

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 19, 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 PLANNING AND ZONING COMMISSION MEETING OF JUNE 21, 2016 AND THE SPECIAL CALLED PLANNING AND COMMISSION MEETING OF JULY 11, 2016**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEM 9)**

5. **2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LANE & THE 3400-3500 BLKS. HANAN ST.**

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.

6. **1001 N. SAM RAYBURN FREEWAY**

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. McAnair 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.

7. **4515 W. HOUSTON**

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 Fielding 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.

8. **2525 TEXOMA PARKWAY**

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.

9. *** 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK DRIVE**

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, Section 3

10. **ADJOURNMENT**

11. **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 July 14, 2016 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of July, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 07/19/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION
MEETING OF JUNE 21, 2016 AND THE SPECIAL CALLED PLANNING AND COMMISSION
MEETING OF JULY 11, 2016**

List of Agenda Items:

Attachments

June 21, 2016 Draft Minutes
July 11, 2016 Draft Minutes

STATE OF TEXAS §
 June 21, 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 June 21, 2016.

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

MEMBERS ABSENT: VELLOTTI

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the May 17, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Patterson. All present voted AYE. MOTION CARRIED.

APPROVE
MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

BOARD OF
ADJUSTMENTS

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF AUSTIN COLLEGE (OWNER), CURRY VOGELSANG (REPRESENTATIVE) FRANK MCCOLLOCH, BMWV RESOURCES, LLC (REPRESENTATIVE) AND ROFF OPERATING COMPANY, LLC (DRILLING COMPANY) CONCERNING THE PROPERTY LOCATED AT 1112 NORTH WILLOW STREET, BEING LOTS 3, 4 AND THE NORTH 25' OF LOT 5, BLOCK 3, BINKLEY'S 1ST ADDITION, AS FOLLOWS:

SUP & SITE
PLAN – OIL/GAS
WELL
1112 N. WILLOW
(AUSTIN
COLLEGE)

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE DRILLING OF AN OIL/GAS WELL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND COLLEGE PARK OVERLAY DISTRICT.

(TABLED)

Chairman Gilbert moved this item to top of the agenda.

Roff Operating Company LLC requested this item be tabled until the next Planning and Zoning Commission meeting.

ACTION TAKEN.

Motion by Commission Member Thorpe to table the request.
Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

CONSENT AGENDA (ITEMS 5, 6, 8, 14 & 15)

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

**CONSENT
AGENDA**

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

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

FINAL PLAT – CONSENT AGENDA ITEM

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;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF PEBBLEBROOK SOUTH, PHASE III

**FINAL PLAT –
PEBBLEBROOK
SOUTH, PHASE
III
2300 BLKS.
PEGGEY'S COVE
& SOUTHRIDGE
LANE & THE
3400-3500 BLKS.
HANAN ST.
(ZAKIAH US, LLC)**

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). The owner would like to plat the property into forty-six (46) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF MARK SMITH (OWNER), LOU SIMMONS (ARCHITECT) AND STAN SIMMONS (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 2009 AND 2011 WEST LAMBERTH ROAD, BEING LOT 1-A, BLOCK 2, CANYON CREEK ADDITION, REPLAT OF A PART OF SECTION 1B & 2A, LESS 17' X 111' OF THE SOUTHEAST CORNER, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE RENOVATION FOR MARK SMITH D.D.S.

**SITE PLAN –
OFFICE
RENOVATION
2009 & 2011 W.
LAMBERTH
(MARK SMITH
D.D.S.)**

The property is located at 2009 and 2011 West Lamberth Road; the northeast corner of West Lamberth and San Miguel; Mark Smith, D.D.S. and Diamond Computers are the tenants. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (FM Highway 1417) Overlay District. The

owner would like to renovate the office building by adding a pitched roof and changing the exterior facade of the building. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ISD (OWNERS) AND SCOTT CONRAD, DIRECTOR OF MAINTENANCE AND OPERATIONS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2201 EAST LAMAR STREET, BEING 51 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A PORTABLE CLASSROOM BUILDING FOR SHERMAN HIGH SCHOOL

**SITE PLAN –
PORTABLE
CLASSROOM
BUILDING
2201 E. LAMAR
(SHERMAN ISD)**

The property is located at 2201 East Lamar Street at the Sherman High School facility. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a Senior High School. Approval has been granted in the past for a portable classroom building for the high school by the Planning and Zoning Commission at their June 14, 2005, regular meeting,

Sherman ISD wishes to add additional classroom space at the High School by adding a portable building to be placed near the northeast corner of the building near the tennis courts. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF RICHARD AND IRENE OGLESBY (OWNERS), ELLEN CARTER (TENANT) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2416 REX CRUSE DRIVE, BEING PART OF LOT 1, BLOCK 3, RIDGEWOOD ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A COFFEE SHOP WITH DRIVE THRU WINDOW

**SITE PLAN –
COFFEE SHOP
2416 REX CRUSE
DR.
(RICHARD &
IRENE
OGLESBY)**

The property is located at 2416 Rex Cruse Drive, the southwest corner of West Lamberth Road and Rex Cruse Drive; the former tenant was Bavarian Carpet. The property is zoned a C-1 (Retail Business) District.

The request is to open a coffee shop with drive thru in the existing one-story building; it is approximately 2,058 square foot and parking will be provided for thirteen (13) spaces. The proposed drive thru will be on the north side of the building and will provide stacking for eight cars. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF STANLEY BLYTHE (OWNER), LEGEND BANK (PROSPECTIVE BUYER), TODD YOUNG, YOUNG ENTERPRISES (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 3800 BLOCK OF F.M. 691, BEING 1.995 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LEGEND BANK ADDITION

FINAL PLAT –
LEGEND BANK
ADDN.
3800 BLK. FM
691
(STANLEY
BLYTHE)

The property is located in the 3800 block of FM 691 between U.S. Highway 75 and Loy Lake Road. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN & EXCEPTION

THE REQUEST OF FISHER CONTROLS INTERNATIONAL INC. (OWNERS), FISHER CONTROLS (TENANT) AND ALAN MCKELVA (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4725 SOUTH U.S. HIGHWAY 75, BEING 33 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329 AND IN TRACT 1 OF BLALOCK INDUSTRIAL PARK, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

- SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF AN ADDITION FOR A POWDER PAINT SYSTEM FOR FISHER CONTROLS IN THE BLALOCK INDUSTRIAL PARK.
- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (M) TO ALLOW PAINTED "R" TYPE PANELS ON AN OUTDOOR CURE OVEN FOR A POWDER PAINT SYSTEM FOR FISHER CONTROLS IN LIEU OF THE REQUIRED MASONRY IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –
POWDER PAINT
SYSTEM
EXCEPTION –
EXTERIOR
FAÇADE
4725 S. HWY. 75
(FISHER
CONTROLS
INTERNATIONAL)

Steven Handley, Infrastructure & Systems Manager and Mark Anderson, Fisher Controls International, Inc., 4725 S. Highway 75, Sherman, TX

Mr. Handley and Mr. Anderson appeared to represent the request and answer any questions. The property is located at 4725 South U.S. Highway 75 in the Blalock Industrial Park; Fisher Controls is the tenant. Mr. Handley explained "Fisher Controls would like to construct an addition for a powder paint system at the back of their existing building; it will not be visible from Highway 75 or the access road. The 3,290 square foot cure oven portion of the system will be located on the exterior of the building to keep the heat load out of the facility. They would like to use painted "R" as the exterior finish of the addition." 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 site plan or exception.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for an addition for a powder paint system and exception to allow painted “R” type panels on an outdoor cure oven for a powder paint system for Fisher Controls in lieu of the required masonry in the Blalock Industrial Park subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF THOMAS & TAMRA BRAGG (OWNERS) CONCERNING THE PROPERTY AT 1806 WEST MOORE STREET, BEING 2.96 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A GRAVEL DRIVEWAY IN LIEU OF THE REQUIRED ASPHALT OR CONCRETE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
DRIVEWAY
1806 W. MOORE
(THOMAS &
TAMRA BRAGG)

Thomas Bragg, 1800 W. Moore Street, Sherman, TX

Mr. Bragg appeared to represent the request and answer any questions. The property is located at 1806 West Moore Street between Steadman Street and Park Avenue in southwest Sherman. Mr. Bragg explained they are currently building a new home on the lot adjacent to their existing farmhouse and are requesting an exception to allow a concrete driveway entrance and complete the bulk of the driveway (approximately 340 feet) with granite stone. Mr. Bragg explained he would conform to City standards for the drive approach to be concrete or asphalt. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe felt they should stay consistent with what they recently passed on Farmington Road, requiring a layer of base rock with granite on top and a concrete or asphalt drive approach.

Mr. Bragg explained “there was an existing driveway there and we added base gravel to it for the construction crews to get in to build the house.”

Scott Shadden, Director of Developmental Services asked Mr. Bragg if he would be alright with putting 2” crushed granite over

a 4" base rock.

Mr. Bragg responded "yes".

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow a gravel driveway at 1806 West Moore Street subject to the conditions set by the Engineering Department and 2" granite over the current base rock and the Staff Review Letter. 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.

VARIANCE & SITE PLAN

THE REQUEST OF MOHSIN J. ALI (OWNER), SHAWN AZIZ (REPRESENTATIVE), SARTIN & ASSOCIATES (SURVEYOR) AND NATHAN GRAY, NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 1727 EAST LAMAR STREET, BEING LOT 24, BLOCK 20, CHAPMAN & SIMMONS REPLAT OF BLOCK 20 OF CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 6' REAR YARD SETBACK IN LIEU OF THE REQUIRED 15' ABUTTING RESIDENTIAL FOR A CONVENIENCE STORE IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CONVENIENCE STORE.

Shawn Aziz, 810 Holland Dr., Denison, TX and Mohsin Ali, 204 Spring Park Dr., Arlington, TX

Mr. Aziz and Mr. Ali appeared to represent the request and answer any questions. The property is located at 1727 East Lamar; the northwest corner of Lamar Street and Carr Avenue and is zoned a C-1 (Retail Business) District. The survey shows a dilapidated building located on the lot; it has recently been demolished.

Mr. Aziz explained they purchased the property three or four years ago; it had a substandard structure on the lot and was removed by the City. They would like to construct a 1,500 square foot brick veneer convenience store at this location. The lot size is small and that is the reason they were requesting the variance for a 6' setback abutting the residential property at the rear of the lot. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained because there is a residential

VARIANCE –
REAR SETBACK
SITE PLAN –
CONVENIENCE
STORE
1727 E. LAMAR
(MOHSIN J. ALI)

(MOVED TO END
OF MEETING)

property abutting the rear of the lot, there is a 15' setback; if there were not residential it would be 10'.

Mr. Shadden explained that is correct.

Chairman Gilbert felt “when you adjoin a residential property, it puts an unnecessary burden on the neighbor; it’s a 15’ setback requirement and you are actually cutting that in half, that’s a concern, the setbacks were put in place for a reason.”

Mr. Aziz explained “the house on the property is setting to the front of the lot; it’s not close to our property line.”

Chairman Gilbert asked if he had any flexibility on moving the building forward or the store layout.

Mr. Aziz explained the store is adequate to accommodate two ADA (Americans with Disabilities Act) restrooms and the parking requirement.

Chairman Gilbert explained “we would like you to have a successful store, we would like you to open your business, but we have previously set a precedent and we are not flexible on setbacks whenever it encroaches on a residential property. I’m kind of scratching my head looking for another option for you, but it just appears to me the building won’t fit on the lot within the City’s guidelines, if it was a foot or two over we might be able to work with you, but when it is cutting the setback in half, it is a more difficult proposition to ask the Planning and Zoning Board to grant.”

Mr. Aziz asked “would it help if they got permission from the adjoining property owner?”

Chairman Gilbert explained “it is more of how it influences and conforms to the neighborhood in general versus just one property beside you.”

Commission Member Vanderveer suggested he rearrange the building on the lot.

Mr. Shadden explained he could do a smaller building, it would not require as many parking spaces and you could meet the setbacks; it would just require site plan approval on the consent agenda.

Commission Member Vanderveer explained “they could shift the building toward Lamar Street to meet the setback and have the required four parking spaces.”

Mr. Shadden explained he could amend the site plan and bring it back next month or table the request.

Chairman Gilbert allowed Mr. Aziz time to amend the site during the meeting and review it at the end of the meeting.

Mr. Aziz agreed.

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

(RENEW) TEMPORARY USE PERMIT

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

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

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 30TH THROUGH OCTOBER 31ST, 2016, JANUARY 13, 2017 AND FEBRUARY 10TH AND 11TH, 2017 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow a haunted house were granted in 2007-2010 and 2012-2015.

The applicant would like to open a haunted slaughterhouse, September 30th through October 31st, 2016; January 13, 2017 for a Friday 13th show and February 10th and 11th, 2017 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nights (if needed) will be February 12th, 2017. Hours of operation will be 8 p.m. - 12 a.m. Friday and Saturday and 8 p.m. - 11 p.m. Sunday thru Thursday. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if there had been any complaints or concerns regarding this request.

Mr. Shadden responded "no".

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the request to allow a Haunted House from September 30th through October 31st, 2016, January 13, 2017 and February 10th and 11th, 2017 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Elliott.

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.

VARIANCE

THE REQUEST OF ALAN AND BARBARA SCHEIBMEIR (OWNERS) CONCERNING THE PROPERTY AT 801 WEST LAMBERTH ROAD, BEING LOT 2, BLOCK 1, BAILLIO ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(4) TO ALLOW A 25' FRONT SETBACK FOR A DETACHED STORAGE BUILDING IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
FRONT SETBACK
801 W.
LAMBERTH
(ALAN &
BARBARA
SCHEIBMEIR)

Alan Scheibmeir, 803 W. Lamberth, Sherman, TX

Mr. Scheibmeir appeared to represent the request and answer any questions. The property is located at 801 West Lamberth Road between Ricketts Street and Dover Drive; it is the last lot off the private access drive.

Mr. Scheibmeir explained “we purchased the lot next door to our lot last year, it had a house on the lot that was dilapidated and we tore down the house. We would like to construct a 25' x 30' metal accessory building on the lot for personal use. If we located the building according to the setback requirement (60') we will have to destroy a beautiful row of pecan trees and it would require a much longer driveway to get to the metal building.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained this is a very unique lot; it fronts on the back of the lot of the houses on Ricketts Street.

Commission Member Thorpe asked how tall the building would be.

Mr. Scheibmeir explained “it is not a flat roof; it is around 14' tall with the pitch roof. We are going to put some brick on the front to dress it up; we want it to be nice.”

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the request for a variance to allow a 25' front setback for a detached storage building in lieu of the required 60' in an R-1 (One Family Residential) District at 801 West Lamberth Road subject to the Staff Review Letter. Second by Commission Member Thorpe.

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.

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF RUSSELL SPEARS (OWNER), RODNEY OWENS, PARAMOUNT SENIOR LIVING (PROSPECTIVE BUYER), DFD ARCHITECTS, INC. (ARCHITECT) AND KEEN SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 5011 NORTH U.S. HIGHWAY 75, BEING 5.161 ACRES IN THE BROWN RICKETTS SURVEY, ABSTRACT NO. 1153, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SKILLED NURSING FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

ZONE CHANGE –
R-1 TO C-1
SUP & SITE PLAN
- SKILLED
NURSING
FACILITY
5011 N. U.S.
HWY. 75
(RUSSELL
SPEARS)

Rodney Owens, 403 Alexandria Circle, Southlake, TX

Mr. Owens appeared to represent the request and answer any questions. The property is located at 5011 North U.S. Highway 75; the northeast corner of U.S. Highway 75 and Fallon Drive. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District.

Mr. Owens explained they would like to change the zoning on the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and apply for a Specific Use Permit for a skilled nursing facility. The building will be a single story wood frame structure with a combination of cement fiber board lap siding and masonry veneer. The building will be 54,400 square feet, will have 159 beds and 92 parking spaces will be provided. He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the request for a zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and Specific Use Permit and site plan to allow a skilled nursing facility in a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF RAY BEATY AND HELEN LEATHERWOOD (OWNERS) AND JARED TREDWAY, BEATY DESIGN COLLABORATIVE (DESIGNER/REPRESENTATIVE) CONCERNING THE PROPERTY AT 425 NORTH CROCKETT STREET, BEING 0.254 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW TWO EXISTING STEEL SUPPORT COLUMNS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ENCLOSE AN EXISTING CANOPY STRUCTURE FOR AN ACCESSORY PAVILION.

EXCEPTION –
EXTERIOR
SITE PLAN –
ACCESSORY
PAVILION
425 N.
CROCKETT
(RAY BEATY &
HELEN
LEATHERWOOD)

Jared Tredway, 505 N. McKown, Sherman, TX

Mr. Tredway appeared to represent the request and answer any questions. The property is located at 425 North Crockett Street; the southeast corner of Crockett Street and Washington Street, Texoma Savings and Loan was a former tenant many years ago. The property is zoned a C-2 (General Commercial) District and located in the Central Business District and Arts and Cultural District.

Mr. Tredway explained “the existing canopy previously served as a drive-thru banking canopy; it consists of ten steel columns supporting a cast-in place concrete roof. The owners would like to enclose the space to serve as an accessory storage space; the exterior will be stucco-veneer. They are requesting the exception to leave two of the ten steel columns exposed as porch support columns and aesthetics.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW TWO EXISTING STEEL SUPPORT COLUMNS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow two existing steel support columns in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ENCLOSE AN EXISTING CANOPY STRUCTURE FOR AN ACCESSORY PAVILION.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan to enclose an existing canopy structure for an accessory pavilion subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF RAY & SARAH BEATY (OWNERS) AND JARED TREDWAY DESIGN (DESIGNER) CONCERNING THE PROPERTY AT 715 NORTH ELM STREET, BEING LOT 18, BLOCK 1, L.C. CHAPMAN ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

SUP & SITE PLAN
– ONE FAMILY
RESIDENTIAL
DWELLING
715 N. ELM
(RAY & SARAH
BEATY)

Jared Tredway, 505 N. McKown, Sherman, TX

Mr. Tredway appeared to represent the request and answer any questions. The property is located at 715 North Elm Street between Brockett Street and the Sam Rayburn Freeway access road; it is zoned a C-1 (Retail Business) District.

Mr. Tredway explained “this is the neighborhood northwest of downtown, the street west of Crockett Street. Originally, the neighborhood was all residential and when the freeway developed it was rezoned for commercial. Throughout the years, it has flipped back and forth; there have been some commercial uses, small offices and so forth. Predominantly at this time, it is a mixed neighborhood, so basically we would like to build a single family wood frame residence on the lot, keeping in mind the Comprehensive Master Plan, in the future it could be an extension of the downtown making certain to keep in mind that it could be a commercial building.”

“There is a lot of residential immediately around this lot. The lot has frontage on Elm Street and there are two alleys; one on the north side and one in the rear. We plan to have the driveway approach from the back alley. The vertical fall across the site is significant, making it a challenging site for development. The

proposed building makes use of the fall by way of a daylight basement with two additional levels above. The building has been designed with potential future conversion of the lower level daylight basement similar to the current downtown development standards, the lower level could serve as a commercial use for the resident above. The design of the building was kept in mind with the historic buildings in the area. There is an existing storage building located on the lot that will remain.” He had seen the Staff Review Letter and would abide by the Recommendations.

Rhonda Corley, 800 N. Elm, Sherman, TX

Ms. Corley explained she owns five additional lots on Elm Street. She wanted to know if the building would be owner occupied or was it something that was going to be built to be leased. “My house is 111 years old and I am wondering if you are going to stay with that flavor of the neighborhood.”

Mr. Tredway explained “it would be owner occupied by the future owner, not the current owner. There is already earnest money down to purchase the lot and the new owner will build the building.”

“While we will be aiming towards a more modernistic aesthetic using materials and scale into proportion complimentary to the historic flavor of the neighborhood; fiber cement lap siding compatible to the neighborhood.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow one-family residential dwelling in a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF MOHSIN J. ALI (OWNER), SHAWN AZIZ (REPRESENTATIVE), SARTIN & ASSOCIATES (SURVEYOR) AND NATHAN GRAY, NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 1727 EAST LAMAR STREET, BEING LOT 24, BLOCK 20, CHAPMAN & SIMMONS REPLAT OF BLOCK 20 OF CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 6’ REAR YARD SETBACK IN LIEU OF THE REQUIRED 15’ ABUTTING RESIDENTIAL FOR A

VARIANCE –
REAR SETBACK
(DENIED)

SITE PLAN –
CONVENIENCE
STORE
1727 E. LAMAR
(MOHSIN J. ALI)

**CONVENIENCE STORE IN A C-1 (RETAIL BUSINESS) DISTRICT.
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A CONVENIENCE STORE.**

Chairman Gilbert asked Mr. Aziz if he had revised his site plan and was ready for it to be reviewed.

Shawn Aziz, 810 Holland Dr., Denison, TX and Mohsin Ali, 204 Spring Park Dr., Arlington, TX

Mr. Aziz provided a revised site plan with the building moved forward, having a 15' rear setback and providing four parking spaces for the board to review.

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 6' REAR YARD SETBACK IN LIEU OF THE REQUIRED 15' ABUTTING RESIDENTIAL FOR A CONVENIENCE STORE IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request for a variance to allow a 6' rear yard setback in lieu of the required 15' abutting residential for a convenience store in a C-1 (Retail Business) District at 1727 East Lamar Street.

Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A CONVENIENCE STORE.**

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the revised site plan for a convenience store at 1727 East Lamar Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

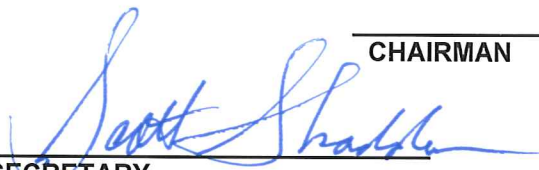
MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:51 p.m.

ADJOURNMENT


CHAIRMAN


SECRETARY

DRAFT

STATE OF TEXAS §

July 11, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Special Called Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 11, 2016.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

VELLOTTI AND VANDERVEER

CALL TO ORDER

Chairman Gilbert called the meeting to order at 11:00 a.m.

CALL TO ORDER

OTHER BUSINESS

CONSIDER A TEMPORARY MORATORIUM ON BUILDING PERMITS FOR NEW CONSTRUCTION OR MODIFICATIONS WITHIN 500 FEET OF F.M. 691 AND S.H. 289 IN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS

TEMPORARY
MORATORIUM
ON BLDG
PERMITS ON
F.M. 691 &
S.H. 289

Brandon Shelby, City Attorney

Mr. Shelby explained the City Manager and City Council are considering a temporary moratorium on building permits within 500 feet of F.M. 691 and State Highway 289 in the City Limits of Sherman, Texas. This came about because as the City grows the City Council wants to put into controls like the Overlay District on FM 1417 (Heritage Parkway) on these two areas in the City Limits. They are calling the moratorium in order to give a subcommittee time to develop an overlay district and the City Council time to implement it.

In order to declare a moratorium, Texas Local Government Code Section 212.134 governs the procedure for implementing a moratorium. In addition to the first public hearing, there must be a public hearing with the Planning and Zoning Commission and an additional reading of the Ordinance by the City Council. The adoption of the Ordinance must take place no more than twelve days after the first reading. The City Council held their first meeting and public hearing on July 5, 2016 for the first reading of the ordinance to declare a temporary moratorium on construction within 500 feet of F.M. 691 and State Highway 289 within the City Limits of Sherman.

The ordinance reads:

"ORDINANCE NO. 5958

An Ordinance Of The City Council Of The City Of Sherman, Texas, Implementing a Temporary Moratorium on Building Permits for New Construction or Modifications within 500 feet of

PLANNING & ZONING COMMISSION MINUTES – JULY 11, 2016 SPECIAL CALLED MEETING

F.M. 691 and S.H. 289 in the City Limits of the City of Sherman, Texas; Providing for the Following Findings of Fact; Enactment; Provisions, including Purpose; Scope; Definition; Prohibitions; Waiver; Appeals Process; and Enforcement, including Criminal Fines not to exceed \$2,000.00 and Civil Penalties not to exceed \$1,000.00 per Violation; Providing for an Effective Date; Providing for Severability; Providing for a Repealer Clause; Finding and Determining that the Meeting at which This Ordinance is Passed was Noticed and is Open to the Public as Required by Law.”

Mr. Shelby explained the development around highways offers significant economic opportunities for the city and its citizens. A temporary moratorium will allow time for the Planning and Zoning Commission and the City Council to recommend and implement Overlay Districts along F.M. Highway 691 and State Highway 289.

Chairman Gilbert asked if there had been any notice given to the property owners or is that the next step.

Scott Shadden, Developmental Services Director explained there have not been any notices sent at this point. There would be letters sent out and signs set out when it goes before the Planning and Zoning Commission after the subcommittee meets and considers a recommendation to adopt an Overlay District and forward it to the City Council.

Mr. Shelby explained there has been one plat approved through the Planning and Zoning Commission; the plat for Legend Bank on F.M. 691.

Mr. Shadden explained the City Council and City Manager wants to make sure they have more stringent requirements on F.M. 691 and also on State Highway 289. We do not have any current projects going at this time.

Mr. Shelby explained the developer that owns the bank is aware of the proposed moratorium and is actually for it; the bank is going to look nice and they want everything else to look nice also.

Mr. Shadden explained the moratorium will be for (90) ninety days or less to allow time to adopt an ordinance. No one has applied for permits in either one of these locations. It is my understanding the bank is in favor of the moratorium; they have not submitted any plans or applied for any permits at this time.

Commission Member Mahone asked if this would affect sales of properties and if someone is able to apply for an exception during this ninety day time period.

Mr. Shelby explained they are still able to buy or sell property; this will not affect that, but they cannot apply for any exceptions to develop.

Chairman Gilbert explained to read between the lines, there is a

PLANNING & ZONING COMMISSION MINUTES – JULY 11, 2016 SPECIAL CALLED MEETING

bank that wants to develop on F.M. 691 just off of U.S. Highway 75 and part of that is a bigger master plan for the southwest side of Highway 75; so I think the City is just trying to get a step ahead and make sure if this property owner sells off two acres adjoining this bank, the development will be just as nice.

Mr. Shelby explained there is no action for the board to take, so if there are no more questions, we will go on to the next item on the agenda.

No other citizens appeared before the Planning and Zoning Commission to discuss the temporary moratorium on building permits for new construction or modifications within 500 feet of F.M. 691 and S.H. 289 inside the City Limits of Sherman.

OTHER BUSINESS

APPOINT SUBCOMMITTEE TO CONSIDER OVERLAY DISTRICTS FOR F.M. HIGHWAY 691 AND STATE HIGHWAY 289.

Chairman Gilbert appointed himself, Kyle Patterson and Sam Thorpe to the subcommittee to consider Overlay Districts for F.M. 691 and State Highway 289.

**APPOINT
SUBCOMMITTEE
FOR F.M. 691 &
S.H. 289
OVERLAY
DISTRICT
REQUIREMENTS**

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 11:08 a.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

Agenda Item No. 4.

Meeting Date: 07/19/2016

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

Issue:

CONSENT AGENDA (ITEM 9)

List of Agenda Items:

**9. * 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK
DRIVE**

The request of West Canyon Creek Estates, LTD (Owners), City of Sherman (Developer) and Brockett/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, Section 3



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

Agenda Item No. 5.

Meeting Date: 07/19/2016

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:

2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LANE & THE 3400-3500 BLKS. HANAN ST.

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.

Background:

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). The owner would like to plat the property into 50' wide lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Zakiah US, LLC (Owners)

GEES, Inc. (Engineer)

Cox Land Surveying Company (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:

48

Objections Received:

0

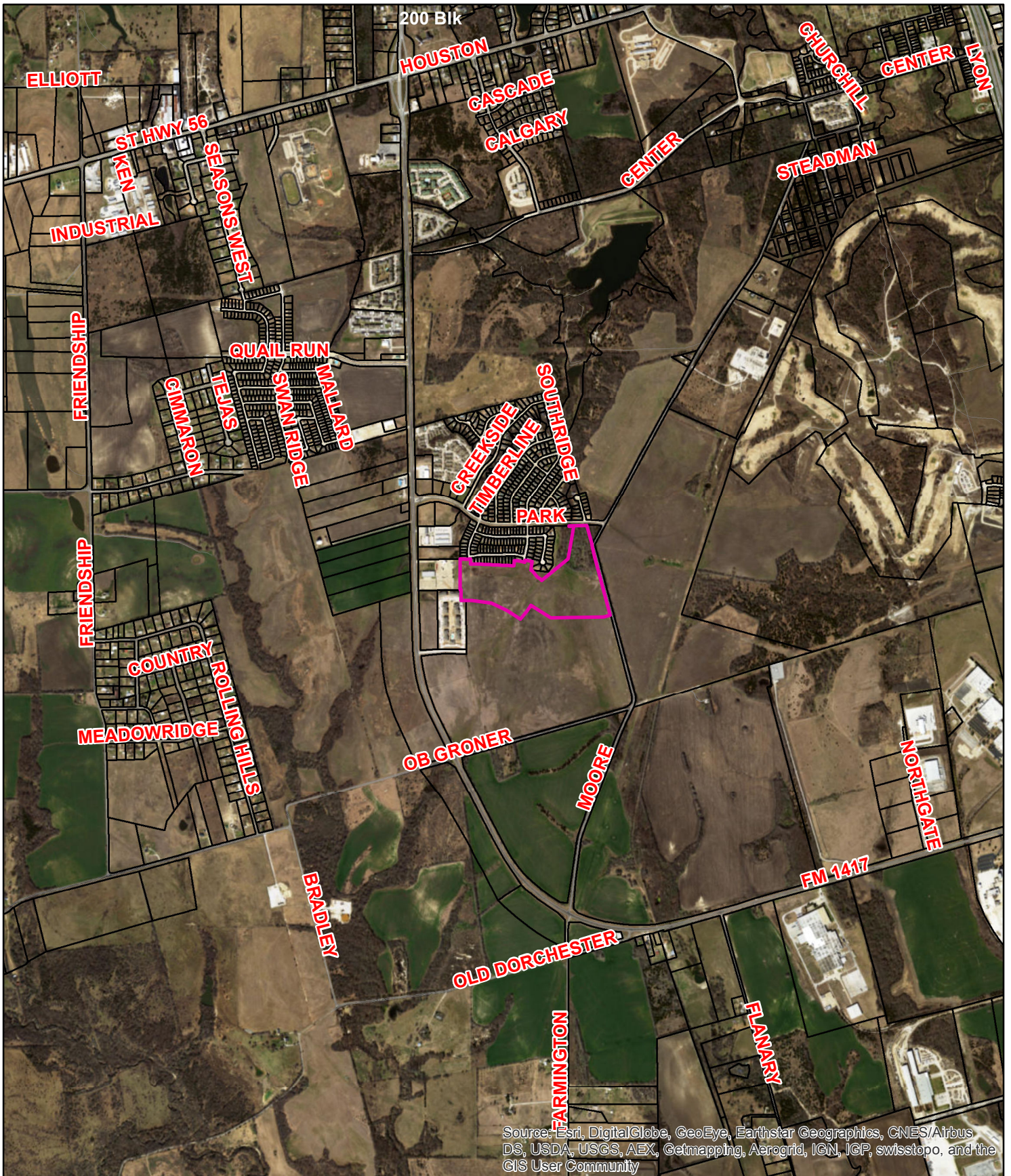
Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

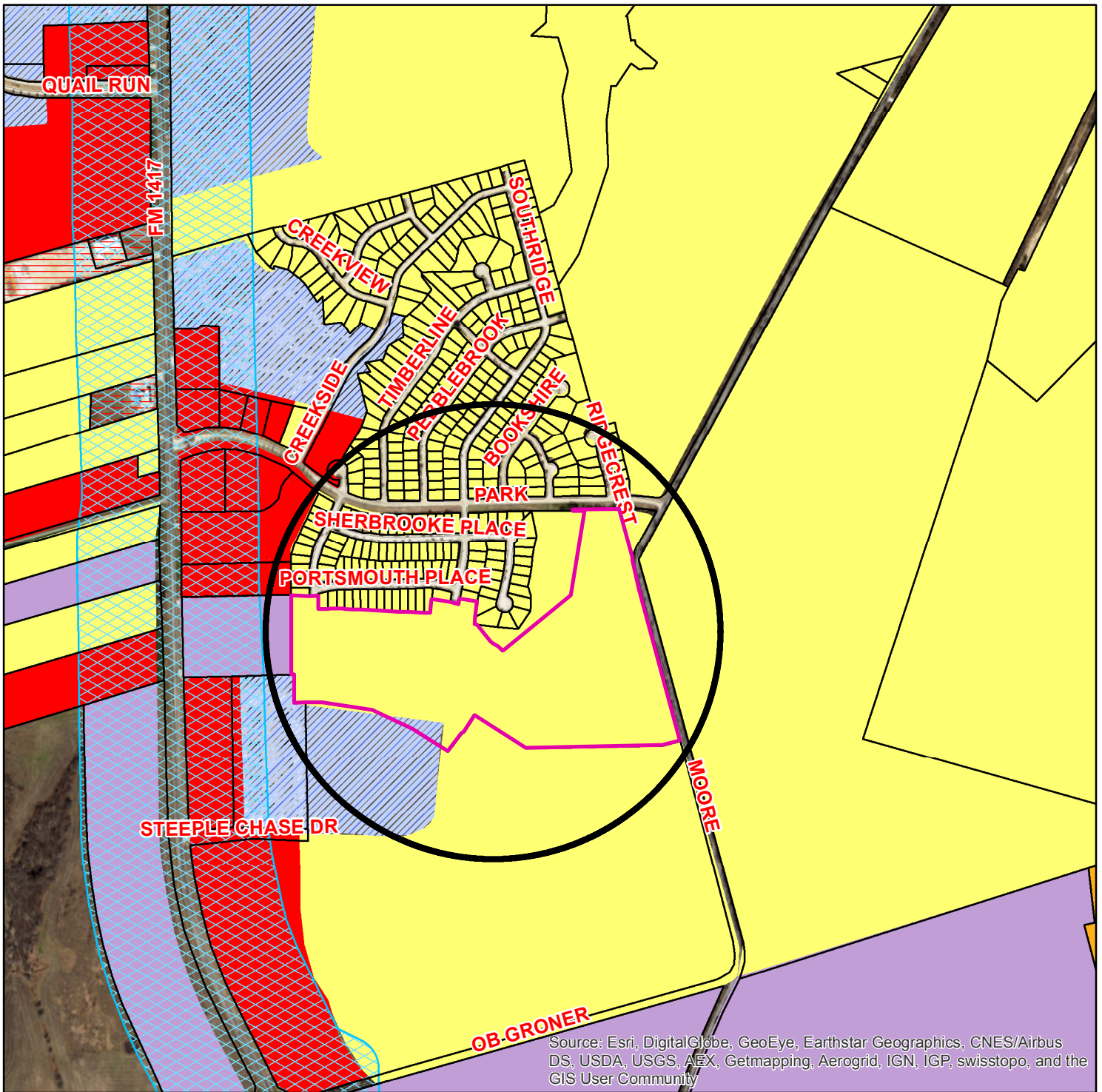


**2300 Blks Peggey's Cove & Southridge Lane
and the 3400-3500 Blks Hanan Street
Pebblebrook South Phase III**



NOT TO SCALE

1 in = 2,129 ft



Zoning - 2300 Blks Peggy's Cove & Southridge Lane and the 3400-3500 Blks Hanan Street Pebblebrook South Phase III

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



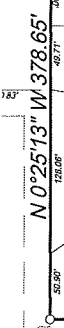
NOT TO SCALE

1 in = 900 ft

2300 Block Peggey's Cove & 2300 Blk. Southridge Ln.



S 0°25'13" E 301.00'



SCALE: 1" = 50

* * Basis of Bearing *

South line, Block 'C'
Pebblebrook South Phase I
164.25 Dm 72.23.2

Notary Public-State of Texas

SCALE: 1" = 50'

A horizontal line with vertical tick marks at 0, 25, and 100 feet. The number '5' is written above the first tick mark.

Approved this _____ day of _____, 2016, by the City Planning
and Zoning Commission of the City of Sherman, Texas.

Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Shorman, hereby certifies that the foregoing final plat of PEMBROOK SOUTH, PHASE 2, an Addition to the City of Shorman was submitted to the City Council on the _____ day of _____, 2016 and the City Council by public action then and there accepted the dedication of 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 thereon signing his name as hereinafter subscribed.

Witness my hand this _____ day _____, A.D. 2016.

City Clerk, City of Boston, Term:

Final Plat of
Pebblebrook South, P
8.99 Acres in the
Elizabeth Jones Survey Abst
City of Sherman
County of Grayson
State of Texas

Drawn by: _____ Check by: _____	Job _____
------------------------------------	-----------



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

Agenda Item No. 6.

Meeting Date: 07/19/2016

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:

1001 N. SAM RAYBURN FREEWAY

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. McAnair 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.

Background:

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. The applicant would like to open a resale shop at this location, selling antique and used furniture, home decor, jewelry, dishes, tools and toys.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

KAM CORNERS LP (Owners)

Kathy's Resale Shop, Kathy Grigg (Tenant)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

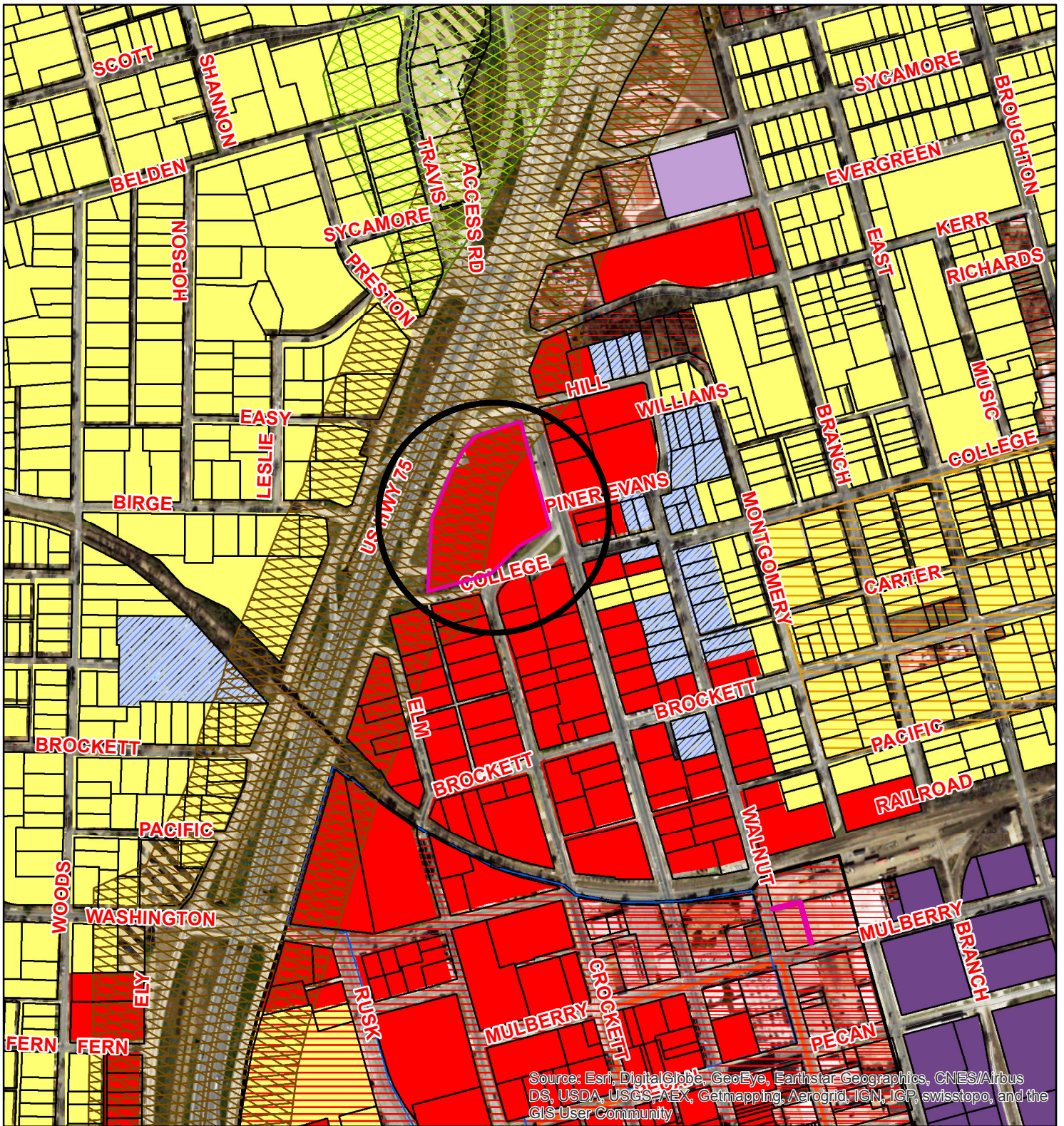


1001 N. Sam Rayburn Freeway



1 in = 446 ft

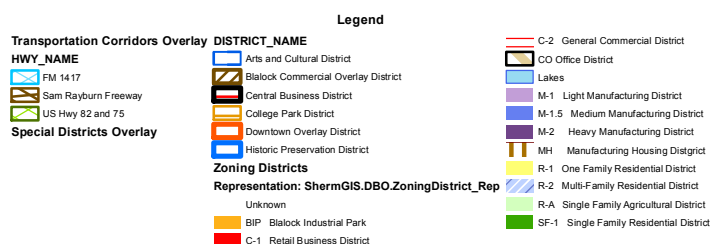
City of Sherman, Texas
Developmental Services Department



Zoning - 1001 N. Sam Rayburn Freeway



City of Sherman, Texas
Developmental Services Department



1 in = 535 ft

1001 N. Sam Rayburn Frwy.





STAFF REVIEW LETTER

July 13, 2016

KAM Corners
Garey Marks, Managing Partner
2929 Buffalo Spdwy. #1801
Houston, TX 77098

Kathy Grigg
146 Grigg Rd.
Sherman, TX 75090

KAM Corners LP
5120 Woodway, Ste. 4002
Houston, TX 77056-1790

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a resale shop in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 1001 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 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 O-1.2 (Sam Rayburn Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside storage allowed at any time.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
4. All parking shall be on private property and shall not encroach into the Sam Rayburn Freeway access road right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
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. All requirements of the Floodplain Ordinance should be followed.
10. Parking will be permitted on private property only.

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

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

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

Respectfully,



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: 07/19/2016

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:

4515 W. HOUSTON

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 Fielding 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.

Background:

The property is located at 4515 West Houston Street between Seasons West Avenue and Friendship Road. The property was annexed into the City, March 7, 2016 as an R-A (Single Family Agricultural) District. Classic Car Liquidators LLC. has been an automobile dealership at this location for several years. The owner would like to rezone the property to a C-1 (Retail Business) District and request a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District to be in compliance to sell the property and the business. There are two existing metal buildings on the lot and the owner is requesting an exception to allow the existing finishes to remain. The driveway and parking lot are concrete and asphalt.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Hughlan Property Holdings LLC (Owners)

Classic Car Liquidators LLC (Tenant)

Ken Kelley (Prospective Buyer)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Undetermined.

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

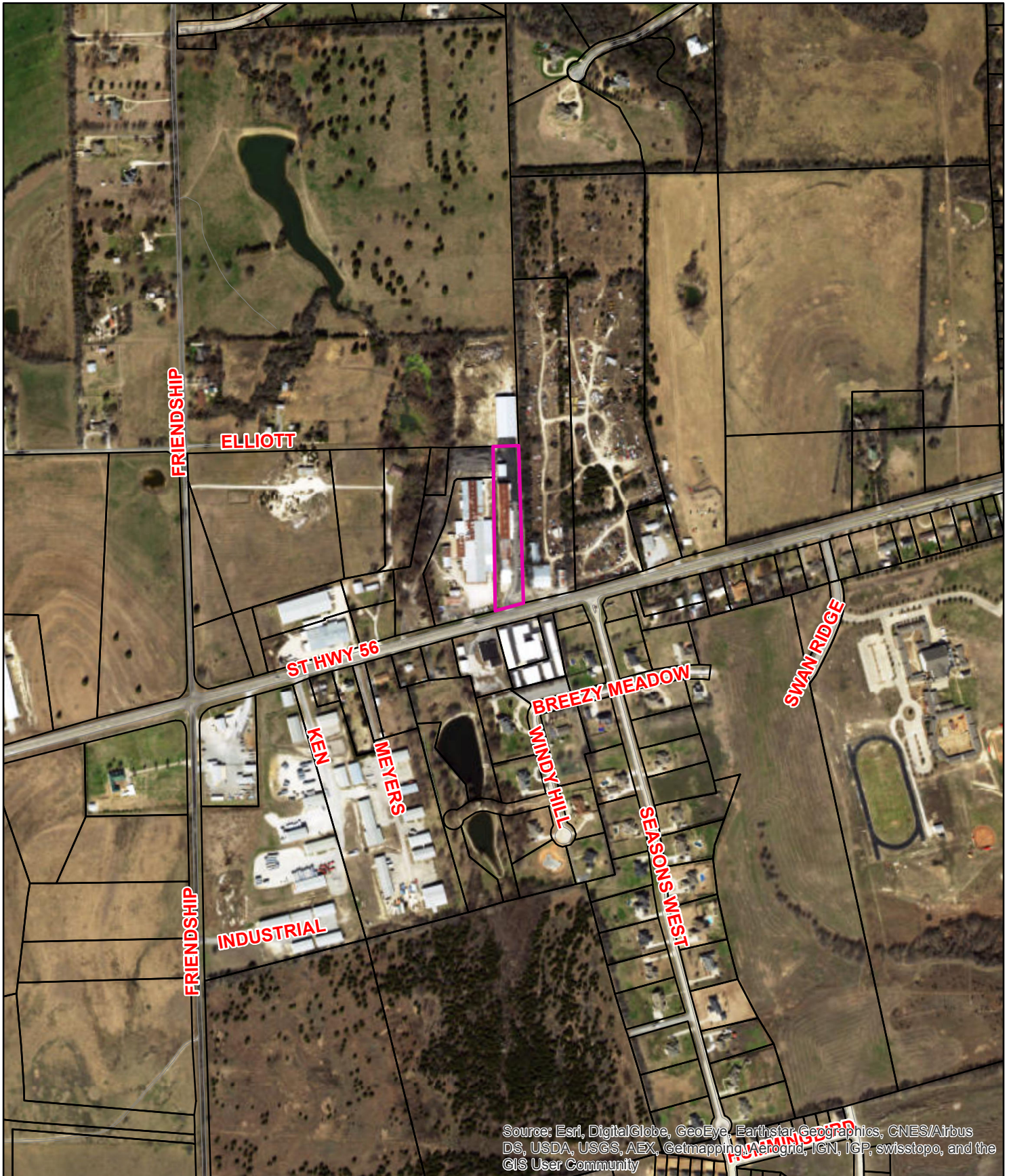
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

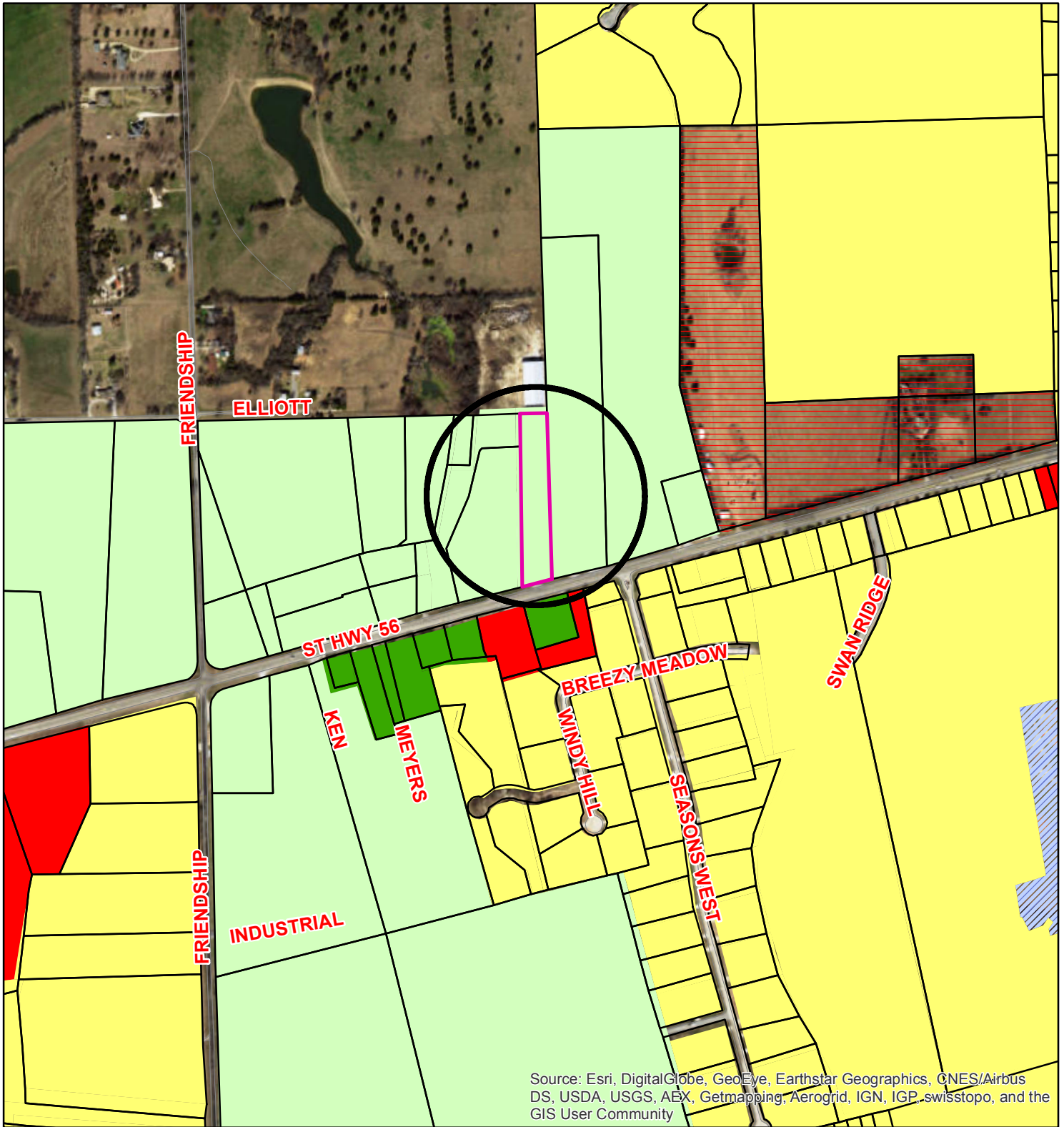


4515 W. Houston



1 in = 642 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4515 W. Houston

Legend

Transportation Corridors Overlay DISTRICT_NAME

HWY_NAME

FM 1417

Sam Rayburn Freeway

US Hwy 82 and 75

Special Districts Overlay

- 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 = 642 ft

4515 W. Houston



Scale:
1"=100'

Sara Gallardo
14.34 ac.
in Vol. 5433, Pg. 904,
O.P.R.G.C.T.

Hughlan Property Holding, LLC
4.39 ac. (Tract One)
in Vol. 5569, Pg. 805, O.P.R.G.C.T.
(metes and bounds description
in Vol. 5238, Pg. 174)

Owner: Hughlan Property Holdings, LLC
Address: 4515 W. Houston Street
Sherman, Texas

This survey was prepared for the sole benefit of the Owner stated hereon, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

Fielding Bacon Survey
Abstract No. 119
Grayson County, Texas

Ellis Truck & Auto, Inc.
Tracts One, Two & Three
in Vol. 4523, Pg. 334,
O.P.R.G.C.T.

2.756 Acres

Hughlan Property Holding, LLC
2.758 ac. (Tract Two)
in Vol. 5569, Pg. 805, O.P.R.G.C.T.
(metes and bounds description
in Vol. 5238, Pg. 174)

Bearing Base:

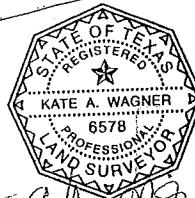
Grid North: as derived from a "Survey Grade" Global Positioning System (GPS), operated in the Texas State Plane Coordinate System, North Central Zone. The distances shown hereon are ground distances.

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

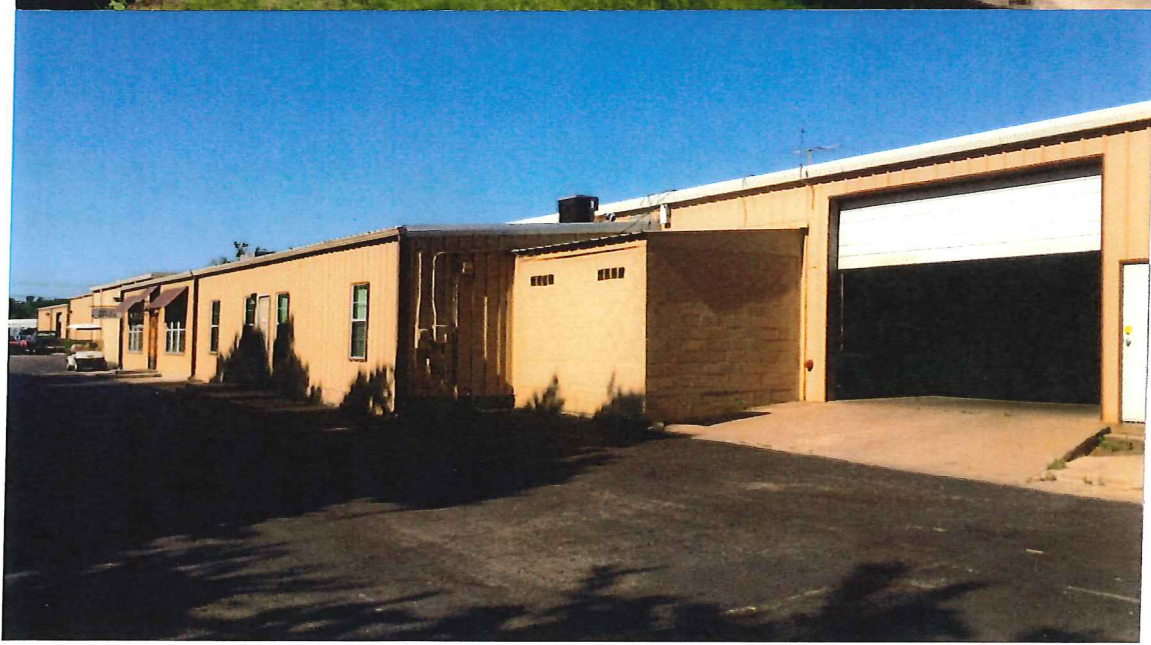
P.O.B.

1/2" capped rebar set,
stamped "RPLS 6578"

Houston Street/State Hwy. 56



Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: May 11, 2016







STAFF REVIEW LETTER

July 13, 2016

Hughlan Property Holdings, LLC
John Ray
4515 W. Houston St.
Sherman, TX 75092

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

Ken Kelley
4515 W. Houston St.
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District for the property located at 4515 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 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 and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
3. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
5. All parking shall be on private property and shall not encroach into West Houston Street right-of-way; a parking space is considered to be 9'x20'.
6. Screening shall be provided and maintained abutting any residential districts.
7. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. New Drive approaches shall conform to City of Sherman standards and a permit is required.
13. Require Five (5) foot Right of Way and Fifteen (15) foot Waterline Easement along property adjacent to Houston Street.

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: 07/19/2016

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:

2525 TEXOMA PARKWAY

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.

Background:

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.

Exceptions were granted:

- August 18, 2015 - To allow six (6) overhead doors facing the highway on the Collision Center and not require a 10' buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District with the condition the doors must be painted to match the building.
- February 16, 2016 - To allow eight (8) overhead doors facing the highway on the Quick Lane Tire and Auto Center and to allow metal panels as accent features.

The owner would like to construct a 9,108 square foot Quick Lane, a 11,500 square foot Paint/RV Shop with four overhead doors facing U.S. Highway 82, 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.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Utter Properties LTD (Owner)

David Pryor (Representative)

Terry Skipworth (Contractor)

BWG Architecture (Architect)

Master Plan Designation:

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

Number of notices mailed:

11

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

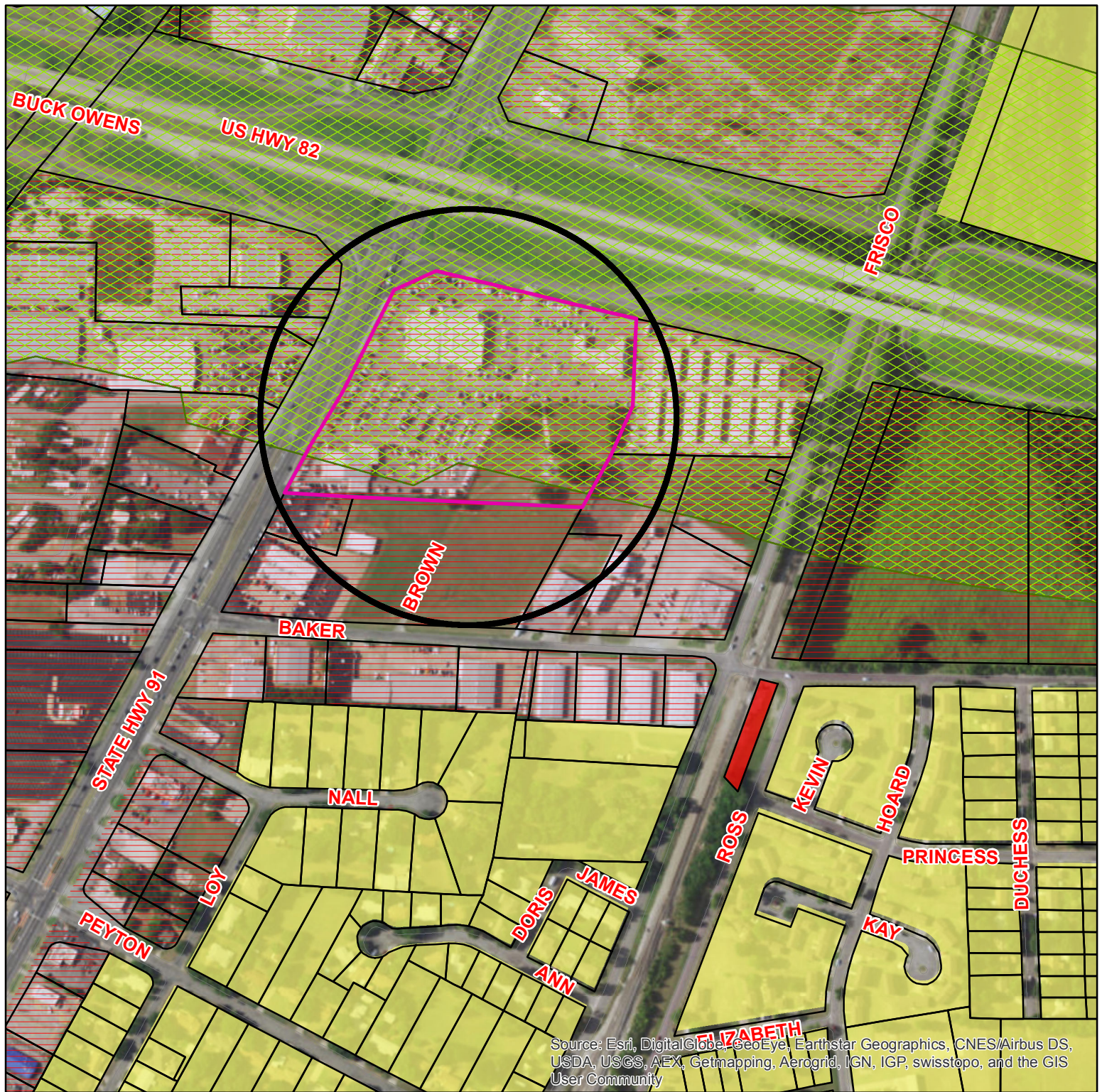


2525 Texoma Parkway



City of Sherman, Texas
Developmental Services Department

1 in = 376 ft



Zoning - 2525 Texoma Parkway

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Blalock 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 PARCELS
	Zoning Classification
	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



1 in = 376 ft

2525 Texoma Pkwy.



SITE DATA TUBULATION

ZONING: C-2

SITE AREA: 432,986.4 S.F. (9.94 ACRES)

BUILDING AREAS:

EXISTING KIA BUILDING:

UNDER ROOF: 12,283 S.F.

PARKING RATIO 1/400

12283/400 = 31

EXISTING FORD SALES/SERVICE BUILDING;

SHOWROOM & PARTS: 14099 S.F.

SERVICE CENTER: 15475 S.F.

CANOPIES: 2289 S.F.

TOTAL UNDER ROOF: 31863 S.F.

PARKING RATIO 1/400

31863/400 = 80 SPACES

EXISTING COLLISION CENTER BUILDING:

COLLISION CENTER: 8358 S.F.

NEW ADDITION: 2483 S.F.

CANOPY: 1083 S.F.

TOTAL UNDER ROOF: 11924 S.F.

PARKING RATIO 1/400

11924/400 = 30 SPACES

PROPOSED QUICK LANE BUILDING:

QUICK LANE: 7788 S.F.

CANOPY: 1320 S.F.

TOTAL UNDER ROOF: 9108 S.F.

PARKING RATIO 1/400

9108/400 = 23 SPACES

PROPOSED PAINT/RV SHOP: 11500 S.F.

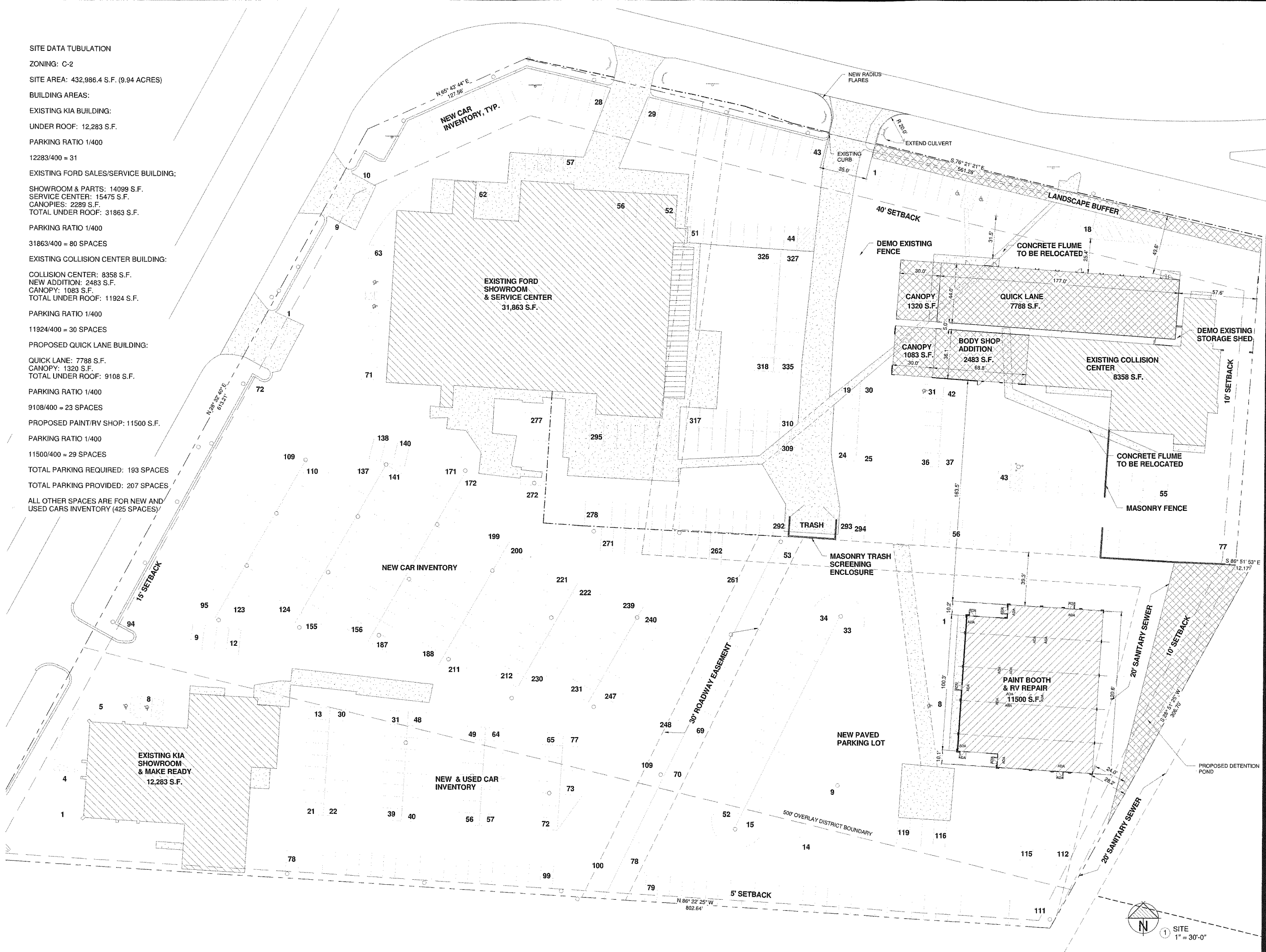
PARKING RATIO 1/400

11500/400 = 29 SPACES

TOTAL PARKING REQUIRED: 193 SPACES

TOTAL PARKING PROVIDED: 207 SPACES

ALL OTHER SPACES ARE FOR NEW AND USED CARS INVENTORY (425 SPACES)



ARCHITECT

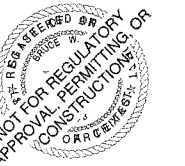
BWG Architecture

P.O. Box 893
Tom Bean, TX 75489
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18,293
Oklahoma: 04960



project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

BOB UTER FORD

project description:

QUICK LANE &
ADDITION TO
COLLISION CENTER
& PAINT SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15-005

revisions:

Rev.	Description	Date
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sheet name:

SITE

sheet issue date:

06/28/2016

A1



project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

BOB UTTER FORD

project description:

QUICK LANE &
ADDITION TO
COLLISION CENTER
& PAINT SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15-005

revisions:

Rev.	Description	Date

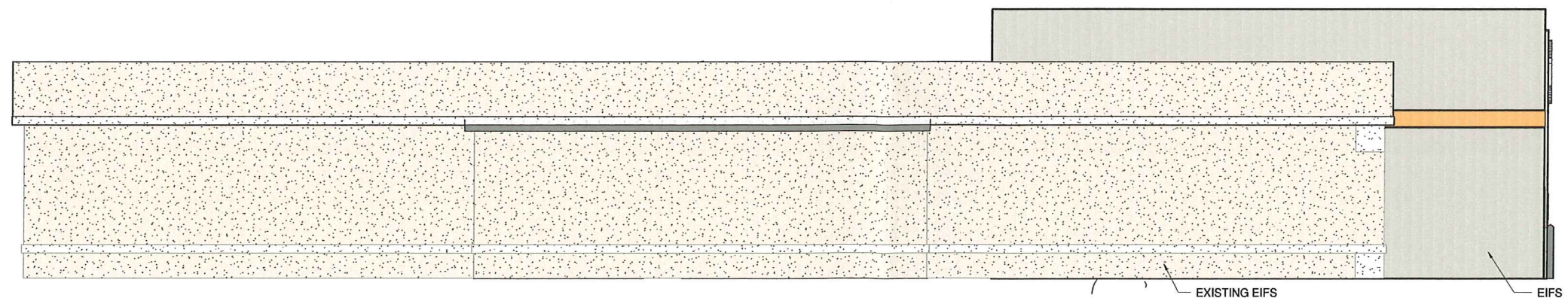
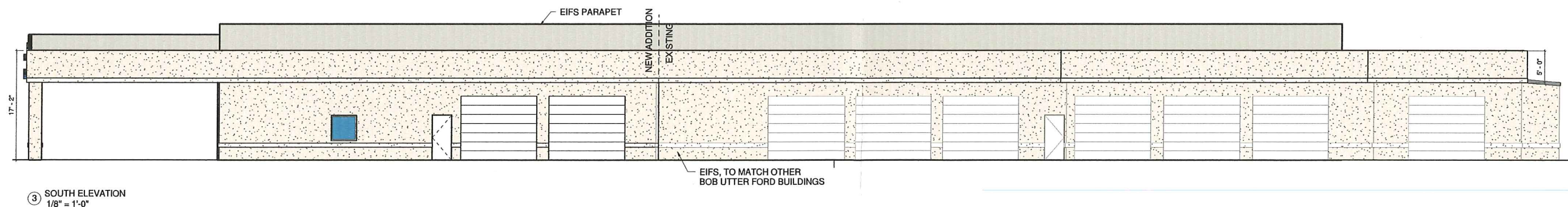
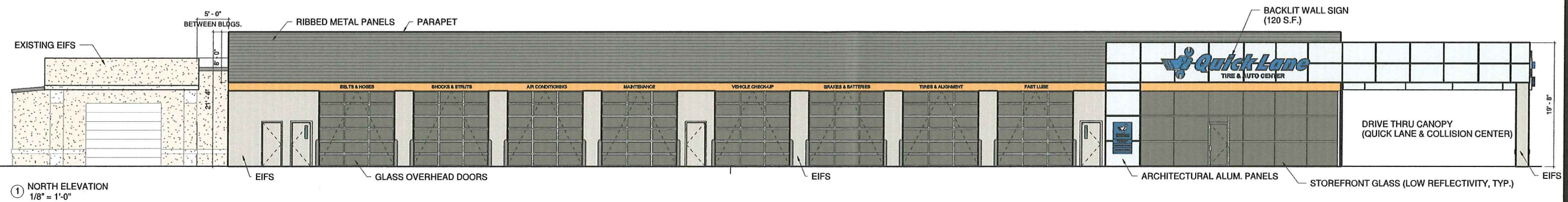
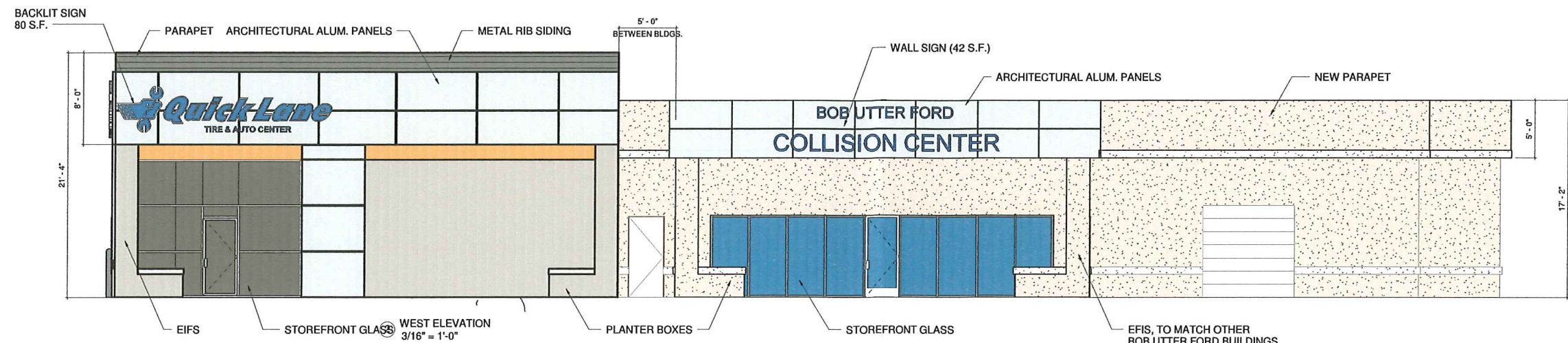
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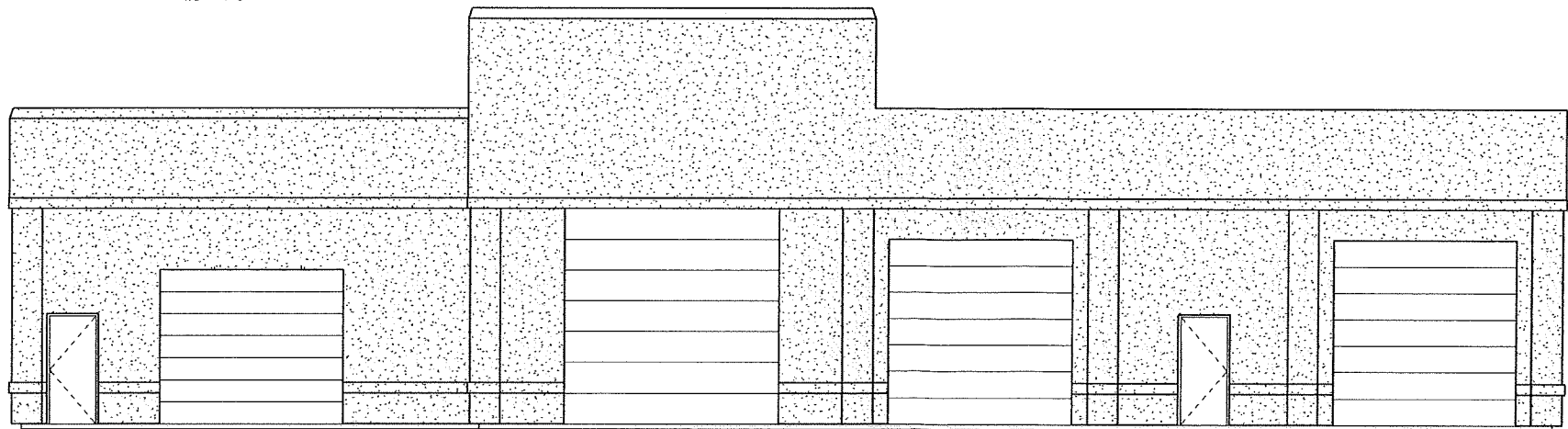
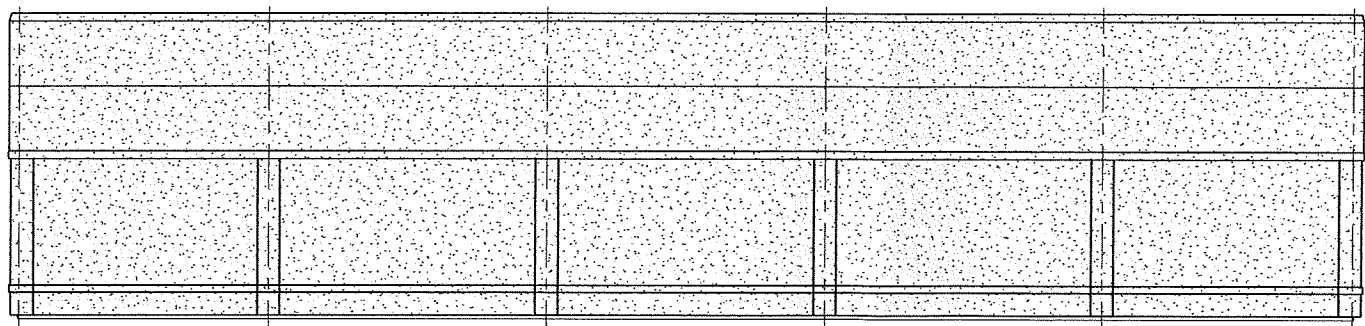
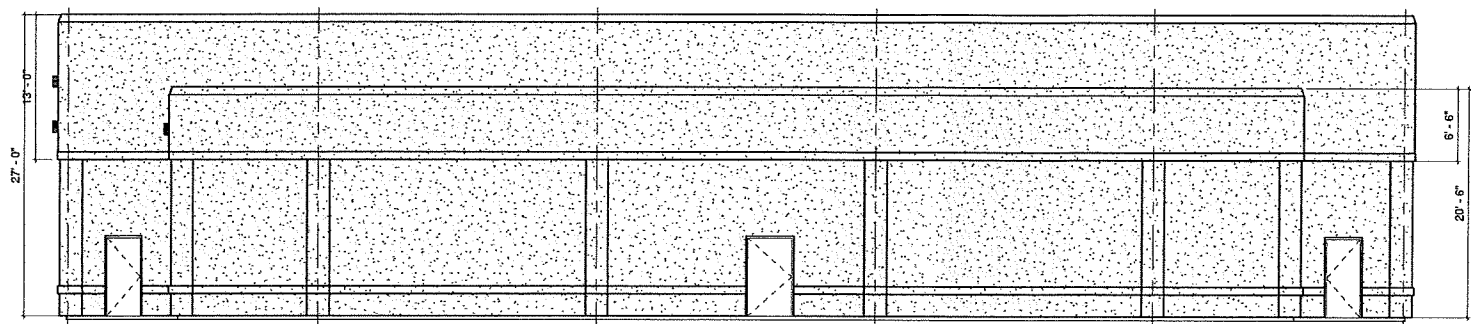
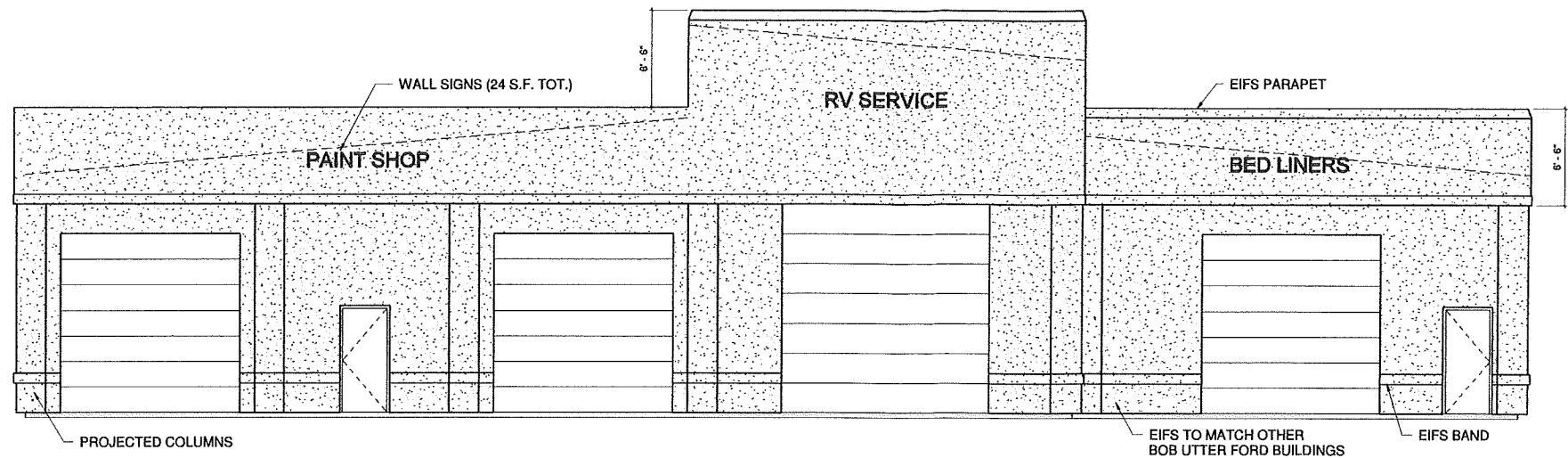
EXTERIOR
ELEVATIONS

sheet issue date:

06/28/2016

A-2





ARCHITECT

BWG Architecture

P.O. Box 893
Tomball, TX 77489
(936) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18-293
Oklahoma: 04980



project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

BOB UTTER FORD

project description:

QUICK LANE &
ADDITION TO
COLLISION CENTER
& PAINT SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15-005

revisions:

Rev.	Description	Date
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sheet name:

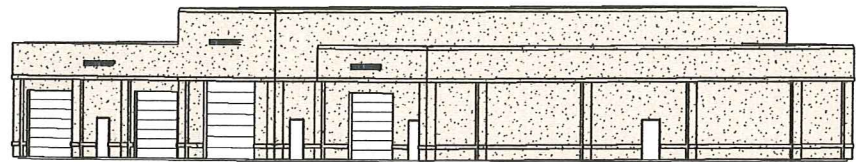
ELEVATIONS

sheet issue date:

06/28/2016

A3

E:\PROJECTS\COMMERCIAL\Ford Motor\Bob Utter Ford\Paint Booth Shop Bldg R.dwg



ARCHITECT

BWG Architecture

P.O. Box 893
Tom Bean, TX 75489
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18,293
Oklahoma: 04980



project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

BOB UTTER FORD

project description:

QUICK LANE &
ADDITION TO
COLLISION CENTER
& PAINT SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15-005

revisions:

Rev.	Description	Date
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sheet name:

VIEW FROM TEXOMA
PKWY/US82

sheet issue date:

06/28/2016

A4

STAFF REVIEW LETTER

July 13, 2016

Utter Properties
2525 Texoma Parkway
Sherman, Texas 75090

BWG Architecture
PO Box 893
Tom Bean, TX 75489

Terry Skipworth
2860 Refuge Rd.
Sherman, Texas 75092

Dear Applicants,

The request for site plan approval for a Paint/RV Shop, Quick Lane and addition to the Collision Center at Bob Utter Ford for the property located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 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 O-1 (75 & 82) Overlay District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. New Drive approaches shall conform to City of Sherman standards and a permit is required.
7. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
8. No structure shall be located within existing easements.
9. Verify sewer location.

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. 9.

Meeting Date: 07/19/2016

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:

*** 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK DRIVE**

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, Section 3

Background:

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, for future development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

West Canyon Creek Estates, LTD (Owners)

City of Sherman (Developer)

Brockette/Davis/Drake, 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:

Not required

Objections Received:

0

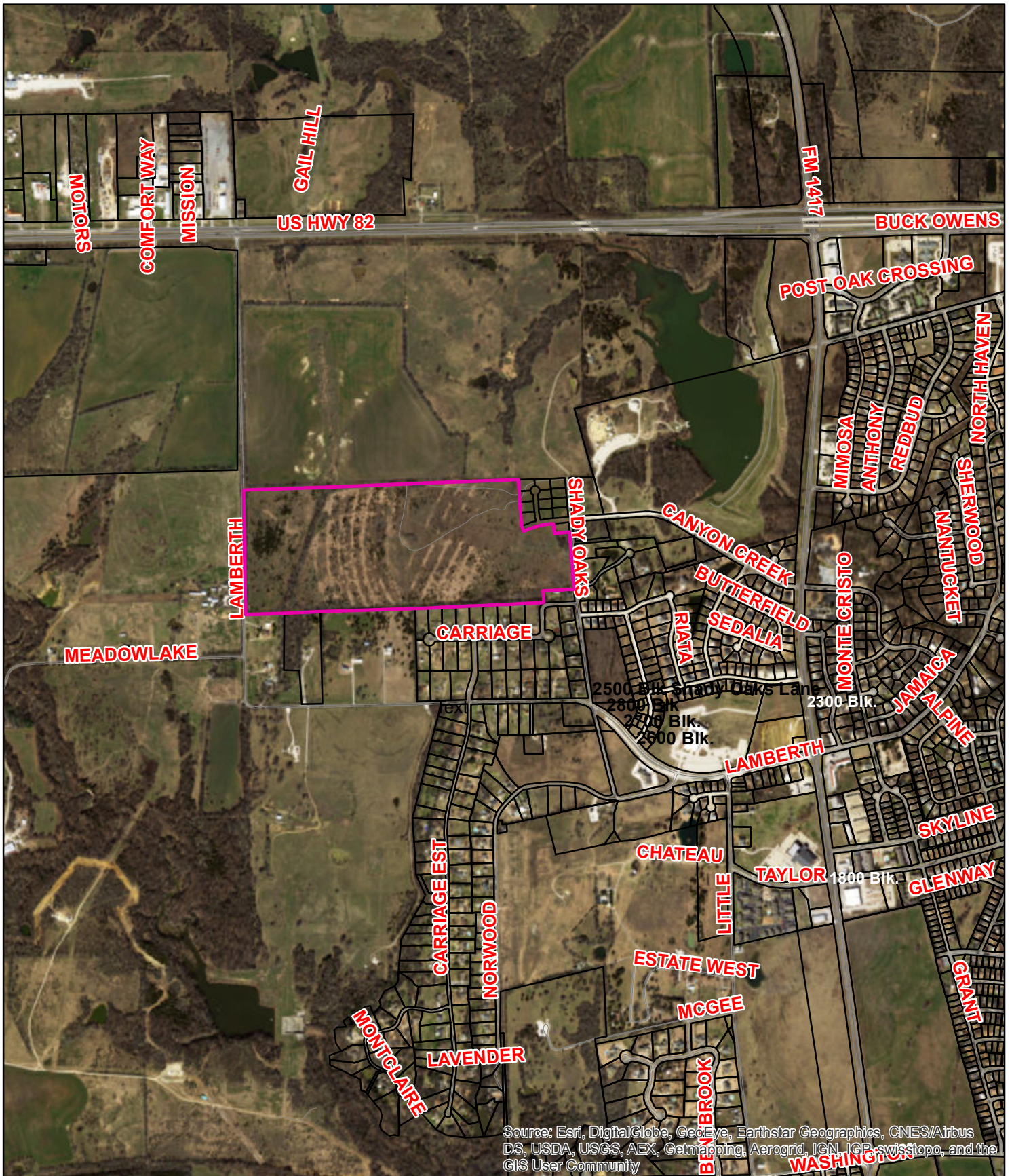
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

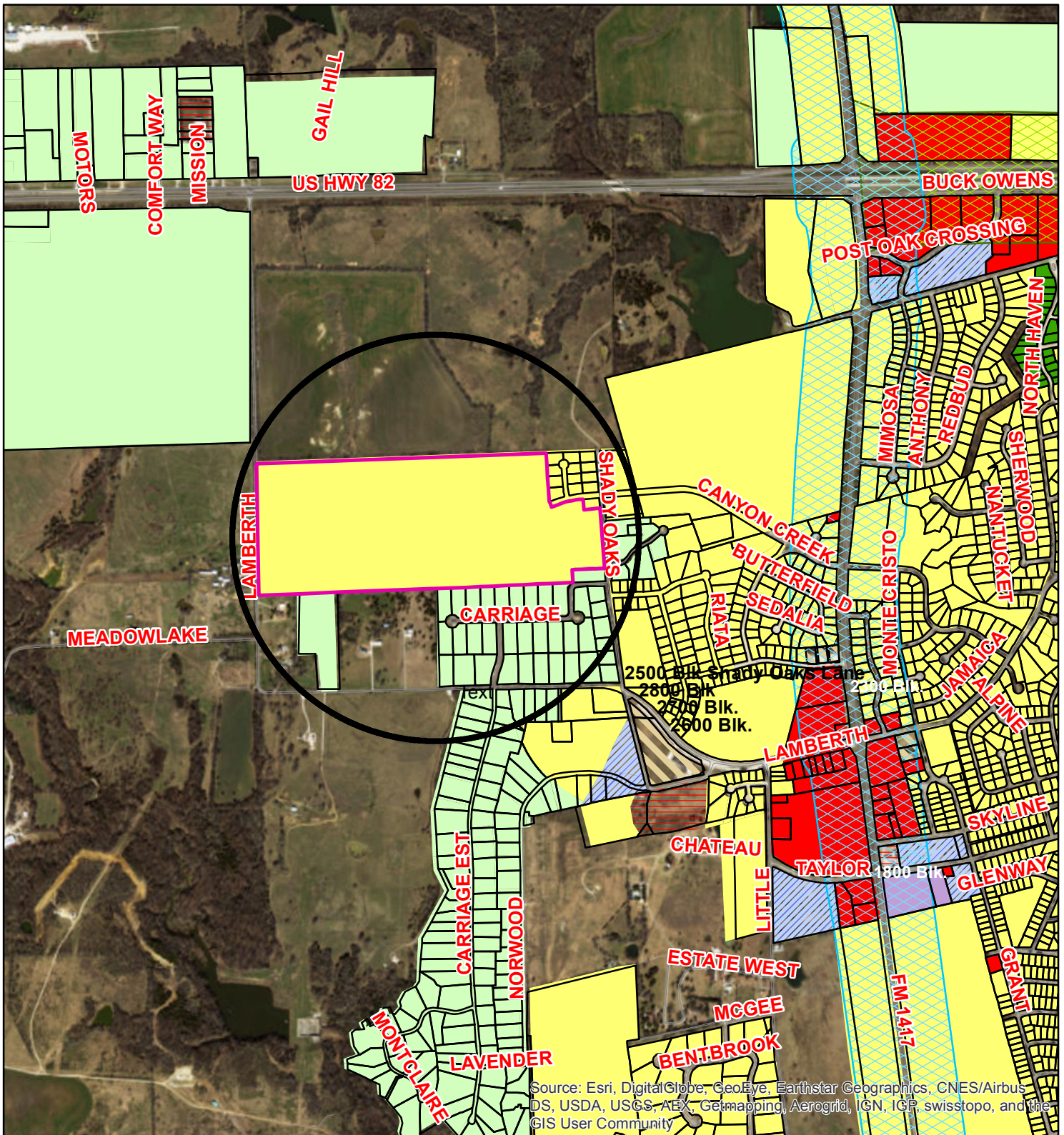


City of Sherman, Texas
Developmental Services Department

West Canyon Creek Estates, Section 3 2700-2800 Blks. Shady Oaks Lane & 3300-3600 Blks. Canyon Creek Drive



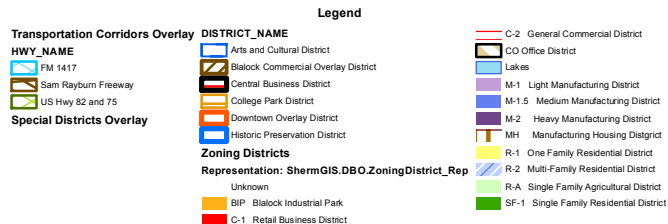
1 in = 1,427 ft



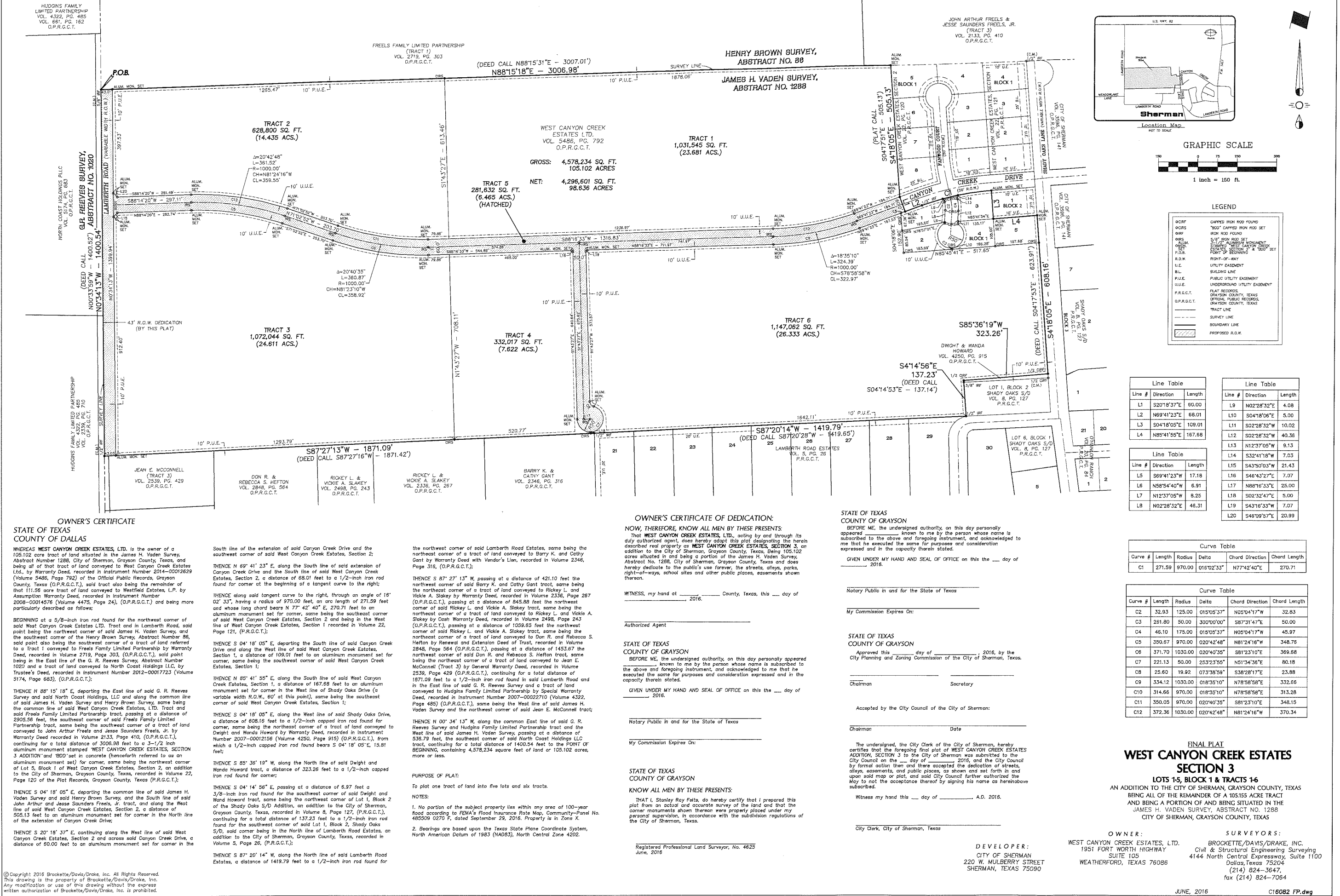
Zoning - West Canyon Creek Estates, Section 3



City of Sherman, Texas
Developmental Services Department



1 in = 1,427 ft



STAFF REVIEW LETTER

July 12, 2016

West Canyon Creek Estates, Ltd.
1951 Fort Worth Highway, Suite 105
Weatherford, Texas 76086

Brockett/Davis/Drake, Inc.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the West Canyon Creek Estates, Section 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 19, 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. Show street names (Canyon Creek Drive and Hillview Lane) on plat.
7. Remove Tract 5 and call out as Right of Way.
8. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
9. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
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. 11.

Meeting Date: 07/19/2016

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

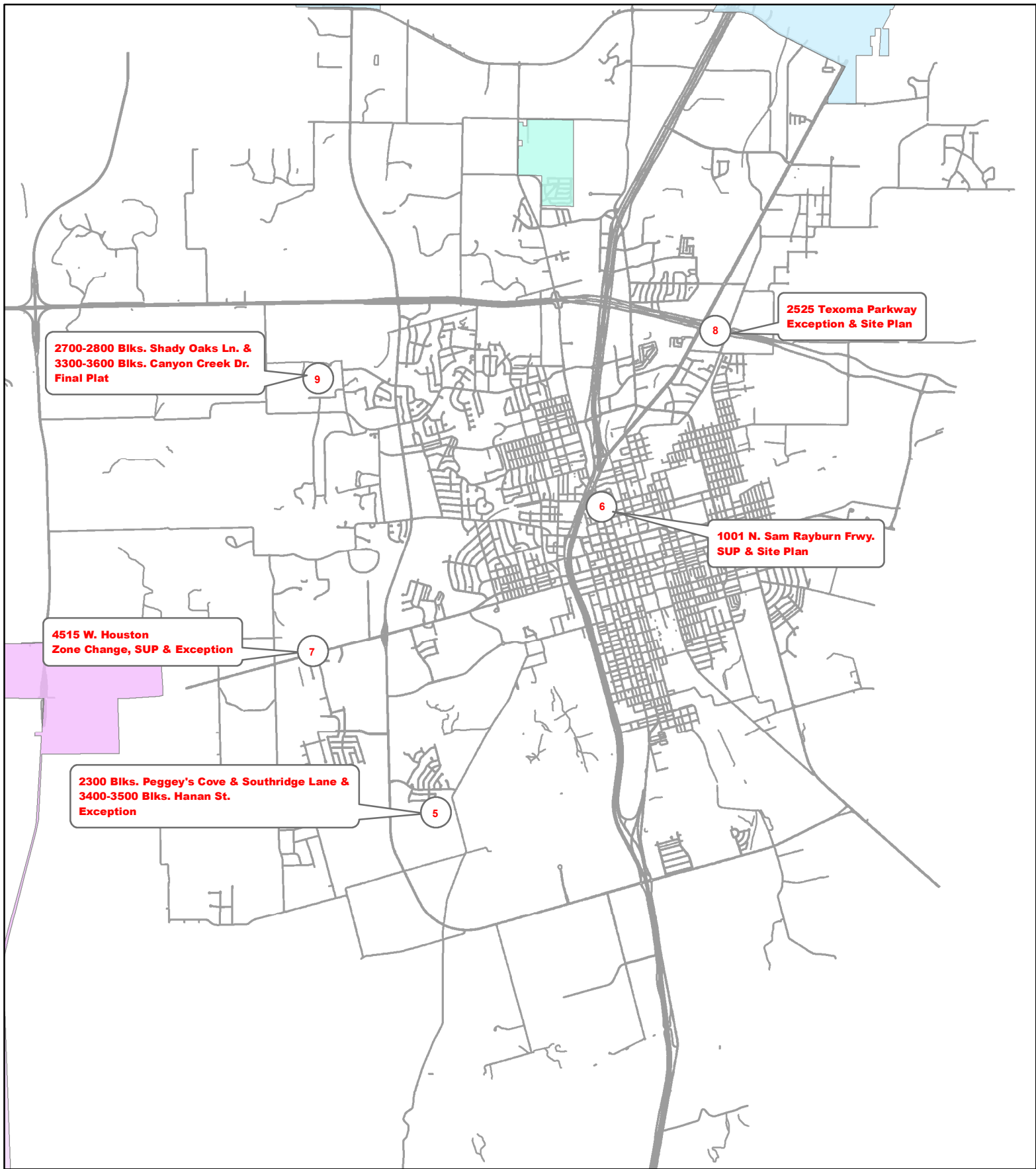
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting July 19, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet