete or asphalt).
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
6. Screening shall be provided and maintained abutting any residential districts.
7. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
8. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
9. All parking shall be on private property and shall not encroach into Travis Street or Northcreek Drive right-of-way.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. This site plan is conceptual and will require additional site plan approval from the Planning and Zoning Commission before construction begins.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Privately owned and maintained detention in accordance with City criteria is required upon future development.
16. All requirements of the Floodplain Ordinance should be followed.
17. Driveway is required to be a shared access drive and TxDOT approval is required.
18. Replatting of the property is required.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 10.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 613 & 623 E. LAMAR ST. AND 110 S. THROCKMORTON ST.**

The request of Grayson Grand Central Station (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 613 and 623 East Lamar Street and 110 South Throckmorton Street, being all of Lots 16 thru 24, Block 1, Chaffin's First Addition, as follows:

Planning and Zoning Commission

Final plat approval of Grayson Grand Central Station Addition, Being a Replat of Lots 16-24, Block 1, Chaffin's First Addition.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

M-2 (Heavy Manufacturing) District

Origination:

Grayson Grand Central Station (Owners)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

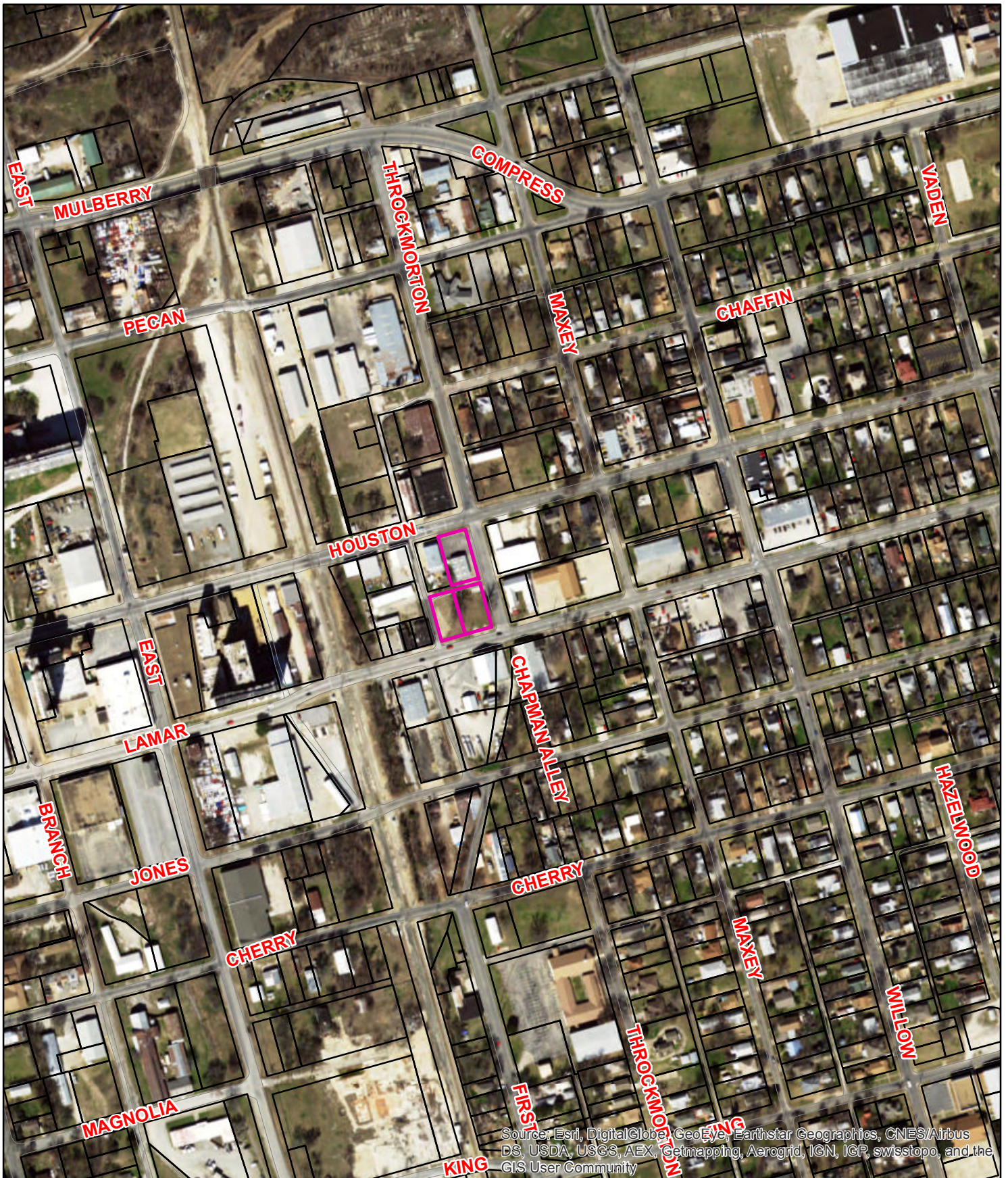
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

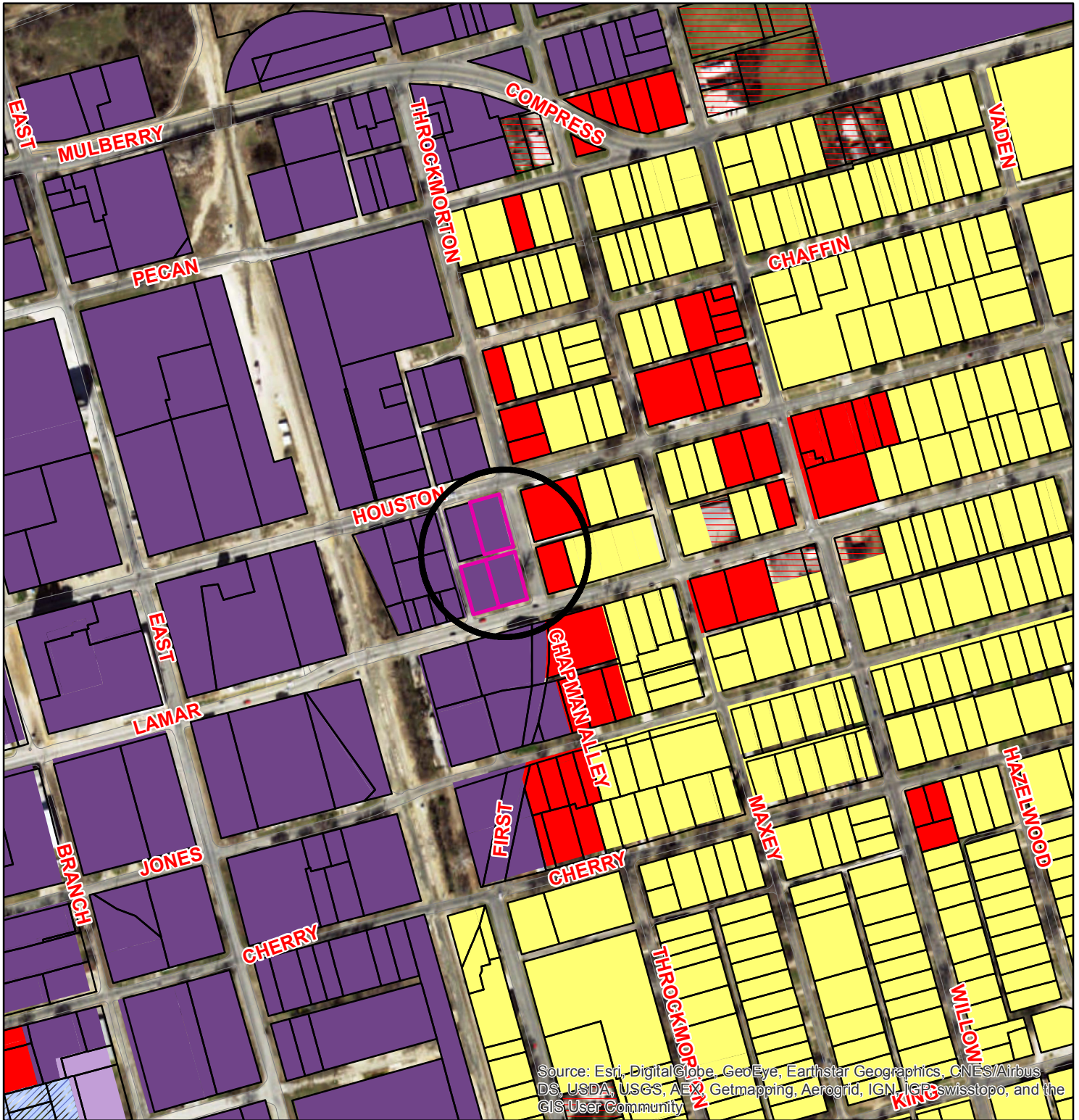


**613 & 623 E. Lamar and
110 S. Throckmorton**



1 in = 357 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 613 & 623 E. Lamar and 110 S. Throckmorton



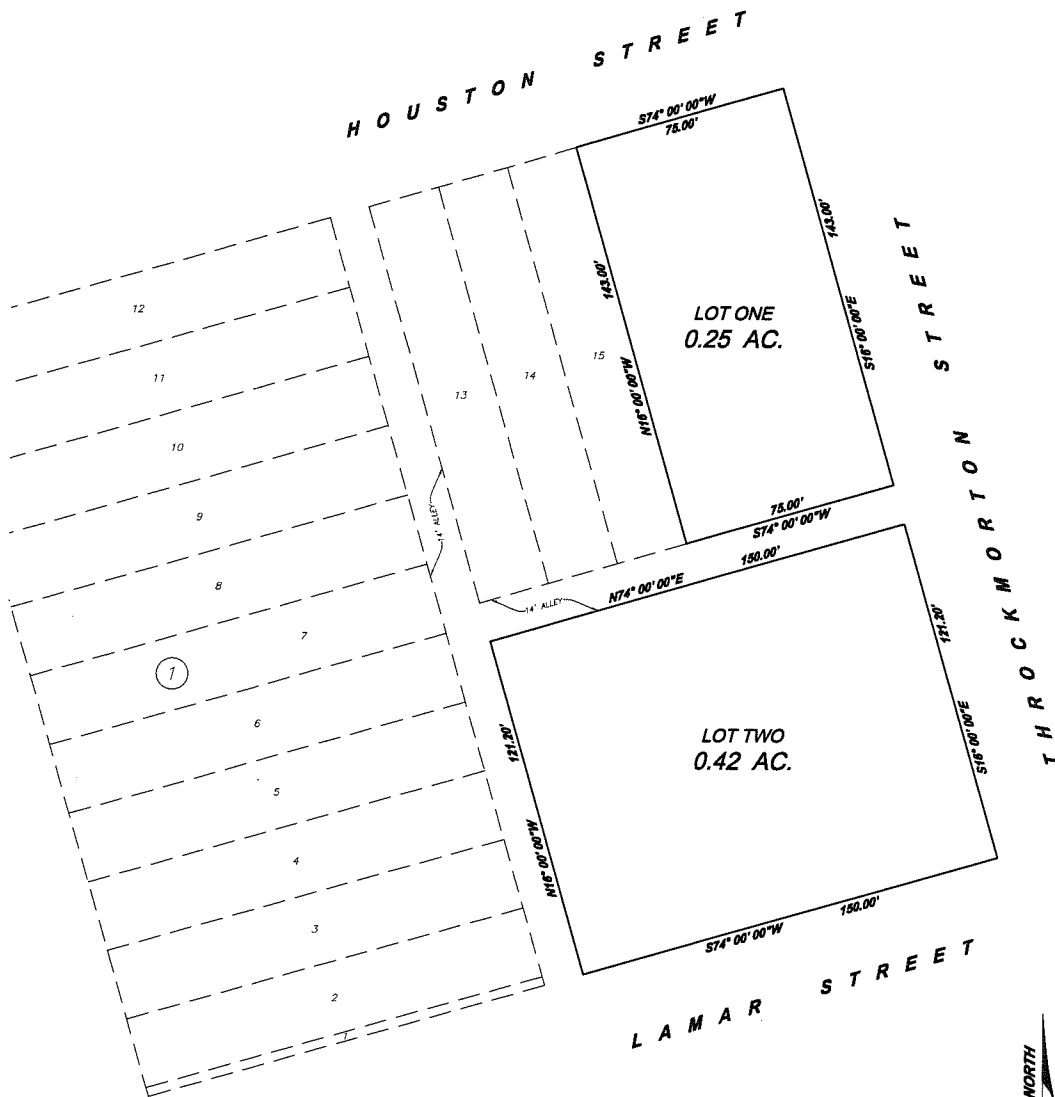
City of Sherman, Texas
Developmental Services Department

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Black Commercial Overlay District
Sam Rayburn Freeway	Central Business District
US Hwy 82 and 75	College Park District
Special Districts Overlay	Downtown Overlay District
	Historic Preservation District
	Zoning Districts
	Representation: ShermGIS.DBO.ZoningDistrict_Rep
	Unknown
	BIP Black 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

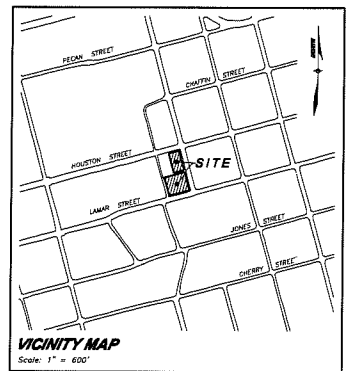


NOT TO SCALE

1 in = 357 ft



Scale: 1" = 30'



FINAL PLAT
OF
GRAYSON GRAND CENTRAL
STATION ADDITION
TO
THE CITY OF SHERMAN, TEXAS

BEING A REPLAT OF LOTS SIXTEEN (16), SEVENTEEN (17),
EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21),
TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24)
IN BLOCK ONE (1) OF CHAFFIN'S FIRST ADDITION

STAFF REVIEW LETTER

August 10, 2016

Grayson Grand Central Station
110 S. Throckmorton
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis
Sherman, TX 75091-1843

Dear Applicants,

The request for approval of the Grayson Grand Central Station Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Privately owned and maintained detention in accordance with City criteria is required upon future development.
4. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
5. Corner Clips required.
6. Replat must meet all requirements of City of Sherman Ordinances. Additional review and comments may be made.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 11.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4312 & 4316 TEXOMA PARKWAY**

The request of Chris and Katherine Martin (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4312 and 4316 Texoma Parkway, being 13.457 acres in the W.F. Patterson Survey, Abstract No. 969, being all of Lots 1, 2 and 3 of Sidney Heights Addition, also being all of a 0.284 acre tract of land that was former highway right-of-way and all of Lot 1 of the Replat of part of Block 4 of the Replat of Midway Mall, as follows;

Planning and Zoning Commission

Replat approval of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall.

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Chris and Katherine Martin (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

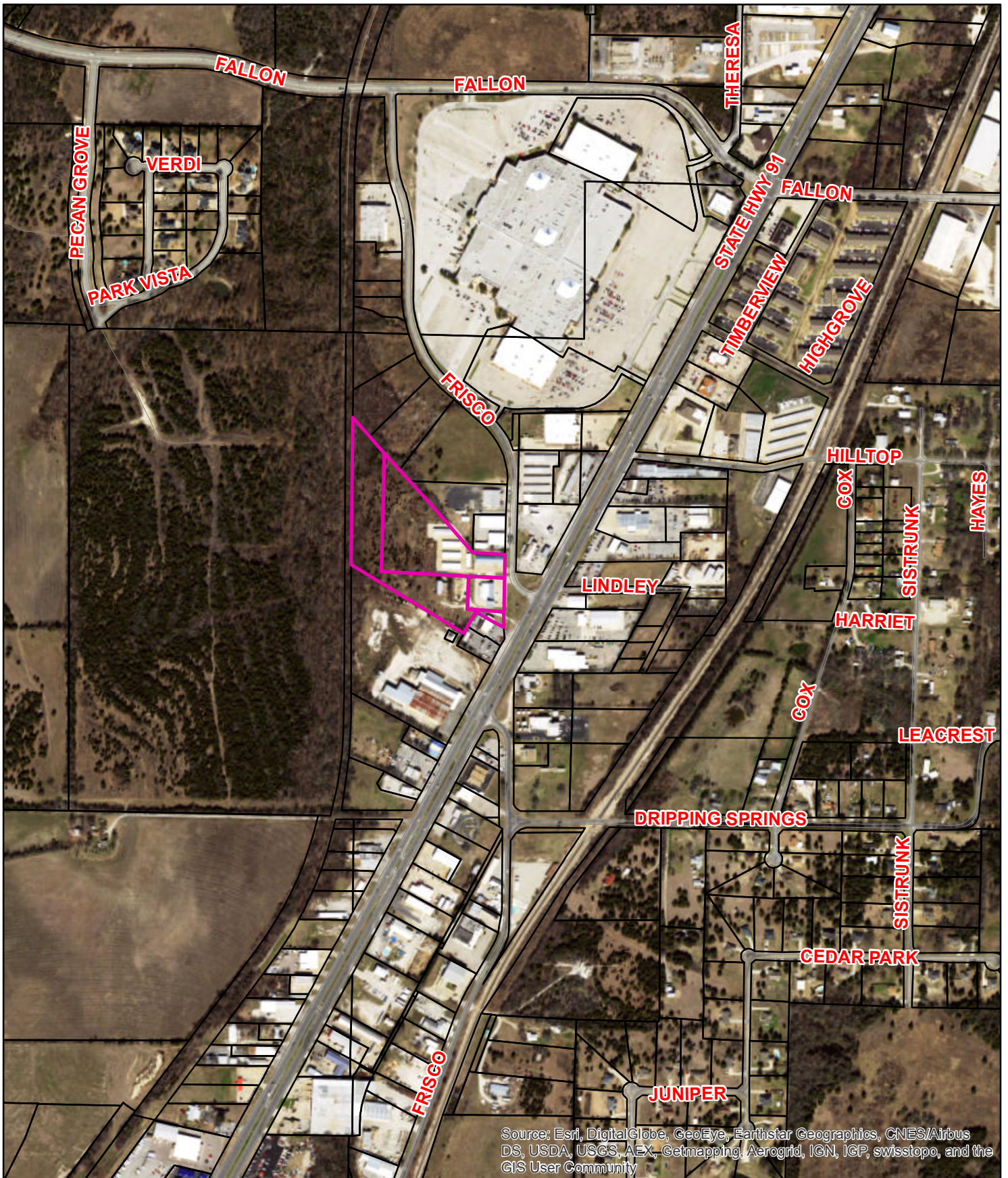
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



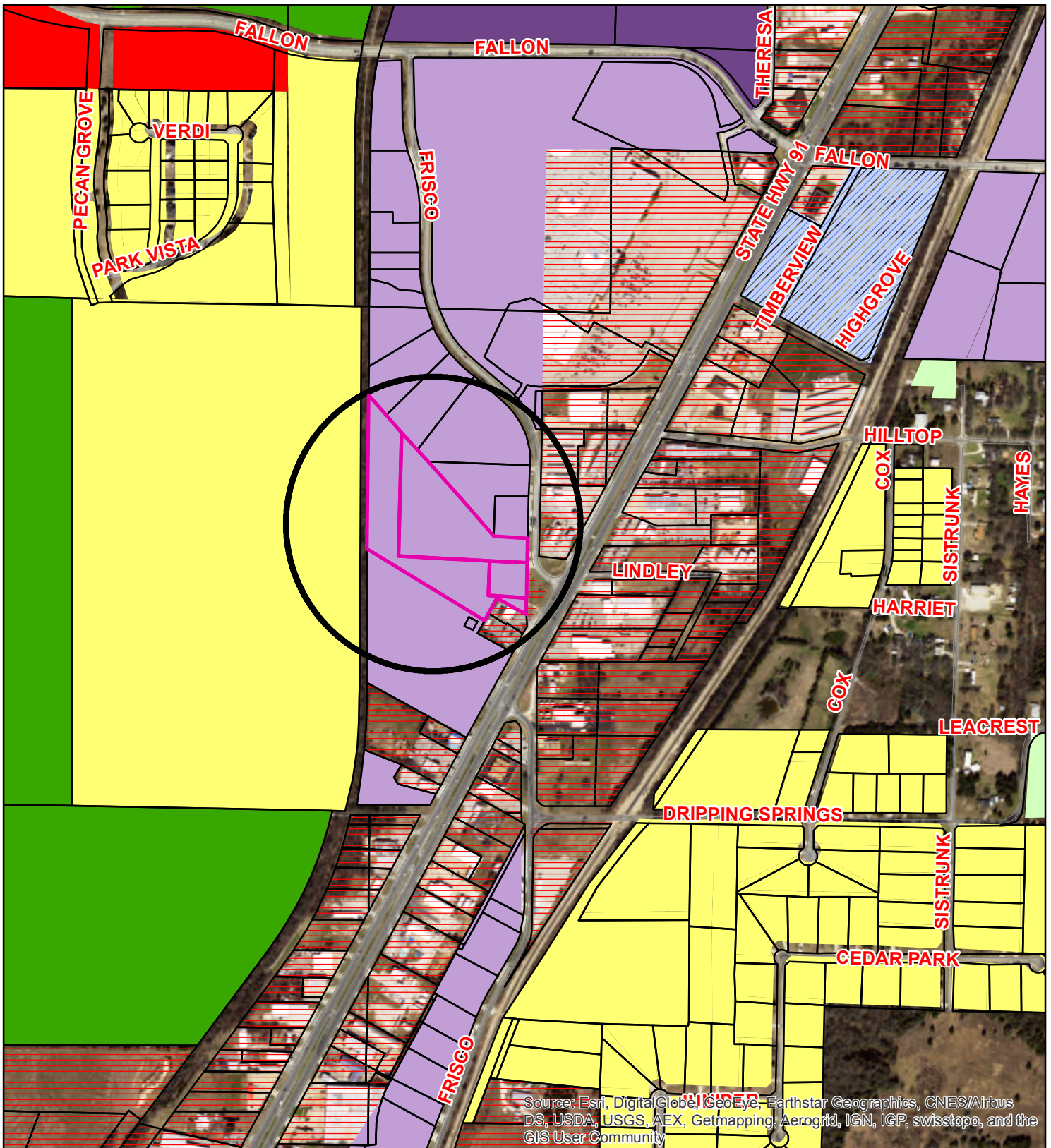
4312 & 4316 Texoma Parkway



NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4312 & 4316 Texoma Parkway



City of Sherman, Texas
Developmental Services Department

Transportation Corridors Overlay
HWY_NAME
 FM 1417
 Sam Rayburn Freeway
 US Hwy 82 and 75
Special Districts Overlay

DISTRICT_NAME
 Arts and Cultural District
 Ballock Commercial Overlay District
 Central Business District
 College Park District
 Downtown Overlay District
 Historic Preservation District
Zoning Districts
 Representation: ShermGIS.DBO.ZoningDistrict_Rep
 Unknown
 BIP Ballock Industrial Park
 C-1 Retail Business District

Legend

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 = 700 ft

including adjoining tracts owned by
Chris & Katharine Martin
13.457 Acres
in the
W. F. Patterson Survey
Abstract No. 969

GRAPHIC SCALE

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. The property shown on the plat is zoned as a "Zone X" (areas determined to be outside 500' Flood Insurance (Floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100290 F, Revised Date: September 29, 2010).
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or floodplain conditions.

STAFF REVIEW LETTER

August 10, 2016

Chris Martin & Katherine Martin
521 W. Main St.
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 16, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Privately owned and maintained detention in accordance with City criteria is required upon future development.
4. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
5. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
6. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
7. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. All easements shall be shown on plat.
9. 10' Utility easement required along perimeter of plat.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 12.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider amending Chapter 14, Exhibit A of the Code of Ordinances, entitled "General Zoning Ordinance" and Exhibit A, Section 6, to add Subsection 6.8.5 to create an "O-1.3 (F.M. Highway 691) Overlay District", being those areas inside the City Limits and 500 feet on either side of said right-of-way.

Background:

A subcommittee was appointed at the July 11, 2016, Special Called Planning and Zoning Commission Meeting to create design standards for overlay districts for F.M. 691 and S.H. 289. Joe Gilbert, Kyle Patterson and Sam Thorpe were appointed to serve on the subcommittee. The subcommittee created a draft ordinance modeled on the existing FM 1417 Overlay District. The subcommittee recommends the Zoning Board approve and forward the ordinance to the City Council.

Adjacent Zoning:

Various

Origination:

Mayor David Plyler and City Manager Robby Hefton

Master Plan Designation:

Various

Number of notices mailed:

28

Objections Received:

0

Attachments

Draft Ordinance

Location Map

Zoning Sign Photo

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED "GENERAL ZONING ORDINANCE", AND EXHIBIT A, SECTION 6, TO ADD SUBSECTION 6.8.5, TO CREATE AN "O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT", BEING THOSE AREAS INSIDE THE CITY LIMITS AND 500 FEET ON EITHER SIDE OF SAID RIGHT-OF-WAY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit "A", Section 6.8.5. of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby created so that such section shall read as follows:

Section 6.8.5. O-1.3 (F.M. Highway 691) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and service as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas inside the city limits and adjacent to F.M. Highway 691 and being five hundred (500) feet on the south side of said right-of-way of F.M. Highway 691. The overlay applies to commercial and multifamily developments only.

(b) Compliance required. All commercial and multifamily property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the planning and zoning commission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The planning and zoning commission shall review the plans

for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

1) Exterior walls.

a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and Fire Prevention and Protection Code. No blank walls shall face public streets.

b) The following primary material list shall apply:

i) Masonry consisting of stone, cultured or cast stone

ii) Brick or brick veneer

iii) Tile

iv) Stucco

v) Architecturally finished block

vi) Architectural glass (less than 27% reflectance)

c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.

2) Exterior colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.

a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.

b) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

3) All nonresidential buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.

4) Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:

- * Canopies, awnings, or porticos*
- * Recesses/projections*
- * Arcades (recessed porches)*
- * Peaked roof forms*
- * Arches*
- * Outdoor patios*
- * Display windows*
- * Architectural details (such as tile work and moldings) integrated into the building facade*
- * Articulated cornice line*
- * Integrated planters or wing walls that incorporate landscape and sitting areas*
- * Offsets, reveals or projecting rib used to express architectural or structural bays*
- * Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)*
- * Varied roof heights*

5) Other required or optional features may include:

a) Entryway features.

i) All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.

b) Building articulation.

i) All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii) At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

(1) Asphalt shingles

(2) Industry approved synthetic shingles

(3) Standing seam metal

(4) Tile roofs

(5) Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(e) *Retaining wall.* Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) *Nonresidential building placement.*

(a) *Setbacks from property lines adjacent to streets.* No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(i) *Forty (40) feet from the highway right-of-way.*

(ii) *Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.*

(iii) *On-premises signs that are 12 feet or less in height may have a 25' setback from S.H. 289. (see Subsection 10)*

(b) *Setbacks from property lines not adjacent to streets.* No structure of any kind or any part thereof shall be placed within the following setback lines:

(i) *Five (5) feet from rear and side property lines.*

(ii) *Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;*

(iii) *All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.*

(c) *Parking areas.* Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the zoning board. Cross access driveways are required adjacent to commercial zoned tracts.

(6) *Landscaping.*

(a) *Landscaping definition.* Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) *Compliance.* Landscaping shall conform to the following:

(i) *Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.*

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

(iii) *All landscaping shall be installed so as to avoid hazards.*

(iv) *An effort shall be made to preserve existing trees.*

(7) *Screening.*

Screening of Site Features

1) *Detention areas and drainage channels.* A visual screen shall separate and screen all stormwater detention or retention facilities from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

a) *Minimum required screening.* Minimum required screening shall achieve an opaque visual screen to a height of no less than 4 feet nor greater than 6 feet using the materials listed below.

b) *Materials.* The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

i) *Fencing or masonry walls - Fences and masonry walls shall present a finished and decorative appearance. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance and with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.*

ii) *Planted materials or natural vegetation - Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.*

iii) *Earthen berms* - When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.

(a) *Screening of nonresidential uses from residential uses.* Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(b) *Screening height.* Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(i) *In cases of extreme height differential, the following guidelines apply:* Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

(ii) *All landscaping shall be installed so as to avoid hazards.*

(c) *Materials and methods.* The materials and methods used in screening under this section shall conform to the following:

(i) *Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.*

(ii) *Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.*

(iii) *Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.*

(iv) *Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.*

(v) *To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.*

(d) *Screening of site features.* Site features hereinafter shall be screened in accordance with (c) above.

- (i) *Rear yards and service yards.* Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to subsection (c) above.
- (ii) *Loading docks.* Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
- (iii) *Outdoor storage area.* Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.
- (iv) *Refuse areas.* All refuse areas shall be screened on three sides. Gates are not required.
- (v) *Ground-mounted equipment.* All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.
- (8) *Glare and illumination.*
- (a) *Parking area lighting.* Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.
- (b) *Walkway lighting.* Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.
- (c) *Accent lighting.* Floodlighting and spotlighting of architecture, features shall not create spillage of light onto adjacent properties.
- (9) *Utilities.* No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.
- (10) *Signs.*
- a) *The total area of building signage shall not exceed the following:*

For each one linear foot of primary building face (facade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of-way frontages, each street frontage shall be counted for purposes of determining attached sign allowance. The following defines the maximum sign area allowed based on the square footage of the building footprint:

<i>Building Footprint (sq ft)</i>	<i>Maximum Sign Area (sq ft)</i>
<i>Less than 12,000</i>	<i>150</i>
<i>12,000–49,999</i>	<i>300</i>
<i>50,000 or more</i>	<i>600</i>

b) For each one linear foot of lease space facade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.

c) To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space facade width.

(11) Monument/ground signs.

a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.

(12) Illuminated/electronic signs.

a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.

b) A sign shall display static images for a period of at least eight seconds.

c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.

d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.

e) *Revolving signs shall not be permitted.*

f) *A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.*

(13) *Connectivity. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).*

(14) *Procedures and notice.*

(a) *The planning and zoning commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.*

(b) *The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.*

(c) *If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.*

(d) *Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.*

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the General Zoning Ordinance of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or relettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that

public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

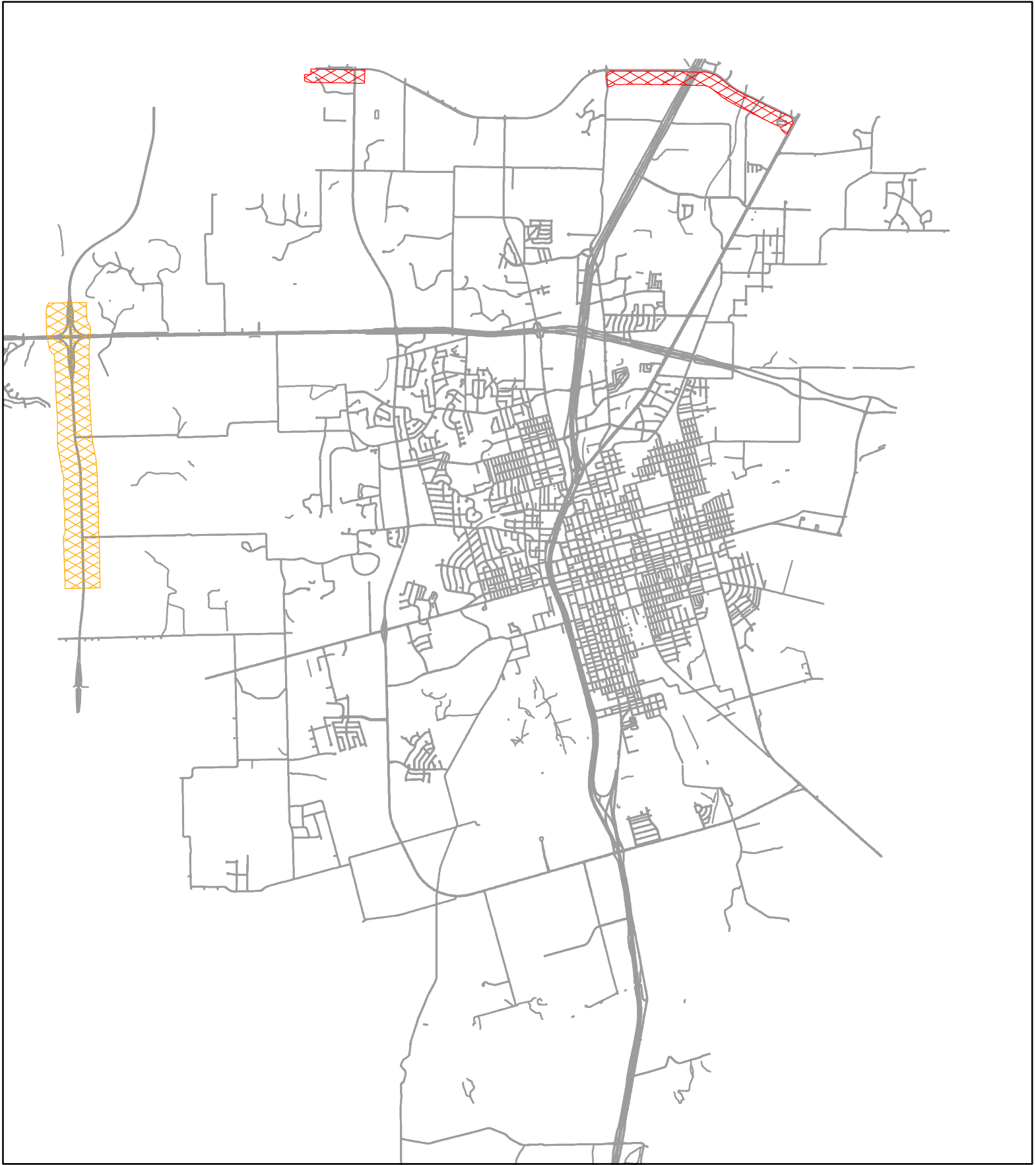
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Proposed FM Highway 691 and State Highway 289 Overlay Districts

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridor Proposed

HWY_NAME

FM 691

SH 289



NOT TO SCALE

1 inch = 6,667 feet

F.M.691 & F.M. 1417



F.M.691 & Loy Lake Rd.



F.M.691 & Texoma Pkwy.





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

Agenda Item No. 13.

Meeting Date: 08/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider amending Chapter 14, Exhibit A of the Code of Ordinances, entitled "General Zoning Ordinance", and Exhibit A, Section 6, to add Subsection 6.8.6 to create an "O-1.4 (State Highway 289) Overlay District", being those areas inside the City Limits and 500 feet on either side of said right-of-way.

Background:

A subcommittee was appointed at the July 11, 2016, Special Called Planning and Zoning Commission Meeting to create design standards for overlay districts for F.M. 691 and S.H. 289. Joe Gilbert, Kyle Patterson and Sam Thorpe were appointed to serve on the subcommittee. The subcommittee created a draft ordinance modeled on the existing FM 1417 Overlay District. The subcommittee recommends the Zoning Board approve and forward the ordinance to the City Council.

Adjacent Zoning:

Various

Origination:

Mayor David Plyler and City Manager Robby Hefton

Master Plan Designation:

Various

Number of notices mailed:

18

Objections Received:

0

Attachments

Draft Ordinance

Location Map

Zoning Sign Photo

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED "GENERAL ZONING ORDINANCE", AND EXHIBIT A, SECTION 6, TO ADD SUBSECTION 6.8.6, TO CREATE AN "O-1.4 (STATE HIGHWAY 289) OVERLAY DISTRICT", BEING THOSE AREAS INSIDE THE CITY LIMITS AND 500 FEET ON EITHER SIDE OF SAID RIGHT-OF-WAY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit "A", Section 6.8.6. of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby created so that such section shall read as follows:

Section 6.8.6. O-1.4 (State Highway 289) Overlay District.

(1) *Introduction.*

(a) *The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.*

(b) *It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.*

(2) *Intent and purpose.*

(a) *Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.*

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and service as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas inside the city limits and adjacent to State Highway 289 and being five hundred (500) feet on either side of said right-of-way of State Highway 289. The overlay applies to commercial and multifamily developments only.

(b) Compliance required. All commercial and multifamily property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the planning and zoning commission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The planning and zoning commission shall review the plans

for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

1) Exterior walls.

a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and Fire Prevention and Protection Code. No blank walls shall face public streets.

b) The following primary material list shall apply:

i) Masonry consisting of stone, cultured or cast stone

ii) Brick or brick veneer

iii) Tile

iv) Stucco

v) Architecturally finished block

vi) Architectural glass (less than 27% reflectance)

c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.

2) Exterior colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.

a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.

b) *No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.*

3) *All nonresidential buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.*

4) *Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:*

- * Canopies, awnings, or porticos*
- * Recesses/projections*
- * Arcades (recessed porches)*
- * Peaked roof forms*
- * Arches*
- * Outdoor patios*
- * Display windows*
- * Architectural details (such as tile work and moldings) integrated into the building facade*
- * Articulated cornice line*
- * Integrated planters or wing walls that incorporate landscape and sitting areas*
- * Offsets, reveals or projecting rib used to express architectural or structural bays*
- * Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)*
- * Varied roof heights*

5) *Other required or optional features may include:*

a) *Entryway features.*

i) *All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.*

b) Building articulation.

i) All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii) At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

(1) Asphalt shingles

(2) Industry approved synthetic shingles

(3) Standing seam metal

(4) Tile roofs

(5) Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(e) *Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.*

(5) *Nonresidential building placement.*

(a) *Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.*

(i) *Forty (40) feet from the highway right-of-way.*

(ii) *Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.*

(iii) *On-premises signs that are 12 feet or less in height may have a 25' setback from S.H. 289. (see Subsection 10)*

(b) *Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:*

(i) *Five (5) feet from rear and side property lines.*

(ii) *Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;*

(iii) *All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.*

(c) *Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the zoning board. Cross access driveways are required adjacent to commercial zoned tracts.*

(6) *Landscaping.*

(a) *Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.*

(b) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) *Compliance.* Landscaping shall conform to the following:

(i) *Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.*

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

(iii) *All landscaping shall be installed so as to avoid hazards.*

(iv) *An effort shall be made to preserve existing trees.*

(7) *Screening.*

Screening of Site Features

1) *Detention areas and drainage channels.* A visual screen shall separate and screen all stormwater detention or retention facilities from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

a) *Minimum required screening.* Minimum required screening shall achieve an opaque visual screen to a height of no less than 4 feet nor greater than 6 feet using the materials listed below.

b) *Materials.* The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

i) *Fencing or masonry walls - Fences and masonry walls shall present a finished and decorative appearance. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance and with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.*

ii) *Planted materials or natural vegetation - Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.*

iii) *Earthen berms* - When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.

(a) *Screening of nonresidential uses from residential uses.* Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(b) *Screening height.* Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(i) *In cases of extreme height differential, the following guidelines apply:* Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

(ii) *All landscaping shall be installed so as to avoid hazards.*

(c) *Materials and methods.* The materials and methods used in screening under this section shall conform to the following:

(i) *Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.*

(ii) *Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.*

(iii) *Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.*

(iv) *Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.*

(v) *To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.*

(d) *Screening of site features.* Site features hereinafter shall be screened in accordance with (c) above.

- (i) *Rear yards and service yards.* Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to subsection (c) above.
- (ii) *Loading docks.* Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.
- (iii) *Outdoor storage area.* Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.
- (iv) *Refuse areas.* All refuse areas shall be screened on three sides. Gates are not required.
- (v) *Ground-mounted equipment.* All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.
- (8) *Glare and illumination.*
- (a) *Parking area lighting.* Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.
- (b) *Walkway lighting.* Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.
- (c) *Accent lighting.* Floodlighting and spotlighting of architecture, features shall not create spillage of light onto adjacent properties.
- (9) *Utilities.* No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.
- (10) *Signs.*
- a) *The total area of building signage shall not exceed the following:*

For each one linear foot of primary building face (facade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of-way frontages, each street frontage shall be counted for purposes of determining attached sign allowance. The following defines the maximum sign area allowed based on the square footage of the building footprint:

<i>Building Footprint (sq ft)</i>	<i>Maximum Sign Area (sq ft)</i>
<i>Less than 12,000</i>	<i>150</i>
<i>12,000–49,999</i>	<i>300</i>
<i>50,000 or more</i>	<i>600</i>

b) For each one linear foot of lease space facade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.

c) To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space facade width.

(11) Monument/ground signs.

a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.

(12) Illuminated/electronic signs.

a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.

b) A sign shall display static images for a period of at least eight seconds.

c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.

d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.

e) *Revolving signs shall not be permitted.*

f) *A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.*

(13) *Connectivity. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).*

(14) *Procedures and notice.*

(a) *The planning and zoning commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.*

(b) *The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.*

(c) *If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.*

(d) *Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.*

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the General Zoning Ordinance of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or relettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that

public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

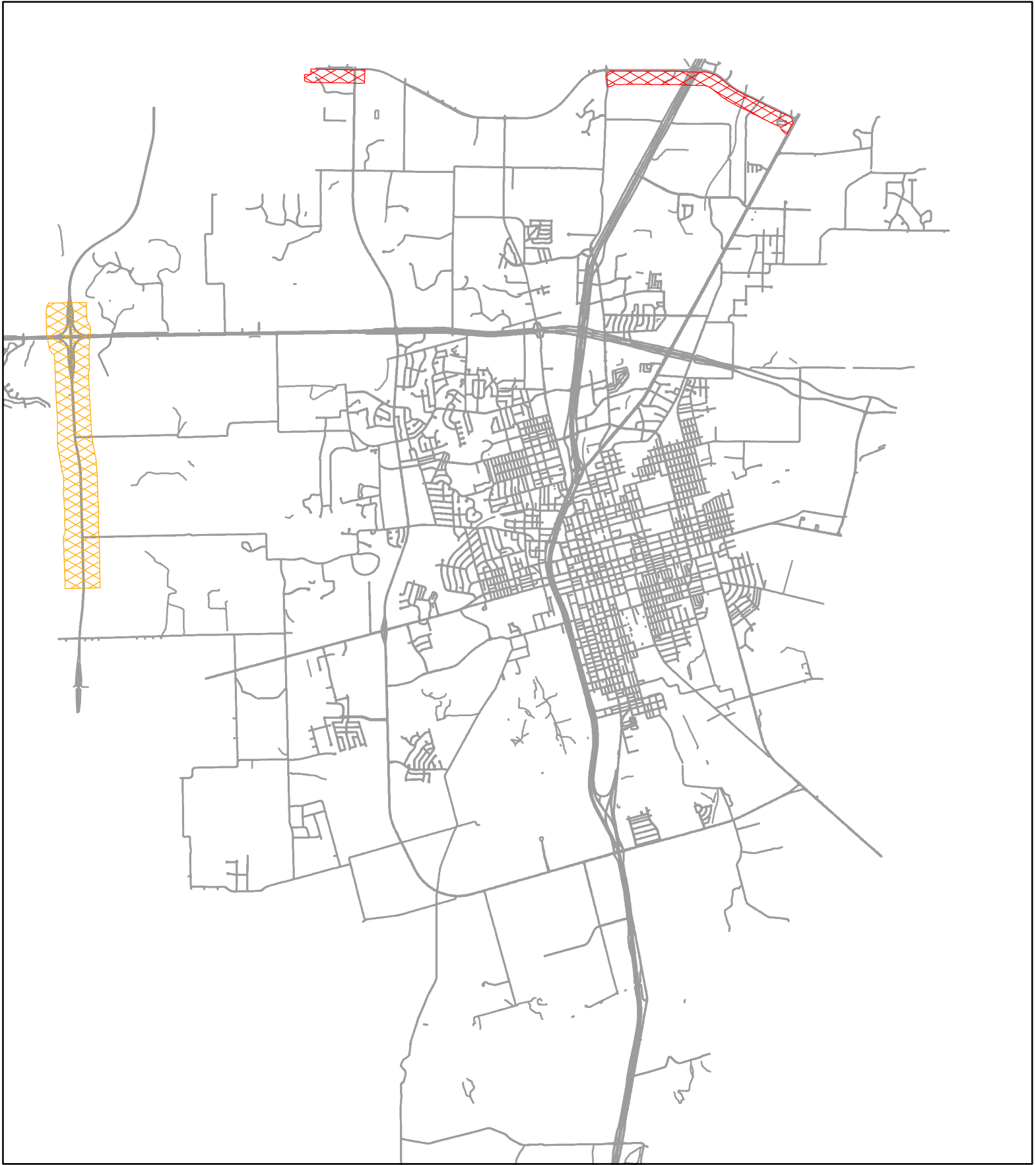
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



Proposed FM Highway 691 and State Highway 289 Overlay Districts

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridor Proposed

HWY_NAME

FM 691

SH 289



NOT TO SCALE

1 inch = 6,667 feet

S. W. Corner Hwy 289 & Hwy.82



E. Side Hwy. 289 & Washington St.



S.E. Corner Hwy. 289 & Hwy. 82





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

Agenda Item No. 15.

Meeting Date: 08/16/2016

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

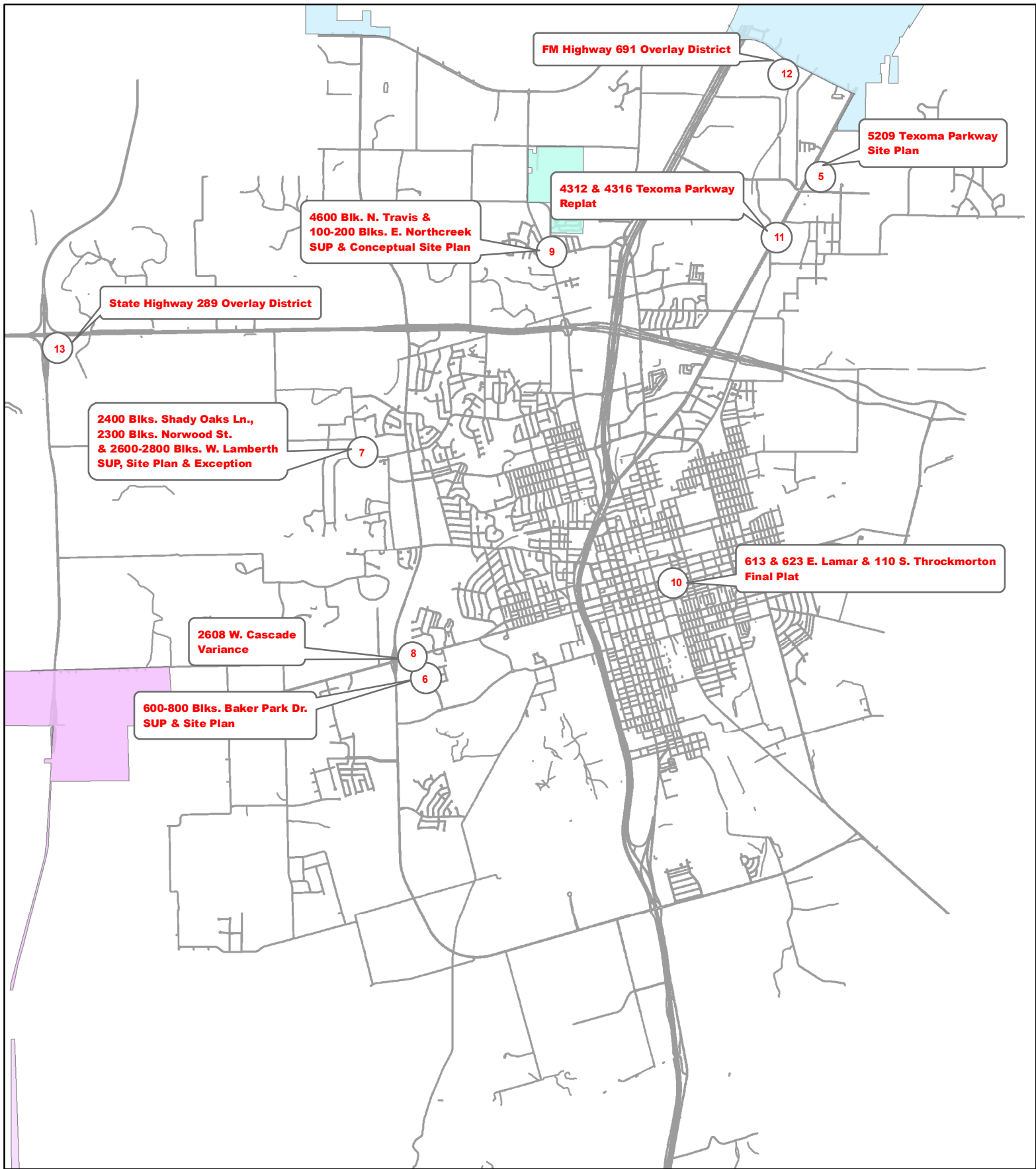
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting August 16, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet