

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 17, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JUNE 19, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 6, 9, 10, 12 & 13)**
5. **211 DORSETT DRIVE**
The request of Yellow Equipment & TRMS (Owners), YRC Freight (Tenant), Shaw Services, LLC (Contractor/Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 211 Dorsett Drive, being 5 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 2 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
 - Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for an Equipment & Terminal Building for YRC Freight in the Blalock Industrial Park.
 - Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow “PBR” type panels on the sides of the Freight Terminal Building and stucco finish on office viewable from the street for YRC Freight in the Blalock Industrial Park.
 - Exception to Ordinance No. 2252 Article IV, Section 410 (2) (j) and Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a granite parking lot in lieu of the required concrete or asphalt in the Blalock Industrial Park.
 - Exception to Ordinance No. 2252 Article IV, Section 410 (2) (h & l) to allow a 6’ EnviroScreen fence on the property line lot in lieu of the required 55.7’ setback in the Blalock Industrial Park.
6. *** 600-700 BLOCKS N. FRIENDSHIP ROAD**
The request of Erika Lopez (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 600 - 700 blocks of North Friendship Road, being 2.976 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;
Planning and Zoning Commission
Final Plat approval of Erika Lopez Addition in the City of Sherman’s extra territorial

jurisdiction (ETJ).

7. **1400 W. TAYLOR STREET**

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

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 28th through October 31st, 2018 and February 9th through 16th, 2019 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

8. **4700 CAMP VERDE CIRCLE**

The request of Luis and Ashley Lopez (Owners) concerning the property at 4700 Camp Verde Circle, being Lot 1, Block B, Replat of Austin Landing Addition, Phase One, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District.

9. * **5011 N. U.S. HIGHWAY 75**

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

10. * **400 BLOCK E. BROCKETT STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 400 Block of East Brockett Street, being all of Lot 3 and part of Lots 4-6, Block 2, G.W. Bond's Supplement No. 2 Addition, containing 0.465 acres, as follows:

Planning and Zoning Commission

Replat approval of College Park Estates Addition, being a Replat of Lot 3 and Parts of Lots 4, 5 and 6, of Bond's 2nd Addition

11. **400 BLOCK E. BROCKETT STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 400 Block of East Brockett Street, being all of Lot 3 and part of Lots 4-6, Block 2, G.W. Bond's Supplement No. 2 Addition, containing 0.465 acres, as follows:

Planning and Zoning Commission

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

12. * **1426 W. FM 1417 (HERITAGE PARKWAY)**
The request of Sherman Economic Development Corporation (Owners), Sherman RE, LLC, an Ohio Limited Liability Company (Developer), Benchmark Design Group, LLC, Ed Snodgrass (Civil Engineer) and Thompson & Associates, Inc. (Surveyor) concerning the property located at 1426 West FM 1417 (Heritage Parkway), being 23.115 acres in the William Martin Survey, Abstract No. 765, as follows:
Planning and Zoning Commission
Final Plat approval of Flanary Road Business Addition.
13. * **2800-3100 BLOCKS OF N. HICKORY STREET**
The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3100 Blocks of North Hickory Street, being 48.07 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Preliminary Plat approval of McAnair Estates.
14. **2800-3100 BLOCKS OF N. HICKORY STREET**
The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3100 Blocks of North Hickory Street, being 3.556 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 1-28, Block 1 of the proposed McAnair Estates, 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.
15. **ADJOURNMENT**
16. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

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

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

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 07/17/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR JUNE 19, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

June 19, 2018 Draft Minutes

STATE OF TEXAS §

June 19, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on June 19, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the May 22, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 9, 15, 16, 18, 19, 21, 22 & 23)

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

CONSENT AGENDA

A member of the audience requested Item #22 "Replat approval of Lots 16-27, Block 5, all of Blocks 6 & 7, and Lots 1-6, Block 8 and the Unopen portion of Copley Street and all of Ray Street and Lila Street, Copley Addition" be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda Items 9, 15, 16, 18, 19, 21 & 23, subject to the Staff Review Letters. Second by Commission Member Adams. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD. (OWNERS), DEAN GILBERT (DEVELOPER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 6100 BLOCK OF NORTH U.S. HIGHWAY 75, BEING 2.761 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875, ALSO BEING LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION

REPLAT – LOTS 2 & 3, BLOCK A, DR. SWAMY ADDN. 6100 BLOCK N. US. HIGHWAY 75 (ONE GANESHA LTD.)

The property is located in the 6100 block of North U.S. Highway 75; the southeast corner of FM 691 and Highway 75. The owners would like to replat Lots 2 and 3, moving lot lines to enlarge one of the lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MIKE CROSS AND ROBERT SCOGGINS (OWNERS), PLAIN AND SIMPLE INVESTMENTS, LLC (PROSPECTIVE BUYER), RELATED SOLUTIONS, LLC (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400-1600 BLOCKS OF FM 697, BEING 36.79 ACRES IN THE W.D. WOOLEY SURVEY, ABSTRACT NO. 1335 AND THE WINFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE HANCOCK RANCH SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT – HANCOCK RANCH SUBDIVISION (ETJ) 1400-1600 BLOCKS FM 697 (PLAIN & SIMPLE INVESTMENTS)

The property is located in the 1400-1600 Blocks of FM 697 between Hogg Skin Road and JP Cave Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into fourteen (14) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF STEVEN AND LISA HUGHES (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2208 POST OAK DRIVE, BEING 0.819 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 7, BLOCK C, TURTLE CREEK WEST ADDITION AND PART OF LOTS 1 AND 2, BLOCK 1, TOM C. SULLIVAN'S REPLAT AND A PART OF THE REPLAT OF VALLEY VIEW

REPLAT – HUGHES TURTLE CREEK WEST ADDN., A REPLAT OF A PT. OF LOT 7, BLOCK C, TURTLE CREEK WEST ADDITION AND A PT. OF LOTS 1 & 2, BLOCK 1, TOM

ADDITION, LOTS 1 AND 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE HUGHES TURTLE CREEK WEST ADDITION, A REPLAT OF A PART OF LOT 7, BLOCK C, TURTLE CREEK WEST ADDITION AND A PART OF LOTS 1 AND 2, BLOCK 1, TOM L. SULLIVAN'S REPLAT OF A PART OF THE REPLAT – VALLEY VIEW ADDITION.

L. SULLIVAN'S
REPLAT OF A PT. OF
THE REPLAT –
VALLEY VIEW
ADDITION
2208 POST OAK DR.
(STEVEN & LISA
HUGHES)

The property is located at 2208 Post Oak Drive, north of Alpine Drive and is zoned an R-1 (One Family Residential) District. The owners would like to Replat two lots into one lot. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ARTISAN DEVELOPMENT COMPANY, INC. (OWNERS) AND GREG EDWARDS ENGINEERING SERVICES (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3000 BLOCKS WEST PARK AVENUE AND THE 2000-2600 BLOCKS WEST MOORE STREET, BEING 36.0 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF PEBBLEBROOK ESTATES, PHASE IV.

PRELIMINARY PLAT
– PEBBLEBROOK
ESTATES, PHASE IV
2800-3000 BLKS. W.
PARK AVE. & 2000-
2600 BLKS. W.
MOORE ST.
(ARTISAN
DEVELOPMENT CO.)

The property is located in the 2800-3000 Blocks West Park Avenue and the 2000-2600 Blocks West Moore Street The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into 136 single family residential lots with 3 open spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND GLOBITECH INC. (OWNERS) AND TEAGUE, NALL AND PERKINS (ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 200 WEST F.M. 1417 (HERITAGE PARKWAY), BEING 26.801 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329 AND ALL OF LOT 1, BLOCK 1 IN THE NORTHGATE TECHNOLOGY PARK AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL FOR NORTHGATE TECHNOLOGY PARK ADDITION LOT 1R, BLOCK 1

REPLAT –
NORTHGATE
TECHNOLOGY PARK
ADDN., LOT 1R,
BLOCK 1
200 W. FM 1417
(HERITAGE
PARKWAY)
(SEDCO &
GLOBITECH, INC.)

The property is located at 200 West FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage

Parkway) and Howe Drive; GlobiTech is the tenant. The owners would like to Replat the property into one lot for industrial 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 GMR SHERMAN LLC, DBA GLOBAL MEDICAL REIT SHERMAN, LLC (OWNERS) CARRUS SPECIALTY HOSPITAL (TENANT), PAUL JUUL (REPRESENTATIVE), TLC ENGINEERING (ENGINEER) MCCALLA DESIGN GROUP, PLLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1810 WEST U.S. HIGHWAY 82, BEING LOT 4, CARRUS MEDICAL PLAZA REPLAT LOT 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION FOR PATIENT ROOMS AND REHAB GYM AT CARRUS SPECIALTY HOSPITAL

SITE PLAN –
CARRUS SPECIALTY
HOSPITAL ADDITION
FOR PATIENT
ROOMS & REHAB
GYM
1810 W. U.S.
HIGHWAY 82
(GMR SHERMAN
LLC, DBA GLOBAL
MEDICAL REIT
SHERMAN, LLC)

The property is located at 1810 West U.S. Highway 82; Carrus Specialty Hospital is the tenant. The property is zoned a C-1 (Retail Business) District and is also located in the O-1 (75 & 82) Overlay District.

Carrus Specialty Hospital currently consists of a 24 bed license for Rehabilitation hospitalization and a 16 bed license for Long Term Acute Care hospitalization. They are a “post-acute care facility” which means they do not compete with the primary care hospitals, but rather take referrals of patients from those that need extended hospitalization in order to be given sufficient time to heal or rehabilitate before being discharged. They are seeking approval to extend 2 “short” wings on the South side of the facility to a length equal to that of the other existing wings. The first step is to expand the physical therapy gym to better cope with the patient volume, which is the wing in the center of the facility. They also need an additional 8 bed capacity for the Rehabilitation hospital which would be the wing at the Southeast corner of the facility. 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 KAZEM & ZOHREH GANJI (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 10739 STATE HIGHWAY 56, BEING 2.013 ACRES IN THE AARON BURELSON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT – KAZ
ADDITION, PHASE 2
(ETJ)
10739 STATE
HIGHWAY 56
(KAZEM & ZOHREH
GANJI)

**FINAL PLAT APPROVAL OF THE KAZ ADDITION, PHASE 2
IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL
JURISDICTION (ETJ).**

The property is located at 10739 State Highway 56 between Northeast FM 1417 and Pecan Valley Court in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into two (2) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

EXCEPTION & SITE PLAN

THE REQUEST OF DEAN GILBERT (OWNER), SUTTON & CROW (SURVEYOR) AND KENT HUGHLETT, ARCHITECT PLLC (ARCHITECT) CONCERNING THE PROPERTY AT 2031 WEST HOUSTON STREET, BEING 1.248 ACRES IN THE J B MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW PREFINISHED METAL PANELS ON THE EAST AND WEST SIDE OF A SELF-STORAGE FACILITY IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CLIMATE CONTROLLED SELF STORAGE FACILITY

EXCEPTION -
FACADE

SITE PLAN -
CLIMATE
CONTROLLED SELF-
STORAGE FACILITY
2031 W. HOUSTON
ST.
(DEAN GILBERT)

Dean Gilbert, 801 E. Taylor Street, Sherman, TX and Kent Hughlett, 529 S. Crockett, Sherman, TX

Mr. Gilbert and Mr. Hughlett appeared to represent the request and answer any questions. The property is located at 2031 West Houston Street between Binkley Park Drive and Arapaho Trail East; a self-storage facility is located on the property.

Mr. Gilbert explained "I built the existing self-storage warehouses in 1974, the cement block building has deteriorated and has been demolished; I left the slab and the back wall. I intend to rebuild the facility with the same footprint. The front facing West Houston Street will be brick veneer and I am requesting an exception for the east side only to be metal since the walls will be mostly metal doors; the west wall will be masonry. It already has a fence around it and an entry drive." He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Hughlett explained "it will be a climate controlled self-storage facility with thirty-two units; it will be fire sprinkled. The side that faces Houston Street will be brick and pretty much rebuild the footprint that existed."

Commission Member Davis asked how tall the west wall

was; the retaining wall, “are you going to build it up any more with brick or metal.”

Mr. Gilbert explained “they would probably have to come up two foot higher, pour a cap on it, put rebar in it and pour concrete in it and reinforce it, put a cap on it and the roof will come off that cap. The west side will be just like it is now. The east side is approximately 410’ with thirty-two doors, 320’ will already be metal; it would be difficult to put in headers that would hold any masonry. We think it will be a great improvement of what has been there. The metal panels will be “R” type panels; it’s the Mueller Metal type product.”

Commission Member Davis asked “if there was a second option because you are going up the hill and it faces Houston Street all the way.”

Mr. Hughlett explained “you are pretty much going to see garage doors; they would be metal anyway; it is just going to be a small part in between the doors that will be seen.”

Chairman Mahone asked about the north wall; it’s a small wall compared to the rest of the building, “what will that finish be.”

Mr. Hughlett explained “it would be “R” panel also; it’s opposite of the highway.”

Mr. Gilbert explained there is a utility easement that runs through the property also.

Vice-Chairman Elliott stated “with the utility easement, it would be hard to do anything different other than what is planned.”

Mr. Gilbert responded “pretty much, we use it for the driveway.”

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow prefinished metal panels on the east side of a self-storage facility at 2031 West Houston Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: DAVIS

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Adams to approve the site plan for a climate controlled self-storage facility at 2031 West Houston Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF JOB BAWI CEM AND HNIANG KHEN (OWNERS) AND NOLAN PIKE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3520 BALLAM STREET, BEING LOT 1, BLOCK D, PEBBLEBROOK SOUTH, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

EXCEPTION - FENCE
3520 BALLAM
STREET
(JOB BAWI CEM &
HNIANG KHEN)

Tim Pike, 3403 Ballam Street, Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 3520 Ballam Street in the Pebblebrook subdivision in southwest Sherman off South FM 1417 (Heritage Parkway); the southeast corner of Ballam Street and Peggy's Cove.

Mr. Pike explained "the owner would like to erect a 6' tall fence, 1' from the side street property line." He presented pictures of other homes in the neighborhood on corner lots that have received variances for their fences. "This home backs up to a house on Hanan Street that recently received a variance for a six foot fence on the property line." 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.

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 3520 Ballam Street subject to the Staff Review Letter and the fence as submitted. Second by Commission

Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RODNEY AND TRINA WECKER (OWNERS) AND SHEARER DESIGN & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 2912 WEST WASHINGTON STREET, BEING LOT 2, BLOCK 1, WASHINGTON BEND ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 10' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE SETBACK

2912 W. WASHINGTON STREET
(RODNEY & TRINA WECKER)

Rodney Wecker, 1209 N. Leslie Avenue, Sherman, TX

Mr. Wecker appeared to represent the request and answer any questions. The property is located at 2912 West Washington Street between Creekbend Circle and Timber Creek Road.

Mr. Wecker explained he is requesting the variance to construct a residential dwelling, 10' from the side property lines rather than 15'; "it will allow me to set the house farther back from Washington Street. The lot is irregularly shaped; it would look nicer setting the house back farther." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained "the front setback is 25', if you moved the house up to 25'; you wouldn't have an issue."

Mr. Wecker responded "I wouldn't have an issue, but it would be really close to the street and it's at a curve. Our original plan was to set the house back 25', but after looking at the way the house would sit we decided to request the variance."

Scott Shadden, Director of Developmental Services explained "it's kind of a uniquely shaped lot."

Vice-Chairman Elliott explained "so you feel moving it forward will negatively affect the character of the neighborhood."

Mr. Wecker responded "very much so."

Commission Member Davis asked if he would be the first house there.

Mr. Wecker responded “yes, on those four lots there. I own the property on the right of this lot and I submitted a letter from the owner on the left; they did not have a problem with the setback.”

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

A letter was received from:

Stacey Caskey, 2916 W. Washington, Sherman, TX 75092

“As the owner of the property adjacent to yours in the Washington Bend Subdivision, specifically 2916 W. Washington Street, Sherman, TX 75092, please let this letter serve as my support, and consent to the extent it is required, approving the variance exception request related to the construction of your home. I understand you are seeking approval from the Planning and Zoning Commission to reduce the required side yard distance from 15 feet to 10 feet. Again, I do not oppose this exception request.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the variance to allow a 10' side yard setback in lieu of the required 15' in an R-1 (One Family Residential) District at 2912 West Washington Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF TRINITY BAPTIST CHURCH (OWNERS), DEPARTMENT OF FAMILY & PROTECTIVE SERVICES (TENANT), ROBERT MINSHEW (REPRESENTATIVE), SCALES ENGINEERING (ENGINEER) AND GOODWIN/LASITER/STRONG (ARCHITECT/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2607 LOY LAKE ROAD, BEING LOTS 2 & 3, BOB ALLEN ADDITION, 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-O (OFFICE) DISTRICT.
- SITE PLAN APPROVAL FOR DEPARTMENT OF FAMILY & PROTECTIVE SERVICES OFFICE

ZONE CHANGE – R-1
TO C-O
SITE PLAN – OFFICE
FOR DEPT. OF
FAMILY &
PROTECTIVE
SERVICES
2607 LOY LAKE RD.
(TRINITY BAPTIST
CHURCH)

Larry Wornet, 207 Craik Street, Marlin, TX

Mr. Wornet appeared to represent the request and answer any questions. The property is located at 2607 Loy Lake

Road between Lamberth Road and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District.

Mr. Wornet explained they would like to rezone the property to a C-O (Office) District to construct an 18,000 square foot, brick office building for the Department of Family & Protective Services; "it will be one of their regional administration offices." Parking will be provided for 65 spaces. "There are two lots there now; if the zoning is approved we will go ahead with replatting of the property into one lot." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if a fence was required.

Mr. Shadden explained "a fence is required anywhere it touches residential property; a minimum six foot."

Appearing from the audience:

Linda Stodghill, 4 Peachtree Place, Sherman, TX

Ms. Stodghill explained her property is on the south side of this property on Peachtree in the cul-de-sac. "How will drainage affect me; last spring when we had all the rain, I get run off from that lot now and it flooded two of my bedrooms in my house. I would like to know if it is going to get better or worse."

Tom Pruitt, Assistant City Engineer, explained the Staff Review Letter addresses that "a privately owned and maintained detention will be required and engineering plans shall be provided to the Engineering Department for review and approval."

Commission Member Davis explained "the plan he has submitted is north of you, so there is quite a bit of greenery, he is going to build on the north side leaving some greenery for now; that could help."

Chairman Mahone explained "there will be a detention pond on the north side of your property to collect water."

Ms. Stodghill asked about the fence, there is a fence there, "I think it's my fence; will they be putting up a fence of their own."

Mr. Shadden explained "where they touch your property they are required to put up a minimum six foot fence on the property line. The detention they were talking about delays how fast the water runs off the property now; they have to design it where it cannot run off any faster after they have built the detention pond."

Mary Petterson, 2508 Bennett, Sherman, TX

Ms. Petterson explained she lives across the alley. She wanted to know if they were getting access off of the alley; "I'm thinking of traffic."

Chairman Mahone did not see any access off the alley.

Mr. Wornet addressed the detention issue; “we will catch all our water from the parking lot and the building going into the detention pond. Loy Lake is loaded with storm drains; our goal is to put all of our water slowly into the back of the inlet boxes on Loy Lake Road. Any water we create due to concrete, roofs or whatever, we are going to catch it, put it into the storm sewer.”

“We will put up a six foot cedar fence abutting the residential properties.”

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

Planning & Zoning Commission
ACTION TAKEN.

Motion by Commission Member Adams to approve the zone change from an R-1 (One Family Residential) District to a C-O (Office) District and site plan for a Department of Family and Protective Services Office at 2607 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CECI BATES VENTURES, LLC, HOMES BY JLS OF TEXOMA AND MAGNOLIA VILLAGE LP (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 502 EAST NORTHCREEK DRIVE, 4706-4723 INDIO LANE, 400-516 CARNEROS DRIVE, 4701-4733 DRY CREEK ROAD AND 400-505 SONOMA COURT, BEING LOTS 1-5, BLOCK A, LOTS 1-19, BLOCK B, LOTS 1-21, BLOCK C, MAGNOLIA VILLAGE 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 PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP – PATIO HOMES
502 E. NORTHCREEK
DR., 4706-4723 INDIO
LANE, 400-516
CARNEROS DR.,
4701-4733 DRY
CREEK RD., & 400-
505 SONOMA CT.
(CECI BATES
VENTURES, LLC,
HOMES BY JLS OF
TEXOMA &
MAGNOLIA VILLAGE,
LP)

Scott Bates, CeCi Bates Custom Homes, PO Box 2136, Pottsboro, TX and Jason Basserman, JLS Custom Homes of Texoma, 5022 S.H. 91, Denison, TX

Mr. Bates and Mr. Basserman appeared to represent the request and answer any questions. The property is located at 502 East Northcreek Drive, 4706-4723 Indio Lane, 400-516 Carneros Drive, 4701-4733 Dry Creek Road and 400-

505 Sonoma Court in the Magnolia Village Subdivision off Northcreek Drive.

Mr. Bates explained “the plans they have for the homes in the Magnolia Village subdivision is to mimic the Magnolia Homes that she has in Waco, Texas. Some of the homes we are doing are farmhouse style; the homes are more long and narrow than the standard more traditional home sits. We are not truly building a patio home, the houses are more side yard loaded; we are trying to provide the homeowner more in the rear yard which allows us to encroach more in the back. These houses have front porches which take up more of the front yard and push the house back farther as well. When they filed the plat, they should have turned it in as a patio home subdivision.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Basserman explained they are still following the front setback of 25', just not the rear setback.

Commission Member Davis asked if they had any elevations or pictures of the houses they plan to build.

Mr. Bates responded they did not bring any pictures, but it is just a farmhouse style, they are a little bit wider and longer than they are square. “The standard lot would restrict how we use the backyard area. We are still using the front and side yard setbacks; it's just the backyard in and the traditional setting is not allowing us to use the plans to work in that style. Some of the plans are close to encroaching into the rear setback. It was the best interest when we talked to the Building Department to change it to a patio home setting than filing a variance on every individual plan. The plans are consistent; I have five or six and Jason has six, there a few that need an encroachment into the rear yard setback.”

Commission Member Downtain asked if there were any plans to replat any of the lots.

Mr. Bates responded “no; they should have been set up for a patio home development from the start.”

Commission Member Davis asked Mr. Shadden if this is approved for a patio home development, “aren't they supposed to have some open space in the development.”

Mr. Shadden explained “if they go over fifty lots, then they have to have a green space; this is under that.”

Mr. Bates explained they do have green space on the lot, where the detention pond is located.

Mr. Basserman explained they have put in benches and a walking area around the detention pond.

Chairman Mahone asked Mr. Shadden since they just need the rear yard setback, can't we just approve that.

Mr. Shadden responded "no, we can't go from a Specific Use Permit to a variance because that's a Board of Adjustment from a Planning and Zoning Board. A patio home if approved, then that changes the setbacks on the lot."

Vice-Chairman Elliott explained "typically they could build a different design home, if they wanted to encroach on the side setback."

Mr. Shadden explained "the front setback would be twenty to twenty-five feet, ten foot from the rear and five foot on the sides."

Vice-Chairman Elliott stated "right now the plans are good, the back yard is the only deal, but if for some reason they pull out of this program and someone else comes in to develop the lots for true patio homes down the road."

Mr. Shadden explained "I'm not sure there is any difference, a home is a home if it fits in that footprint; it's still going to have one parking space per bedroom, the rest of the stuff is going to be the same, a patio home reduces the setback, when you get over fifty lots you have to provide a green space. It groups it and gives them more leeway with setbacks."

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

Letters were received from:

Earl McKinney, 4803 Hilre, Sherman, TX

"There is only one street east and west, that is Northcreek Drive. I already have a hard time getting onto it. We don't need more congestion. It is zoned R-1 (One Family Residential) District, let it stay."

Laura Barlow, 4800 Indio Lane, Sherman, TX

"This area is very busy. Cars, trucks, motorcycles are speeding and running stop signs. Please consider speed bumps on Northcreek Drive, currently it is not a safe area due to traffic from Town Center."

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow patio homes at 502 East Northcreek Drive, 4706-4723 Indio Lane, 400-516 Carneros Drive, 4701-4733 Dry Creek Road and 400-505 Sonoma Court subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: DAVIS

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF ZAKIAH US LLC AND WYLDEWOOD HOMES, LLC (OWNERS) CONCERNING THE PROPERTY LOCATED IN THE 2300 BLOCK OF PEGGEY'S COVE, 3300-3500 BLOCKS OF HANAN STREET AND 2300-2400 BLOCKS OF SOUTHRIDGE LANE, BEING LOTS 19-39, BLOCK E AND LOTS 38-42, BLOCK G, PEBBLEBROOK SOUTH, PHASE III, 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.

**SUP – PATIO HOMES
2300 BLK. PEGGEY'S
COVE, 3300-3500
BLKS. HANAN ST. &
2300-2400 BLKS.
SOUTHRIDGE LN.
(ZAKIAH US, LLC &
WYLDEWOOD
HOMES, LLC)**

Tim Pike, Wyldewild Homes, 3403 Ballam Street, Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 2300 Block of Peggey's Cove, 3300-3500 Blocks of Hanan Street and 2300-2400 Blocks of Southridge Lane in the Pebblebrook South, Phase III Subdivision.

Mr. Pike explained "the owners are requesting a Specific Use Permit to construct patio homes on the lots. The rear setback will still be twenty-five feet; we mostly need the setback on the sides because some of our houses do not fit on the lot. We would like to continue what we have been doing throughout the subdivision which has already been approved for patio homes." 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 Specific Use Permit.

A letter was received from:

Timothy & Teresa Monson, 3519 Hanan Street, Sherman, TX

"I object to the approval of this proposal in an area that already has an established R-1 community present. The construction of patio homes in the Pebblebrook development will create a contrast to the existing construction styles of the area and change the residential density that would normally be attributed to the R-1 theme. I appreciate your consideration of my letter in the review of permit and site plan approval."

ACTION TAKEN.

Motion by Commission Member Adams to approve the Specific Use Permit to allow patio homes in the 2300 Block of Peggey's Cove, 3300-3500 Blocks of Hanan Street and 2300-2400 Blocks of Southridge

Lane subject to the Staff Review Letter. Second by Vice-Chairman Elliott.
VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF OWEN CENTRAL, LLC (OWNERS) AMANDA'S NAILS (TENANT) AND KATIE CAMPBELL (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 2121 NORTH FM 1417 (HERITAGE PARKWAY), SUITE O, BEING PART OF BLOCK 4, WESTERN HILLS ADDITION, SECTION 5, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW MICRO-BLADING, PERMANENT MAKE-UP (TATTOO STUDIO) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

SUP – MICRO-BLADING, PERMANENT MAKE-UP (TATTOO STUDIO)
2121 N. FM 1417 (HERITAGE PARKWAY), SUITE O (KATIE CAMPBELL)

Katie Campbell, 32 Circle Drive, Denison, TX

Ms. Campbell appeared to represent the request and answer any questions. The property is located at 2121 North FM 1417 (Heritage Parkway), Suite O; the southeast corner of FM 1417 (Heritage Parkway) and West Lamberth Road.

Ms. Campbell explained "I am requesting a Specific Use Permit to allow micro-blading which is a semi-permanent tattoo for the eyebrows. Micro-blading is a semi-permanent tattoo; a small blade made from micro-needles is used to create hair like strokes, giving a very natural look. The blade is dipped into pigment to deposit color into the skin."

"I currently work at this location doing eyelash extensions and make-up. I started part time in February and became full time in June. I went to school in Denton at Ogle and got a job in March, 2016 working in Dallas doing eyelash extensions; I did it for a year and a half and recently moved back here." She had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Wood explained "in the past we tied the Specific Use Permit to the applicant, so they would not be able to transfer it to another location."

Ms. Campbell was agreeable to that.

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow micro-blading, permanent make-up (Tattoo Studio) in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District at 2121 North FM 1417 (Heritage Parkway), Suite O subject to the Staff Review Letter and limited to Katie Campbell. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF YELLOW EQUIPMENT & TRMS (OWNERS), YRC FREIGHT (TENANT), SHAW SERVICES, LLC (CONTRACTOR/REPRESENTATIVE) AND HELVEY WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 211 DORSETT DRIVE, BEING 5 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329 AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR AN EQUIPMENT & TERMINAL BUILDING FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.
- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (M) TO ALLOW "R" TYPE PANELS ON AN EQUIPMENT AND TERMINAL BUILDING FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.

EXCEPTION -
FACADE
SITE PLAN -
EQUIPMENT &
TERMINAL BUILDING
FOR YRC FREIGHT
211 DORSETT
(YELLOW
EQUIPMENT &
TRMS)

(TABLED)

A letter was received from Christopher Masoner, Counsel for YRC Worldwide, Inc. on June 19, 2018 at 3:45 p.m. requesting to table the request until the July 17, 2018 Planning and Zoning Commission Meeting.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request for YRC Freight in the Blalock Industrial Park at 211 Dorsett Drive. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN MONTESSORI PRESCHOOL INC. (OWNERS) AND ALLISON WEST (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1111 NORTH RICKETTS STREET, BEING LOT 50, BLOCK 1, BIRGE-FAIRVIEW 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 A PARKING LOT IN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP – PARKING LOT
1111 N. RICKETTS
(SHERMAN
MONTESSORI
PRESCHOOL, INC.)

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

Allison West, Ashley Ford and Rebecca Nash, Belden Street Montessori Preschool, 618 W. Belden, Sherman, TX
Ms. West, Ms. Ford and Ms. Nash appeared to represent the request and answer any questions. The property is located at 1111 North Ricketts Street between Belden and Hunt Streets. The property is zoned an R-1 (One Family Residential) District.

Ms. West explained they are requesting to build a ten space parking lot for employees of the Belden Street Montessori School to help with congestion the school might cause on Belden Street. "Parents might have an opportunity to stop at the school, come in and not cause overcrowding in front of the school. We have between ten and fifteen employees at the school, two of them live close by and walk to work, the other employees are stacked in the front parking lot area, four cars can fit barely and three cars on the side, some of the employees have to park in the street. If a parent brings their child in and they cannot park, they are unloading from the street. We want to keep as much green area as possible on Ricketts Street, we don't want it to look like a big parking lot, and we want it to look more like a nature park. Employees will not be coming in and out very often; it would just be at the beginning of the day and maybe for lunch." She had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Robby Pruitt, 1132 N. Lockhart, Sherman, TX

Mr. Pruitt explained his west property line would back up to their east property line. "One of our concerns is the water shed in that area, because for the last several years the water backs up into my backyard. There is a little detention pond, whether it be natural or man-made off their property. I would like to know where the parking lot is going to go because I'm afraid it might make the drainage worst in the area."

Ms. West explained "the parking lot will be right off of Ricketts Street; it won't be behind the school."

Ms. Ford explained “we recently addressed the drainage on that lot that backs up to you and off to an “L” on Ricketts Street is where the parking lot will go.”

Mr. Pruitt explained he thought the low lying area was intentional for a detention area; “it’s been like that for twenty-five years, all the water would go in there and evaporate over a few days. The last five to ten years has progressively gotten worse. In the spring of 2017, I had six inches of water, almost to my house, I have a one hundred eighty foot back yard and it was half way full of water; that was my only concern.”

Ms. Ford explained they have no plans to put any concrete in that area.

Commission Member Davis explained “this corner touches the school property; are you going to walk around the block or have a cut-through back there.”

Ms. West explained they plan to have a walkway to the back of the school.

Commission Member David asked about the fence.

Ms. West asked if the six foot fence needs to go between us and residential property. “The other side of our lot is City property with an existing fence; does there need to be a fence there as well.”

Commission Member Davis explained “everything around this lot is zoned residential.”

Mr. Shadden explained “they will need to have a fence on the north and south property lines. The Specific Use Permit can be conditional and you could require them to not fence against the City property on the south.”

Brandon Shelby, City Attorney explained “they could put that as a condition on the Specific Use Permit, that there would not be a fence required on the south side.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a parking lot in an R-1 (One Family Residential) District at 1111 North Ricketts Street subject to the Staff Review Letter and the condition that there could be an optional fence on the south side. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF SOUTHWEST PREMIER PROPERTIES, LLC (OWNERS) AND KYLE BOOTHE, BLUESTONE PARTNERS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4070 LOY LAKE ROAD, BEING 10 ACRES IN THE T.J. SHANNON SURVEY, ABSTRACT NO. 1137, 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.

**ZONE CHANGE – R-1
TO C-1
4070 LOY LAKE RD.
(SOUTHWEST
PREMIER
PROPERTIES, LLC)**

Kyle Boothe, 2414 Westhaven Drive, Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 4070 Loy Lake Road between Graham Drive and Kerr Chapel Road. Central Freight is the tenant.

Mr. Boothe explained they are requesting to change the zoning on the property to a C-1 (Retail Business) District to match the surrounding properties and the City's Master Plan. The property was annexed into the City as an R-1 (One Family Residential) District many years ago. "The owners plan continuing the existing use of the property. The zone change will also help with the site plan on the neighboring lot which is the Marriott Hotel which is beginning construction." They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained "this was a staff recommendation because the Marriott was going to need a variance on the setback because it is residential property; we thought it was best to go ahead and get it zoned commercial at this time, it takes away the need for the variance for the setback. The only thing that would need to be upgraded would be if they had new development."

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District at 4070 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & EXCEPTION

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND GLOBITECH INC. (OWNERS), JUSTIN WALTON, TEAGUE, NALL AND PERKINS (ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 200 WEST F.M. 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 1 IN THE NORTHGATE TECHNOLOGY PARK AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN AND EXCEPTION APPROVAL TO ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2) (J) AND SECTION 410 (2) (L) FOR GLOBITECH FAB 3 EXPANSION AND TO ALLOW A RETAINING WALL, SECURITY FENCE AND PLANT SCREENING TO HAVE A 38' SETBACK ALONG A PORTION OF HOWE DRIVE IN THE BLALOCK INDUSTRIAL PARK

**SITE PLAN –
GLOBITECH FAB 3
EXPANSION
EXCEPTION –
RETAINING WALL,
FENCE &
SCREENING
SETBACK
200 W. FM 1417
(HERITAGE
PARKWAY)
(SEDCO &
GLOBITECH)**

**Justin Walton, Teague, Nall & Perkins, 2420 Trails Lane,
Plano, TX**

Mr. Walton appeared to represent the request and answer any questions. The property is located at 200 West FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant.

Mr. Walton explained “Globitech is nearing capacity on their existing fabrication facility and would like to expand by adding an additional Fab 3 which is similar in size to the existing fabs. The proposed expansion will be 44,340 square foot and is designed to connect to the existing building; the exterior finish will be brick. There are currently 206 employees and they are proposing 57 additional employees. Parking will be provided for 142 spaces. The variance is for a seventeen foot encroachment into the 55.7' setback along Howe Drive for a retaining wall, security fence and plant screening.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “they have to build a retaining wall because the fire lane could not have a steep grade; this is basically to accommodate the fire lane.”

Commission Member Davis asked “why the big setbacks in Blalock.”

Mr. Shadden explained “Blalock is kind of our star industrial park, it has bigger open areas, setbacks required and 55.7 feet is the minimum setback all the way around the lot. It was in a wonderful era of the 1960's and it has

worked out very well for Sherman.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the site plan for GlobiTech Fab 3 Expansion and to allow a retaining wall, security fence and plant screening to have a 38’ setback along a portion of Howe Drive in the Blalock Industrial Park at 200 West FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF MITCHELL ENTERPRISES, INC. (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF COPLEY STREET, BEING 10.704 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 16-27, BLOCK 5, ALL OF BLOCKS 6 & 7, AND LOTS 1-6, BLOCK 8 AND THE UNOPEN PORTION OF COPLEY STREET AND ALL OF RAY STREET AND LILA STREET, COPLEY ADDITION.

REPLAT – LOTS 16-27, BLK. 5, ALL OF BLKS. 6 & 7, & LOTS 1-6, BLK. 8 & THE UNOPEN PORTION OF COPLEY ST. & ALL OF RAY ST. & LILA ST., COPLEY ADDN.
700 BLK. COPLEY STREET
(MITCHELL ENTERPRISES, INC)

Chairman Mahone explained this item was pulled from the Consent Agenda. The Replat already conforms to all the regulations as required by the State.

The property is located in the 700 Block of Copley Street between Wells Avenue and Leslie Lane. The property is zoned an R-1 (One Family Residential) District. The owners would like to Replat the property into (35) thirty-five lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Peter Tracy, 705 Valentine, Sherman, TX

Mr. Tracy voiced his concerns about drainage, lot size, fences and utility contractors trespassing on his property.

Terry Mathews, 713 Valentine, Sherman, TX

Mr. Mathews voiced his concerns about drainage.

Mr. Shadden explained “anytime a fence is built in an utility easement, it’s at the owner’s risk; if the utility company needs to take it down they will and they are not required to

put it back. You have the option whether or not to put it in the easement or not; it would be at your risk.”

Gayla Hawkins, 745 Valentine, Sherman, TX

Ms. Hawkins expressed her concerns about drainage. “

Tom Pruitt explained “there is a difference between detention and retention, retention will hold water, so a detention area will allow drain water to flow into it and it will let it out slowly back into the system.”

Gail & Lawrence Mocek, 761 Copley, Sherman, TX

Mrs. Mocek presented pictures of a flood that comes through there all the time; “these pictures were taken three hours after the event, there is nowhere for the water to run.”

Mr. Mocek asked “can’t anybody make them have an engineering report on this area so it doesn’t flood.”

Mr. Pruitt explained “as far as drainage issues, the developer will be required to provide detention that will address any additional runoff. State Law dictates that you can’t increase flow to your neighbor. We work with the developer to try to get them to oversize, to maximize the detention on this development that would help, but most of the time the detention pond will address issues that are downstream; it’s not going to address issues upstream, usually issues from upstream is from somewhere else.”

Mr. Mocek stated “that’s real good, that’s all we need, but we are getting the feeling that this guy really doesn’t care; there is no one to make him do it right.”

Mr. Pruitt explained “the engineer that designs will review his plans and will address those issues.”

Chairman Mahone encouraged them to take this to City Staff, to the Engineering Department and your City Council. “It sounds like the Engineering Department has not heard about this based on their comments earlier.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat subject to the Staff Review Letter.

Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

CONSIDER UPDATES TO THE O-1 (75 & 82) OVERLAY DISTRICT ORDINANCE FOR RECOMMENDATION TO THE CITY COUNCIL.

OTHER BUSINESS –
CONSIDER UPDATES
TO THE O-1 (75 & 82
OVERLAY) DISTRICT
ORDINANCE

Scott Shadden, Director of Developmental Services

Mr. Shadden explained “the City has overlays district on the highways that are going through the City, FM 691, Highway 75, 82, 1417, Sam Rayburn and 289. This is an extension of the (75 & 82) Overlay District to take it from FM 1417 to the west City limits. It raises the building standards somewhat, it increases setbacks and regulates a few uses, increases architectural design, requires the ten foot landscape and irrigated strip across the front. This is all for new commercial and multi-family development; it doesn’t affect single family residential. Existing can stay and be maintained from here on out, if you go to add on or build new then it would need to comply with this overlay district. This would get in line with the rest of the overlay districts throughout the City. It is the same rules we have had on 82 and 75 for some time, it’s just taking it from 1417 west to the City Limits. We are making a recommendation to the City Council and they will have the final decision.”

Scott Davis, 2326 Brumelow, Whitesboro, TX

Mr. Davis explained he had two properties in this area and wanted to see a map of the area.

Mr. Shadden explained “it is five hundred (500) feet on either side of Highway 82. It does not affect residential properties. If the property is outside the City, this would not apply; it’s just what is in the City today. This is an overlay district, so if you are zoned agriculture, residential, it stays that zone, this district overlays that for any development within five hundred feet for a commercial development to comply with these regulations.”

Mr. Davis explained “the City comes up ten feet into my property with a fire hydrant and water lines going through there; the City had nothing to do with it. Now I have a well; it’s down twelve hundred feet, it’s a water well that the oil company put in the 1920’s or 1930’s when they needed the water. My question is with the highest elevation with the water well right there, are there any restrictions on how I can develop that.”

Mr. Shadden explained “the City has a zoning map that you can take a look at with different zones, residential, commercial and industrial; they also have a master plan map for areas to be annexed, so you would need to be in line with those.”

Mr. Davis explained “the masterplan cuts my property in half on the east-west line, which is really strange.”

Mr. Shadden explained “the masterplan is not a concrete plan, the zoning map is concrete; it goes with the lines that are on the zoning map. The masterplan suggest the zoning, it could move over property lines. We don’t zone outside the City limits.”

Mr. Davis explained “when we bought it, it was outside the City and this just transpired in the last six months. We had development plans going on and then we got this in the mail.”

Dean Gilbert, 600 Gayle Hill Lane, Sherman, TX.

Mr. Gilbert explained he has four hundred and thirteen acres that adjoins Highway 82. “A few years ago, the City sent me a letter asking me to voluntarily annex my property one thousand feet deep which was twenty-three acres or if I did not they would institute involuntary annexation. The development that has occurred off the boot line water line off 1417 is all substandard and would not meet current City Code, much less an overlay zone. I feel like there is a trust issue for people up and down Highway 82 and the City of Sherman because if you look at your map in front of you, there are several influential land owners that are not annexed into the City, they did not follow through with its threat of involuntary annexation and now those people that voluntarily agreed to be annexed to encourage proper development are being hit with an overlay zone for the one’s that did not agree are not in it. I think if you want an overlay zone at FM 1417 and 289 that’s great, but annexation of the property, which I would encourage the City to get after whoever would not voluntarily be annexed and treat us all the same; don’t hang a burden on me because my neighbor wouldn’t voluntarily annex, I think it is something that needs to be done, it needs to be annexation rather than overlay. I understand there is an ulterior motive for this and surely if we need an overlay zone to achieve that ulterior motive then let’s water it down to what the current City standards are. Current City specs are strong, they carry a big hammer and they certainly create good development without an overlay zone. The property on Highway 82 is worth about ten thousand an acre and the property on Highway 75 is worth ten dollars a square foot; there’s a sizable difference in property values. If you want to kill development on Highway 82, then pass this, but if you want to encourage orderly development go annex those people that would not agree to voluntary annexation and put us all on the same playing field. All property north of Highway 82 has no water or sewer and we are being treated like its Highway 75.”

Chairman Mahone explained “most of us would agree the current boundary of the overlay district has been a good thing.” He asked Mr. Shadden if this is proposed in anticipation of the growth in that area to try and get ahead of the building that will go in that area.”

Mr. Shadden explained “yes.”

Chairman Mahone asked if he could give some examples of what could go there now and how that would change?

Mr. Shadden explained “the overlay district regulates aesthetics mostly, it’s going to be pitches, roofs, things like that, it takes four architectural features, a landscaped area, and it’s a gateway coming in from the west. There are some uses not permitted in the overlay district such as sexually oriented businesses.”

Vice-Chairman Elliott explained “this is more or less to protect from certain things coming in and we may appreciate in the future that now something could come in and be locked in, for example a Dollar General on FM 1417 (Heritage Parkway) and that situation and we said oops and we would like that to look better now, but it’s grandfathered, something of that nature.”

Mr. Shadden stated “not that many years ago FM 1417 (Heritage Parkway) was undeveloped and you had some of that stuff that was less desirable, it went in and it’s still there.”

Mr. Davis asked about the four point four two acres that I am talking about, “we had a client in Pepper Spray, I don’t know if you are familiar with Rover Resorts down in McKinney, that’s my brother. There is no pet resort up here in North Texas; I’m not talking about a kennel, I’m talking about acreage where dogs get to run, you can have them groomed, you can shampoo them, you might have a cup of coffee and sit with them, that is what we are planning. Has anyone seen Rover Resort in McKinney, you drive into the port-a-cache, doors open up automatically, the dogs get out and literally run inside the building; that’s how much they enjoy it. It’s built on ten acres, they have a Labrador legume, a pond, a boat dock, a sand beach; it’s a beautiful facility and he spent over a million dollars on it. That’s what we were intending on doing and so we started the project and then we get this, so we put everything on hold to find out where we are going.”

Vice-Chairman Elliott explained “it sounds like the type of facility you want to build or something similar to that would probably meet those requirements. For you, this would be a benefit because you are going to build a very nice facility and it keeps the guy next to you from putting a dump in or whatever.”

Mr. Davis responded “I think it will, this will be an improvement, and that was my only concern.”

Commission Member Downtain explained “this would be better to protect you and align you more similarly with other businesses.”

Chairman Mahone asked about the properties outside the City.

Vice-Chairman Elliott asked if they were to be annexed later, would they be subject to this.

Mr. Shadden responded “they would”.

Chairman Mahone asked if the overlay district would automatically extend to five hundred feet as soon as they annexed without any further changes from us.

Mr. Shadden explained “when they annex they would be subject to the overlay district, if they develop outside the City they would not be subject to the overlay district. This came to our attention when we did the Preston Club zoning last month on the residential annexation and considered that we need to take a look at our overlay district that stops at FM 1417 (Heritage Parkway), to protect the adjacent property owners as people develop the land.”

No other citizens appeared before the Planning and Zoning Commission to discuss the O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Downtain to approve the updates to the O-1 (75 & 82 Overlay) District. Second by Commission Member Davis.

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

VOTING NAY: NONE
MOTION CARRIED

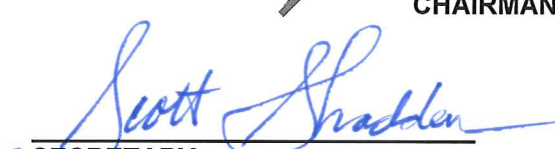
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:46 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 07/17/2018

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

Issue:

CONSENT AGENDA (ITEMS 6, 9, 10, 12 & 13)

List of Agenda Items:

6. * 600-700 BLOCKS N. FRIENDSHIP ROAD

The request of Erika Lopez (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 600 - 700 blocks of North Friendship Road, being 2.976 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;

Planning and Zoning Commission

Final Plat approval of Erika Lopez Addition in the City of Sherman's extra territorial jurisdiction.

9. * 5011 N. U.S. HIGHWAY 75

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

10. * 400 BLOCK E. BROCKETT STREET

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 400 Block of East Brockett Street, being all of Lot 3 and part of Lots 4-6, Block 2, G.W. Bond's Supplement No. 2 Addition, containing 0.465 acres, as follows:

Planning and Zoning Commission

Replat approval of College Park Estates Addition, being a Replat of Lot 3 and Parts of Lots 4, 5 and 6, of Bond's 2nd Addition

12. * 1426 W. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Economic Development Corporation (Owners), Sherman RE, LLC, an Ohio Limited Liability Company (Developer), Benchmark Design Group, LLC, Ed Snodgrass (Civil Engineer) and Thompson & Associates, Inc. (Surveyor) concerning the property located at 1426 West FM 1417 (Heritage Parkway), being 23.115 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Flanary Road Business Addition.

13. * 2800-3100 BLOCKS OF N. HICKORY STREET

The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3100 Blocks of North Hickory Street, being 48.07 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of McAnair Estates.



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

5.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

211 DORSETT DRIVE

The request of Yellow Equipment & TRMS (Owners), YRC Freight (Tenant), Shaw Services, LLC (Contractor/Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 211 Dorsett Drive, being 5 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for an Equipment & Terminal Building for YRC Freight in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow "PBR" type panels on the sides of the Freight Terminal Building and stucco finish on office viewable from the street for YRC Freight in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (j) and Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a granite parking lot in lieu of the required concrete or asphalt in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (h & l) to allow a 6' EnviroScreen fence on the property line lot in lieu of the required 55.7' setback in the Blalock Industrial Park.

Background:

This item was tabled at the June 19, 2018, Planning and Zoning Commission Meeting. The property is located at 211 Dorsett Drive between Howe Drive and U.S. Highway 75 in the Blalock Industrial Park; YRC Freight is the tenant.

The building at 211 Dorsett Drive was damaged by a windstorm and was demolished in 2017. They would like to build a new 10,602 square foot building on the existing foundation. They are also requesting exceptions: to allow "PBR" type panels on the sides and stucco on the office for the exterior finish of the building; to allow granite topping compacted over existing hard gravel parking lot and to allow a 6' EnviroScreen fence on the property line on the Dorsett Drive side and 100' back on either side to obscure view of property from the street.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Yellow Equipment & TRMS (Owners)

YRC Freight (Tenant)

Shaw Services, LLC (Contractor/Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

40

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Elevations

Staff Review Letter

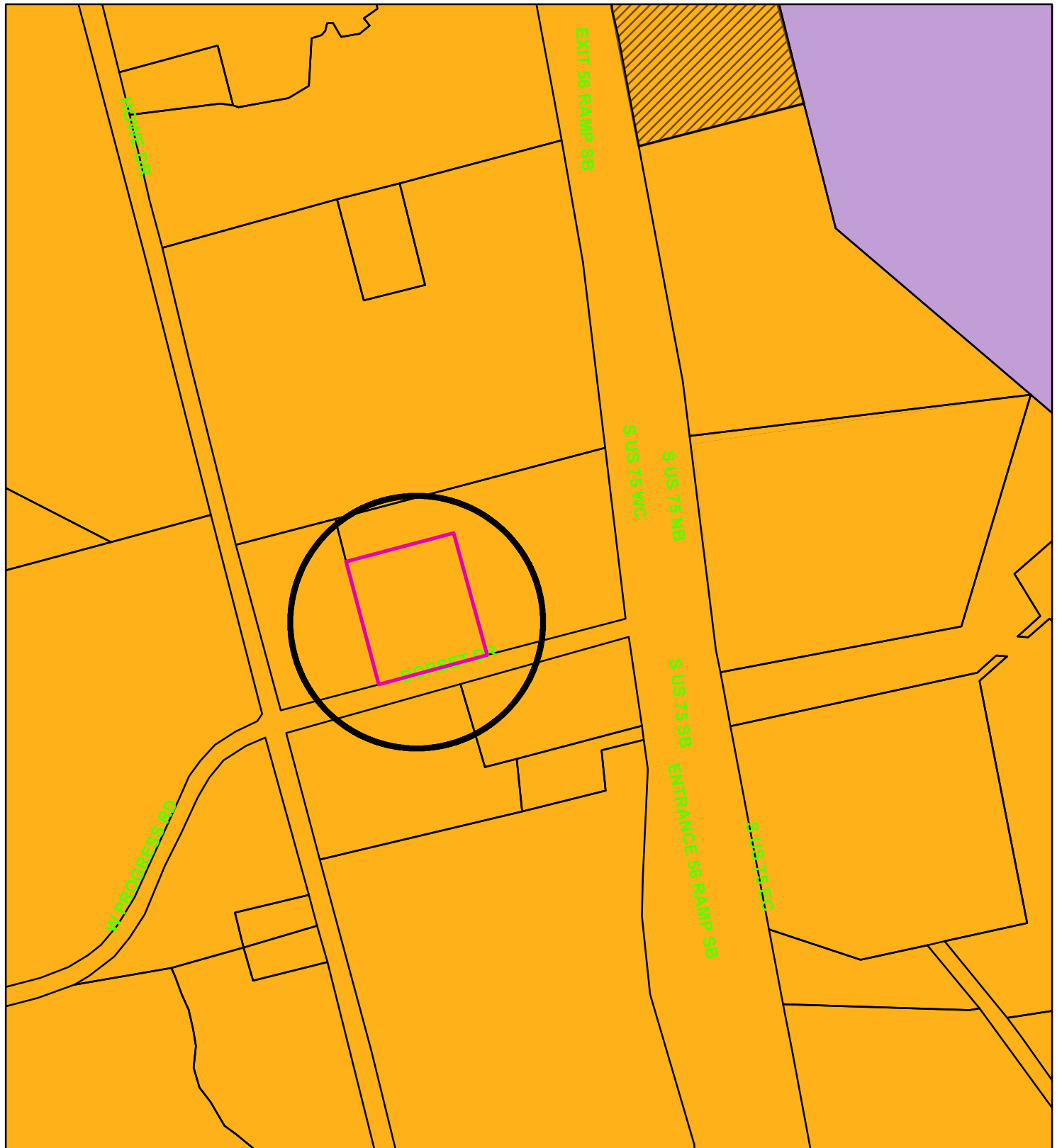


211 Dorsett



1 in = 1,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 211 Dorsett Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



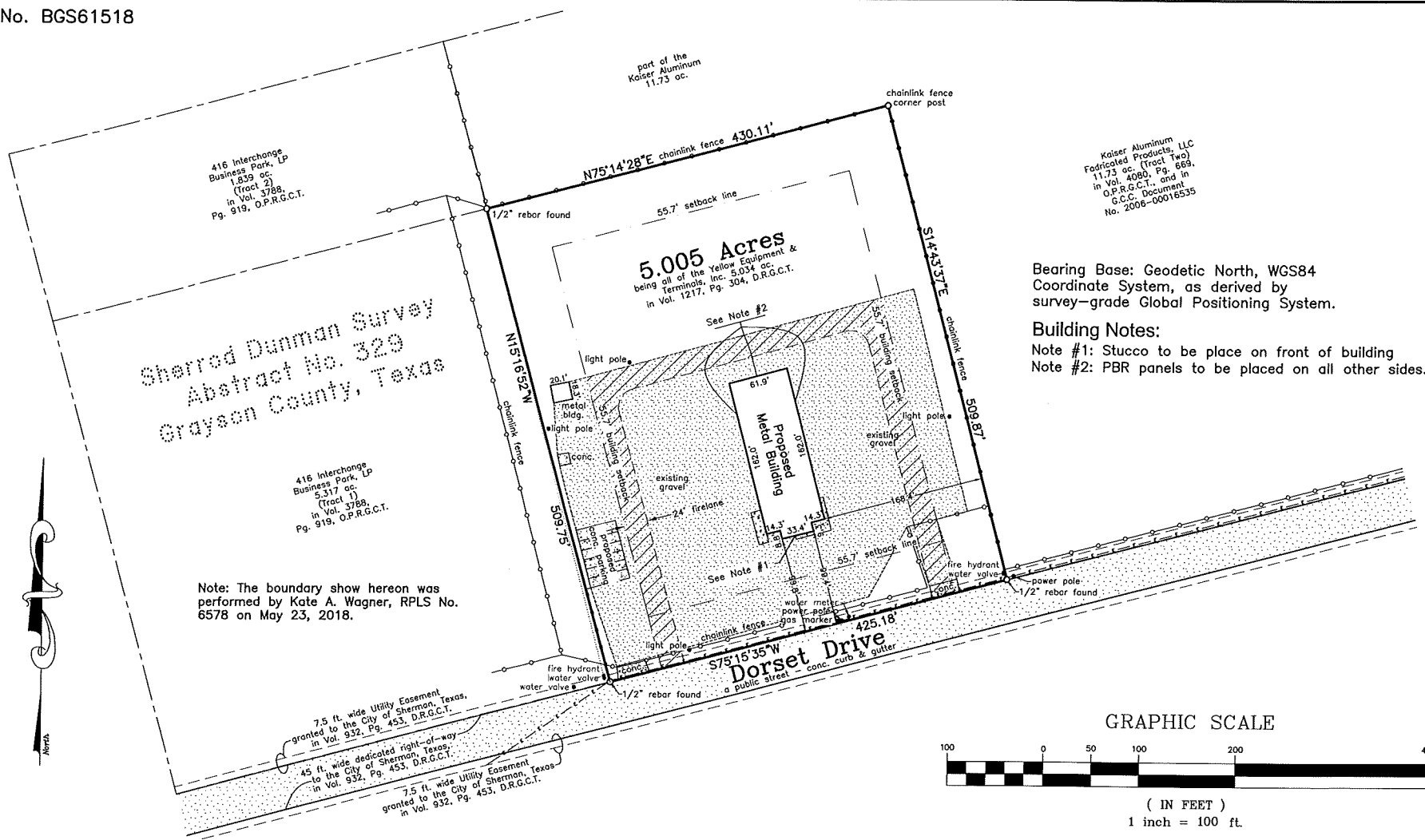
NOT TO SCALE

1 in = 538 ft

211 Dorsett



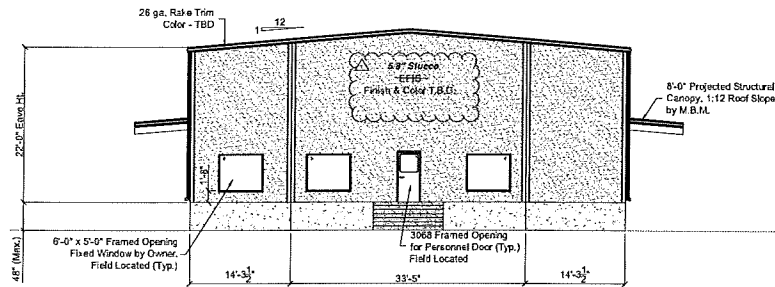
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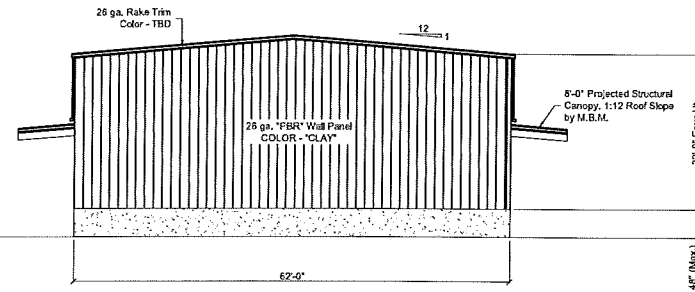
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cablone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Site Plan of the Yellow Equipment & Terminals, Inc. 5.034 Acres

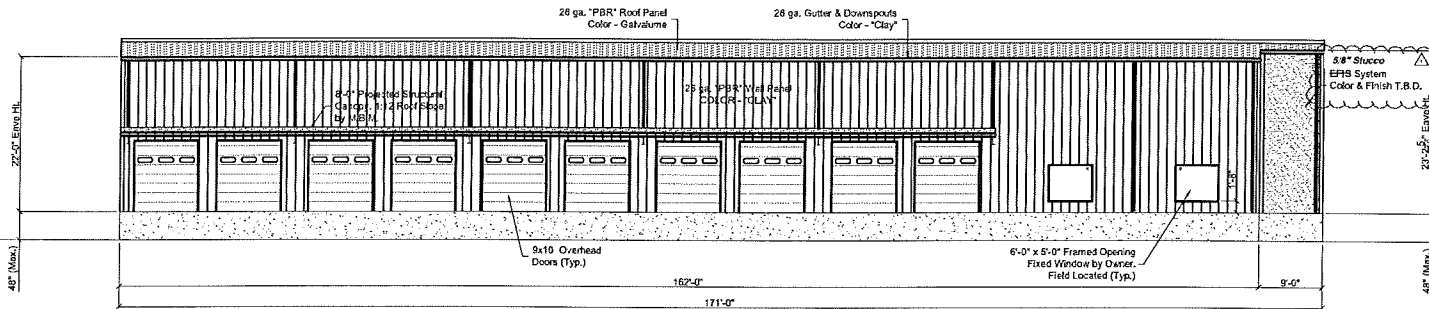
Revised Date: June 27, 2018



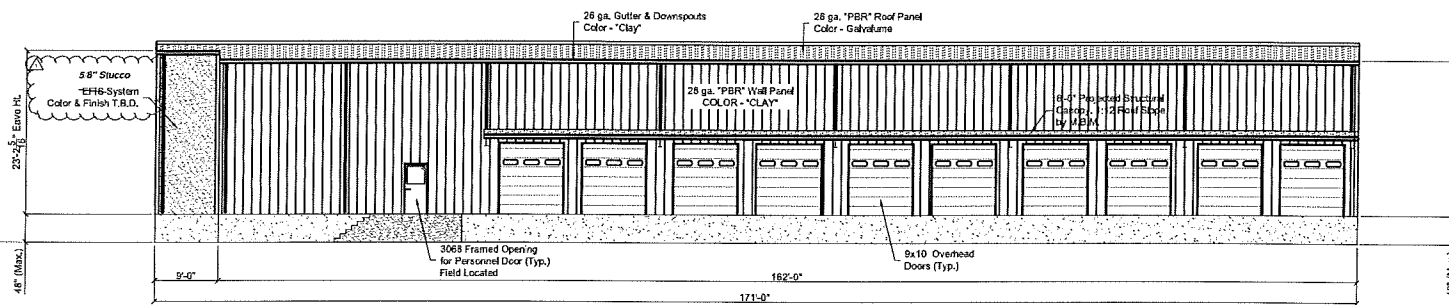
EXTERIOR ELEVATION - LEFT ENDWALL
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - RIGHT ENDWALL
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - BACK SIDEWALL
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - FRONT SIDEWALL
SCALE 1/8" = 1'-0"

△A26/18 EFIS To Stucco

DRAWN BY:	DATE:	REVISIONS	CUSTOMER:
SLS	09/20/18	DESCRIPTION BY DATE	Reade Metals, Inc. - Tupelo, MS
CHECKED BY:	DATE:	1 EFIS SLS/6/26	120 Industrial Park Rd., Suwanee, MS 38666
APPROVED BY:	DATE:	8/10/18 SLS	PROJECT:
SCALE: N.T.S.	DATE:		Show Services
			211 Dorsett Drive, Sherman, TX 75092
			COUNTY: Grayson
			CITY: Sherman
			STATE: TX

JOB NO. SHEET NO.
110071-1214 1.0

June 13, 2018

Shaw Services, LLC
861 Old Hwy. 4 West
Holly Springs, MS 38635

RE: Site Address
211 Dorsett Dr.
Sherman, TX 75091
Grayson County

Building #1 RF 62'0 x 162'0 x 22'0 w/ 1:12 Roof Slope
Building #2 RF 33'5 x 9'0 x 23'2 w/ 1:12 Roof Slope
Reed's Metals, Inc. Work Order No. TH4071-0318

Gentlemen:

This letter is to confirm that the painted wall panels and trim provided by Reed's Metals, Inc. are fabricated from pre-painted coils and roll-formed or press broken by Reed's Metals, Inc.. No panels or trim are painted in the shop or field painted by Reed's Metals, Inc.. Product sheets for 26 gauge, PBR roof and wall panels are attached for your reference. The PBR panel profile and section properties are shown in the product data sheets.

The undersigned is not the Design Professional or Engineer of Record for the construction project and is only certifying the products manufactured by Reed's Metals, Inc.

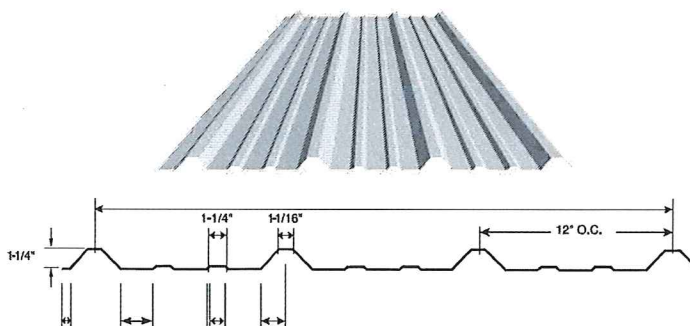
Respectfully,

Stephen L. Sowell, PE
Reed's Metals, Inc. – Tupelo, MS



PBR ROOFING & SIDING PANEL

These panels are the strongest, most commonly used profile on a wide variety of commercial, industrial, and agricultural applications. Bold 1-1/4 inch ribs on 12 inch centers make it strong enough to span 5 feet across purlins minimizing the cost of additional framing.



- Available in all colors and acrylic coated Galvalume (see color palette on page 5)
- 36" Net Coverage
- 26 & 24 Gauge
- Substrates: AZ-50 Galvalume (painted)
AZ-55 Galvalume (acrylic coated)
- Warranty: 40 years (painted)
25 years (acrylic coated Galvalume)
- Minimum Slope: 1:12
- Substructures: 15/32" CDX (minimum) or
#2 1x4 Yellow Pine (minimum)
Steel Purlins
Hat Channel
Underlayment recommended
for wood substructure



40 Year Limited Paint Warranty

Reed's Metals of Tupelo, Inc., hereafter "Reed's Metals," recognizes that most metal paint coatings, including WeatherXL® will fade and change appearance to some degree over a period of time, and that such changes may not be uniform between surfaces not equally exposed. Reed's Metals warrants that the painted panels covered by this warranty will conform to the performance standards listed below, when handled, installed and maintained properly. (See reverse side.) Items #1 through #3 below apply to metal buildings and similar structures installed north of the 15th parallel in the northern hemisphere, or south of the 15th parallel in the southern hemisphere. Only item #1 applies to metal buildings and similar structures installed between these latitudes.

Paint Warranty Coverage

1. For forty (40) years, WeatherXL® will not peel, flake or otherwise lose adhesion to an extent that is apparent on ordinary outdoor visual observation. NOTE: Minute fracturing, slight crazing or cracking may occur on roll-formed edges or break bends at the time of forming, and is considered as standard—such crazing or cracking shall not constitute a basis for complaint under this limited warranty; and
2. For thirty (30) years, sidewall vertically installed panels of WeatherXL® will not change color more than five (5) E (delta E) Hunter units and roof panels will not change more than seven (7) E (delta E) Hunter units when measured per ASTM D 2244 as compared on surfaces equally exposed to the sun and elements that are clean surfaces after removing dirt, other surface deposits and chalk per ASTM D 3964 (Note: Color changes may not be uniform on surfaces that are not equally exposed.);
3. For thirty (30) years, sidewall vertically installed panels of WeatherXL® will not chalk more than a number eight (8) rating and roof panels will not chalk more than a number six (6) rating when measured per ASTM D 4214, Method A.

Warranty Limitations

- A. This warranty is extended to the original purchaser and is not transferable.
- B. Conditions of this warranty apply only to normal weathering and atmospheric conditions and does not apply to aggressive atmospheric conditions that include, but are not limited to: corrosive or harmful chemicals (whether solids, liquids, or gases), airborne contaminants, biological contaminants (animal waste), excessive salt atmospheres or salt spray, presence of damp insulation, contact with green or wet lumber, hail, falling objects, acts of war, riots, civil commotions, excessive radiation, external forces, explosions, fire, acts of God, misuse, improper installation, vandalism, deliberate destruction, harmful gases or fumes, sand or dirt particles, or any other occurrences that are similar or dissimilar that are beyond our control whether naturally occurring or caused by man.
- C. This warranty is for installations that are 3:12 pitch or steeper for residential roofing or 1:12 or steeper for commercial roofing and that are in excess of 1000 meters (3250 feet) of either a saltwater shoreline at means of high tide or other marine environment.
- D. Proper installation must provide for drainage so as not to hold water. This warranty does not cover damage to the product's finish due to the installation or adherence of snow guards and/or solar panels.
- E. This warranty does not cover damaged to the product's finish due to improper storage, improper installation, improper cleaning, handling or shipping.
- F. This warranty does not cover any failures or damage due to cut edge corrosion or substrate corrosion.
- G. This warranty does not cover damage due to the use of incorrect or improperly installed fasteners. Selection of suitable long-lasting fasteners to be used with roofing and siding panels rests solely with the buyer.
- H. Except as provided herein, Seller is liable for product only and shall not be liable for any losses, damage or expense, whether direct, incidental or consequential, to structure or its contents caused by defective panels. Seller's total Liability to the purchase price of any defective panels and does not allow for any labor costs incurred for removing and replacing any defective panels.

Buyer's Responsibility

- A. The Buyer shall inspect all warranted materials prior to installation for any potential future problems to keep expenses to a minimum of repairing or replacing any defective sheets.
- B. The Buyer accepts responsibility for receiving and storing any materials that may be described in paragraph E or Warranty Limitations above.
- C. Any claim from the Buyer due to a defect in the product shall be deemed waived by the Buyer unless notice is given to the Seller within (30) days after discovery of the defect and within the applicable warranty period. The Buyer must submit proof of purchase in the event of such claim. Seller shall be given reasonable opportunity to investigate all claims.

Exclusive Remedy

Seller's remedy for any breach of this warranty is to replace or repaint, at seller's option, the defective portion of the field installation. After replacement or refinishing, the repaired area shall be deemed to have been installed as of the original installation date for purposes of the application of this warranty to the repaired area. Reed's Metals will not be liable for any special, incidental, or consequential damages.

THIS LIMITED WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OTHER WARRANTY OF QUALITY, WHETHER EXPRESS OR IMPLIED, AND WHETHER WRITTEN OR ORAL.

Reed's Metals of Tupelo, Inc.
120 Industrial Park Rd
Salttillo, MS 38866

Contractor: _____
Customer: _____
Address: _____
City, State: _____
Zip: _____
Phone: _____

Date of Issuance: _____
Invoice #: _____
Coil #: _____
Coil #: _____
Coil #: _____
Coil #: _____



EnviroScreen Specifications

Material:	High Density Knitted Polyethylene
Density/Opacity:	90%
Material Weight:	4.56 oz/sq-yd (ASTM-D3776)
Tear Strength:	Warp 40lbs/Fill 41lbs (ASTM-D 5587, Opt #1)
Breaking Strength:	Warp 84lbs/Fill 98lbs (ASTM-D5034)
Bursting Strength:	158 psi (ASTM-D3786)
Air Permeability:	441 CFM/Sq. Ft. (ASTM-D737)
Hems:	3-ply reinforced with a polypropylene binding
Grommets:	#2 brass grommets every 12"

This product is MADE IN THE USA.



****ORANGE & MAROON NO LONGER AVAILABLE****
****NEW COLOR NAVY BLUE – NOT SHOWN****

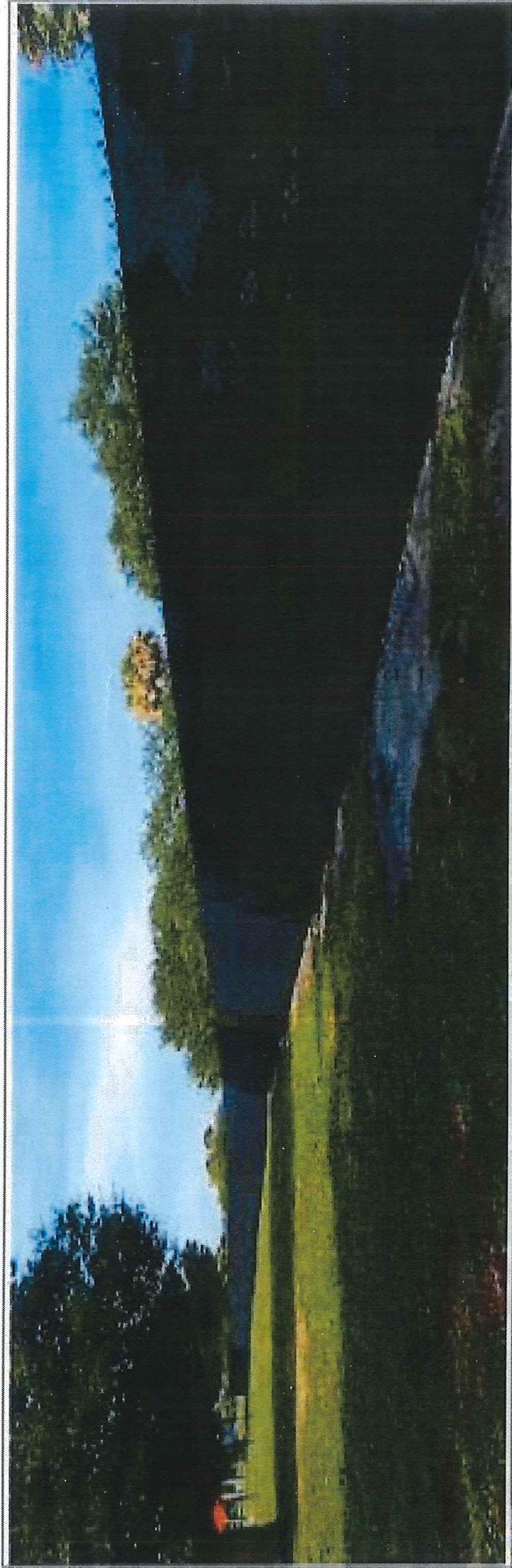
SAMPLE OF ENVIROSCREEN WITH LOGO

25'



57'

Windscreen



STAFF REVIEW LETTER

July 10, 2018

Yellow Equip & TRMS
10990 Roe Ave.
Overland Park, KS 66211-1213

Shaw Services LLC
861 Old Hwy 4 West
Holly Springs, MS 38635

YRC Freight
10990 Roe Ave.
Overland Park, KS 66211-1213

YRC Freight
C/O HBC Strategies
165 Middle Street, Ste. 1101
Lake Mary, FL 32746

Dear Applicants,

The request for site plan approval for an Equipment and Terminal Building for YRC Freight and exception to allow "R" type panels in the Blalock Industrial Park for the property located at 211 Dorsett Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Dorsett Drive right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt unless an exception is granted.
5. A parking space is considered to be 9'x20'.
6. No outside storage is allowed unless it is screened and cannot be seen from the public street.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
11. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,

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

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

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

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



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

6.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

* **600-700 BLOCKS N. FRIENDSHIP ROAD**

The request of Erika Lopez (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 600 - 700 blocks of North Friendship Road, being 2.976 acres in the Joseph Deaver Survey, Abstract No. 359, as follows;

Planning and Zoning Commission

Final Plat approval of Erika Lopez Addition in the City of Sherman's extra territorial jurisdiction (ETJ).

Background:

The property is located in the 600-700 Blocks of North Friendship Road, the northwest corner of Friendship Road and Elliott Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into two (2) lots for residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Erika Lopez (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

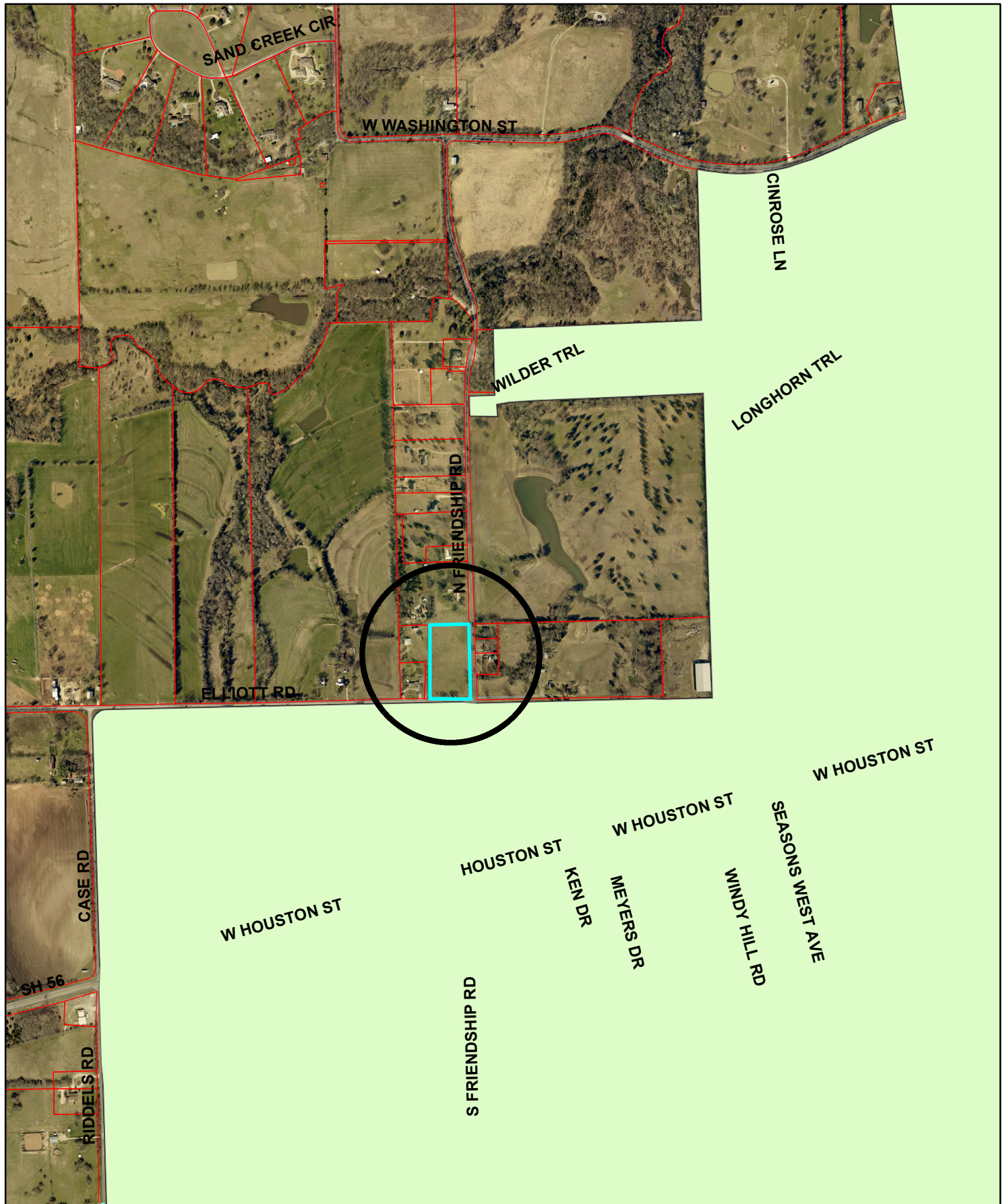
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

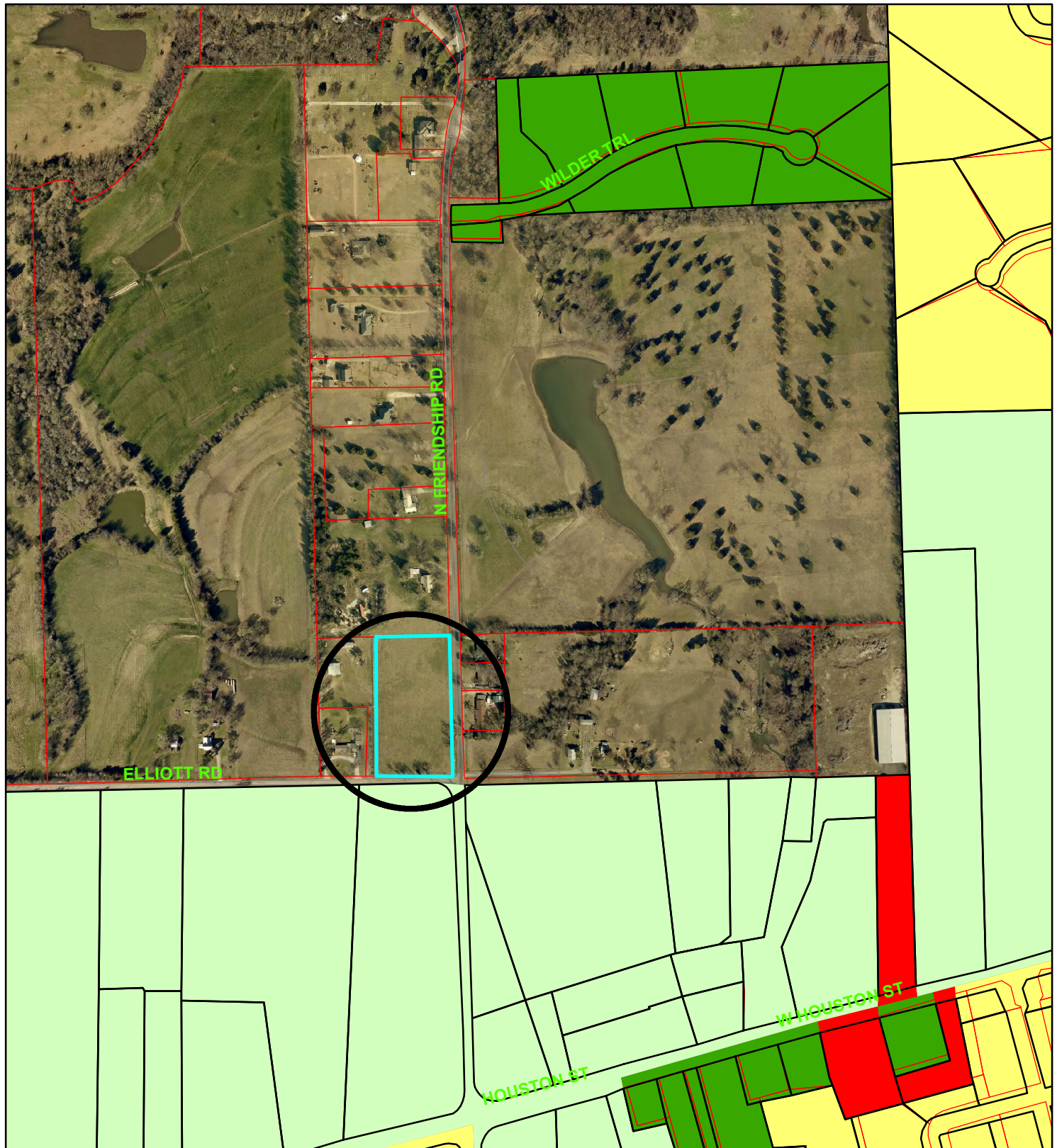


600-700 Blocks N. Friendship Road



NOT TO SCALE

1 in = 897 ft



Zoning - 600-700 Blocks N. Friendship Road (ETJ)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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





STAFF REVIEW LETTER

July 6, 2018

Erika Lopez
1426 Mallard Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Erika Lopez Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point-of-Beginning on drawing.
6. Metes and bounds descriptions must match drawing.
7. Annexation into City Limits required to access City water.
8. City water must be extended to serve property.
9. Change "Right of Way Widening City of Sherman" note along Friendship Road to say "Right-of-Way Deed City of Sherman Instrument No. 2018-13296."
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1400 W. TAYLOR STREET

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

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 28th through October 31st, 2018 and February 9th through 16th, 2019 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

Background:

The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2017.

The applicant would like to open a haunted slaughterhouse, September 28th through October 31st, 2018 and February 9th through 16th, 2019 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nites (if needed) will be October 11th and 25th, 2018. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m.. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

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

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
2018 Schedule
Staff Review Letter



1400 W. Taylor Street

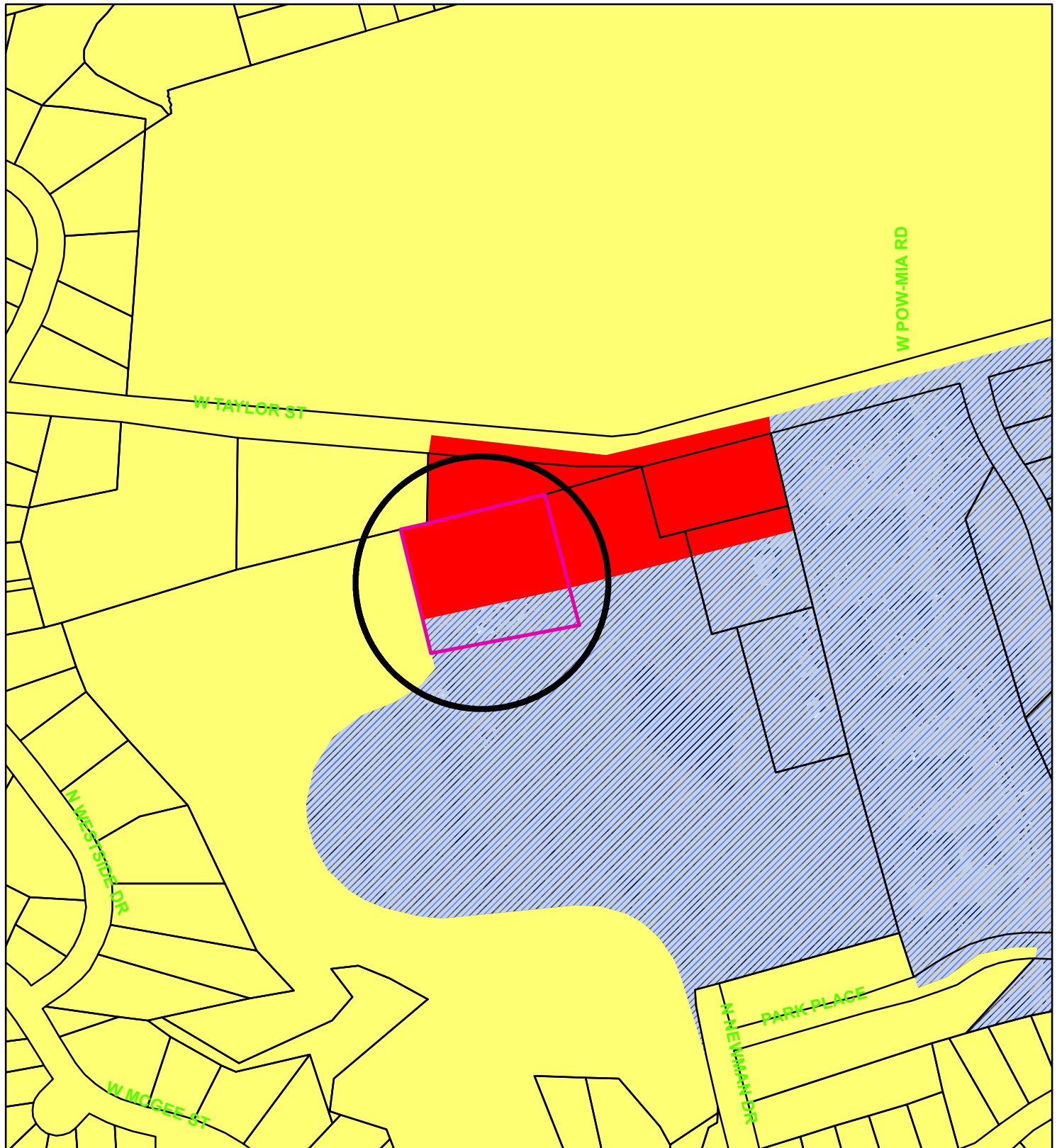


1400 West Taylor Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



1400 West Taylor Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



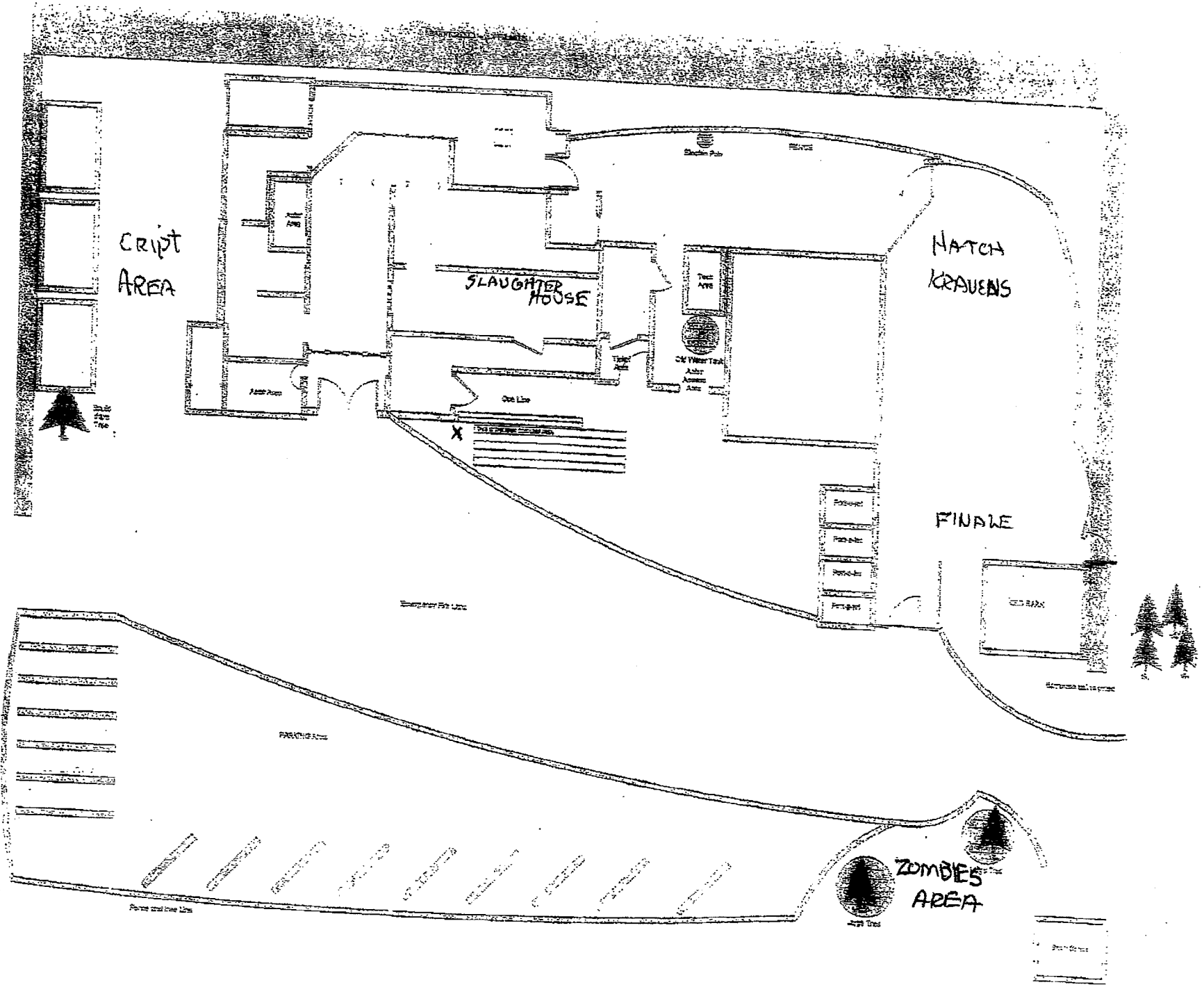
NOT TO SCALE

1 in = 269 ft

1400 W. Taylor



Area Map
2018



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

DATES OF USE:

SEPT	28,29	(FRI/SAT)
OCTOBER	5,6,7	(FRI/SAT/SUN)
OCTOBER	12,13,14	(FRI/SAT/SUN)
OCTOBER	18,19,20,21	(THUR/FRI/SAT/SUN)
OCTOBER	26,27,28,29,30,31	(FRI/SAT/SUN/MON/TUE/WED)

FEBRUARY	9,10 - 2019	(SAT/SUN)	VALENTINE'S SHOW
FEBRUARY	14,15,16 - 2019	(THUR/FRI/SAT)	VALENTINE'S SHOW

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

OCTOBER 11th, 25th

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

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

STAFF REVIEW LETTER

July 10, 2018

Charles Anderson
1300 W. Taylor
Sherman, TX 75092

John LeBlanc
221 W. Texas
Sherman, TX 75092

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

Dear Applicants,

The request to (Renew) the Temporary Use Permit to allow a Haunted House from September 28th through October 31st, 2018 and February 9th through 16th, 2019 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District for the property located at 1400 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

11. Parking will be permitted on private property only.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly distinguishable.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4700 CAMP VERDE CIRCLE

The request of Luis and Ashley Lopez (Owners) concerning the property at 4700 Camp Verde Circle, being Lot 1, Block B, Replat of Austin Landing Addition, Phase One, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District.

Background:

The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision. The owners would like to replace a four foot wrought iron fence with a six foot wood privacy fence to enclose their swimming pool.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Luis and Ashley Lopez (Owners)

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

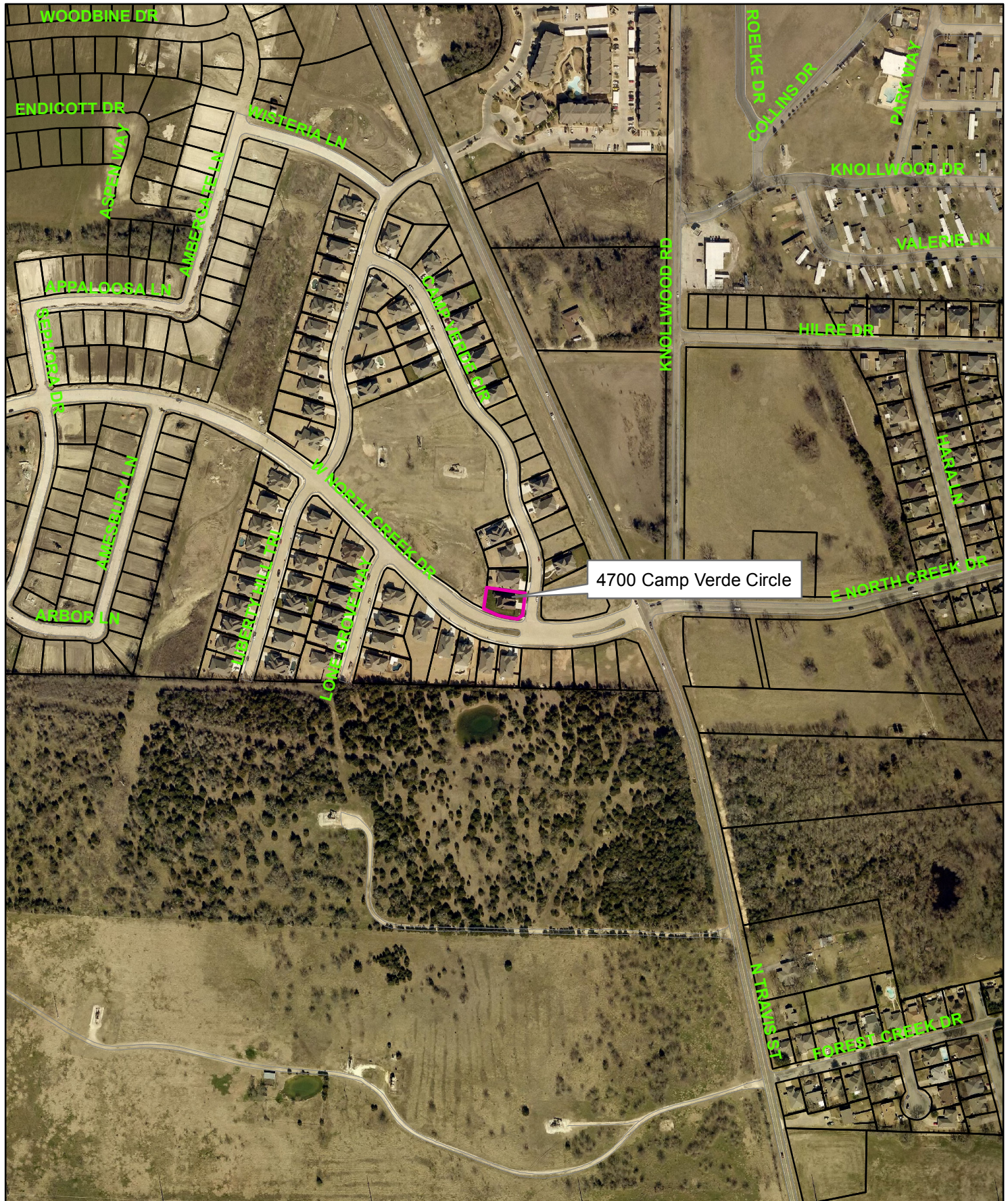
Site Plan

Photos

Letter from Diane & Don Geddings

Letter from Kathi Bowden

Staff Review Letter



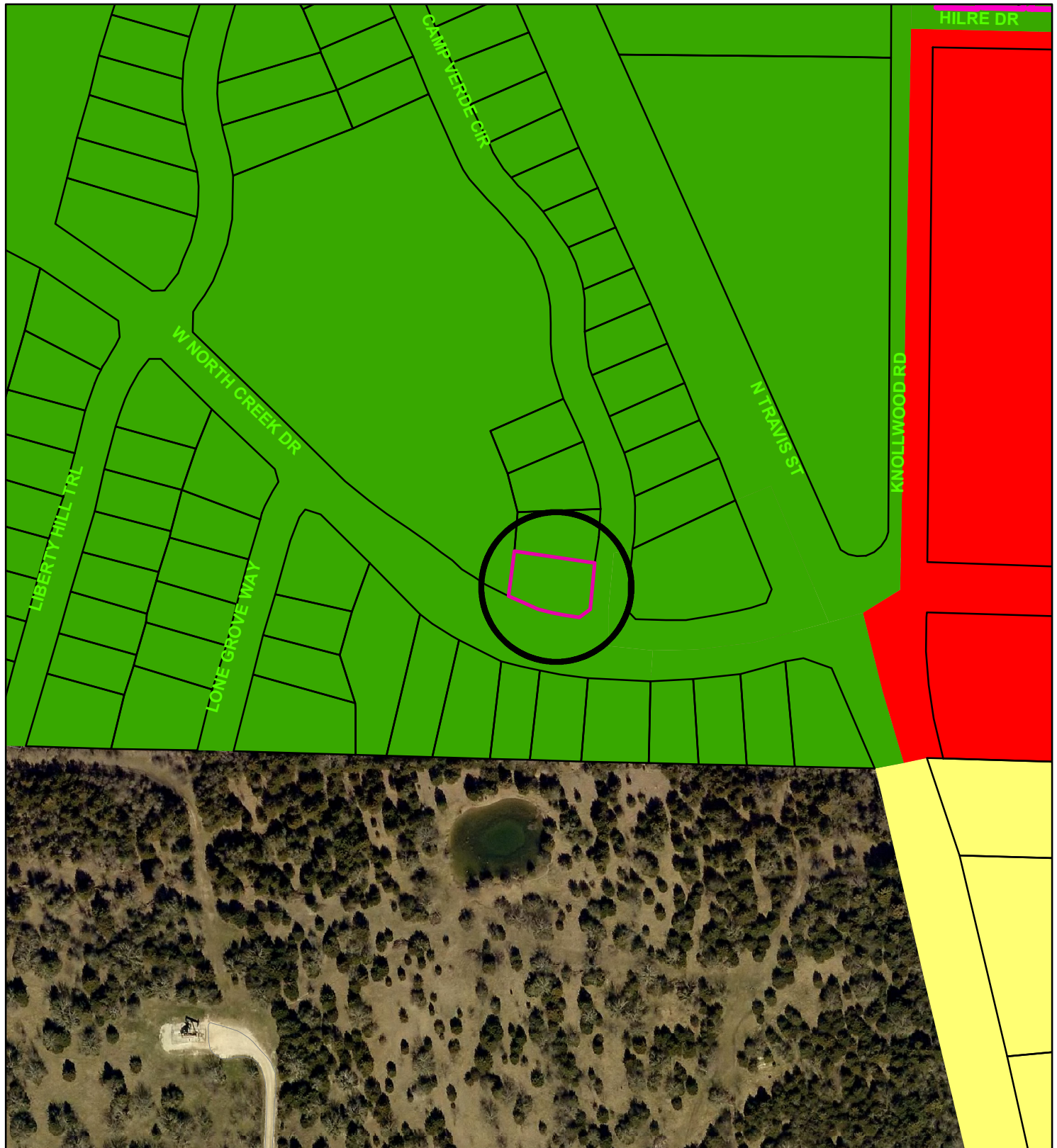
4700 Camp Verde Circle



4700 Camp Verde Circle



1 in = 400 ft



4700 Camp Verde Circle

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4700 Camp Verde Circle



13
ivate)
non area

le:
30'

20' petroleum easement per plat

Block "B"
Lot 2

10' utility easement

Camp Verde Circle
a public street - conc. curb & gutter

State: TX

Zip: 75090

Owner: Luis & Ashley

Address: 4700 Camp Verde Cir

City: Sherman

Phone:

PROPOSED 6FT
WOOD FENCE
North Creek Drive
a public street - conc. curb & gutter

Owner: Watermark Custom Homes, LLC
Buyer: Luis Lopez & Ashley Lopez
Address: 4700 Camp Verde Circle
Sherman, Texas

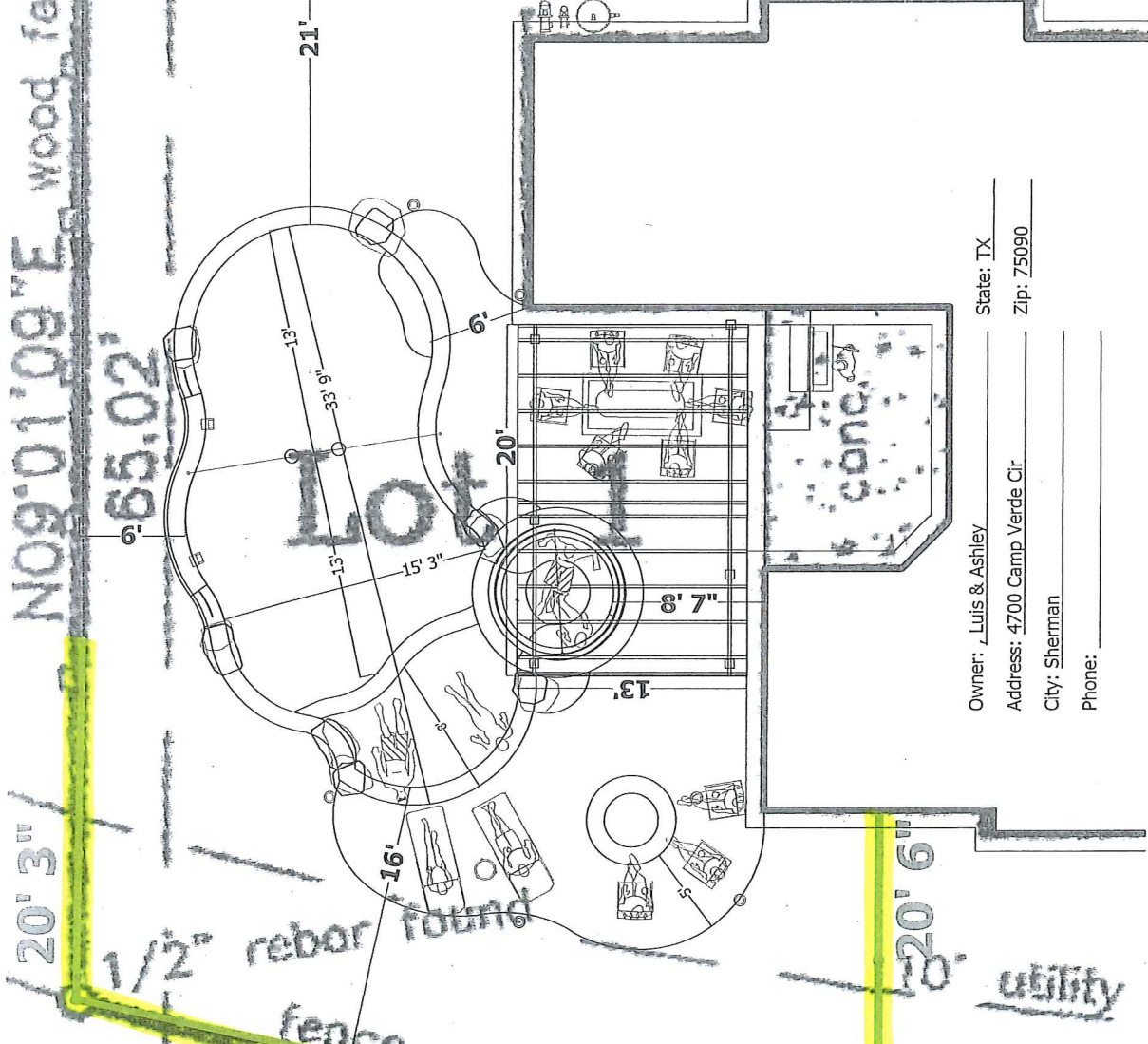
This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Security Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lot 1, Block B, Replat of Austin Landing Addition, Phase One to the City of Sherman, Texas, as per plat of record in Volume 21, Pages 153 & 154, Plat Records, Grayson County, Texas.

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. 48181C0290 F, Revised Date: September 29, 2010.

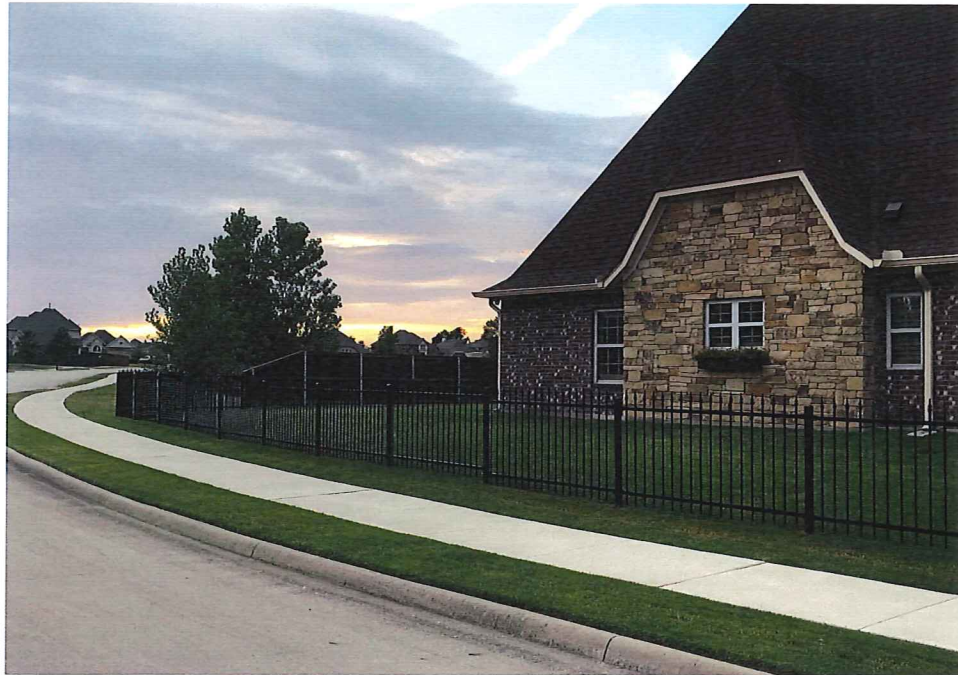
1. The location of right-of-way agreement with Sherman Oaks Corp. in Volume 1597, Page 648, D.R.G.C.T. cannot be determined with available information.
2. The location of landscape easement agreement areas from First Texoma National Bank to Grayson County Austin Landing Homeowners Association, Inc. in Vol. 5330, Pg. 865, O.P.R.G.C.T. does not affect subject property.

1/2" rebar
wood fence
S80' 5"
121



Owner: Luis & Ashley State: TX
Address: 4700 Camp Verde Cir Zip: 75090
City: Sherman
Phone: _____

PROPOSED 6FT
WOOD FENCE
Creek Drive
et conc. curb & gutter
L=107' 28" R=...
DELTA=17' 50"
CHORD=N73° 50' 29"



Reeves, Patsy

From: Don Geddings <dongeddings@me.com>
Sent: Thursday, July 05, 2018 1:46 PM
To: Reeves, Patsy
Subject: Luis and Ashley Lopez

Sent from my iPhone — my husband and I Don Geddings live at 202 West North Creek dr here in Sherman! Our neighbors are requesting a zoning at their home and my husband and I (Diane) have no problem at all with this! Thank you

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

JUL 06 2018

June 29, 2018

Kathi Bowden
214 W. Northcreek Dr.
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 17, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Luis and Ashley Lopez (Owners) concerning the property at 4700 Camp Verde Circle, being Lot 1, Block B, Replat of Austin Landing Addition, Phase One

The request is as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an SF-1 (Single 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


Secretary, Planning & Zoning Board

*In response to the Request for Exception to building ordinance 2280, for Luis & Ashley Lopez -
I give my total permission and support for them to construct a 6 ft. fence on their property. No reservations.
Thank you.*

Kathi Bowden

214 W. North Creek Dr.

Sherman

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.

STAFF REVIEW LETTER

July 10, 2018

Luis & Ashley Lopez
4700 Camp Verde Circle
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District for the property located at 4700 Camp Verde Circle has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Camp Verde Circle or Northcreek Drive.
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.

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

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 5011 N. U.S. HIGHWAY 75**

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

Background:

The property is located at 5011 North U.S. Highway 75; the northeast corner of Fallon Drive and Highway 75. The owners would like to plat the property into one lot for commercial development of a nursing home.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

Origination:

Go Properties 7 LLC (Owners)

Paramount Healthcare (Developer)

Keen Surveying, LLC (Surveyor)

JM Civil Engineering (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



5011 North U.S. Highway 75

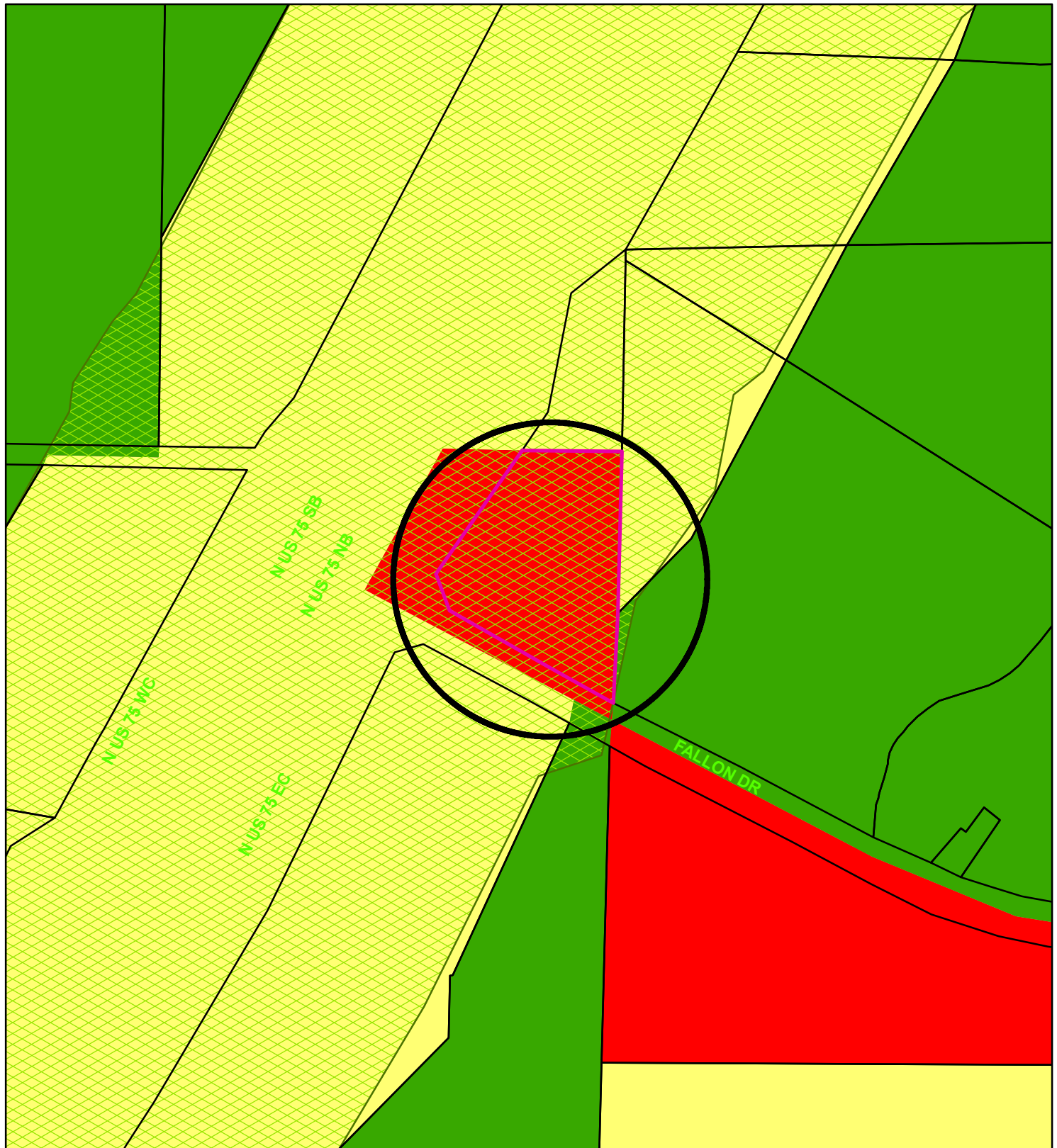


5011 North U.S. Highway 75



NOT TO SCALE

1 in = 1,200 ft



5011 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 370 ft



STAFF REVIEW LETTER

July 6, 2018

Go Properties 7, LLC
6601 Blanco Rd., Suite 150
San Antonio, TX 78216

Keen Surveying, LLC
203 S. Main Street
P.O. Box 234
Salem, AR 72576

Dear Applicants,

The request for approval of the Final Plat of Golden Owens Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Fallon Road must be changed to be Fallon Drive.
7. Correct existing ROW names – Fallon Drive is not on both rights-of-way.
8. Show sizes of easements on plat.
9. Remove Schedule B Exceptions List from plat.
10. Remove utility line locations from plat.
11. Update dates to reflect current year on approval and signature blurbs.
12. Water and sewer Pro-Rata will be due at the time of development.
13. Dedicate a 10' Utility Easement along Fallon Drive.
14. 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.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

* **400 BLOCK E. BROCKETT STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 400 Block of East Brockett Street, being all of Lot 3 and part of Lots 4-6, Block 2, G.W. Bond's Supplement No. 2 Addition, containing 0.465 acres, as follows:

Planning and Zoning Commission

Replat approval of College Park Estates Addition, being a Replat of Lot 3 and Parts of Lots 4, 5 and 6, of Bond's 2nd Addition

Background:

The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets. The owner would like to plat the property into three lots for residential development.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat

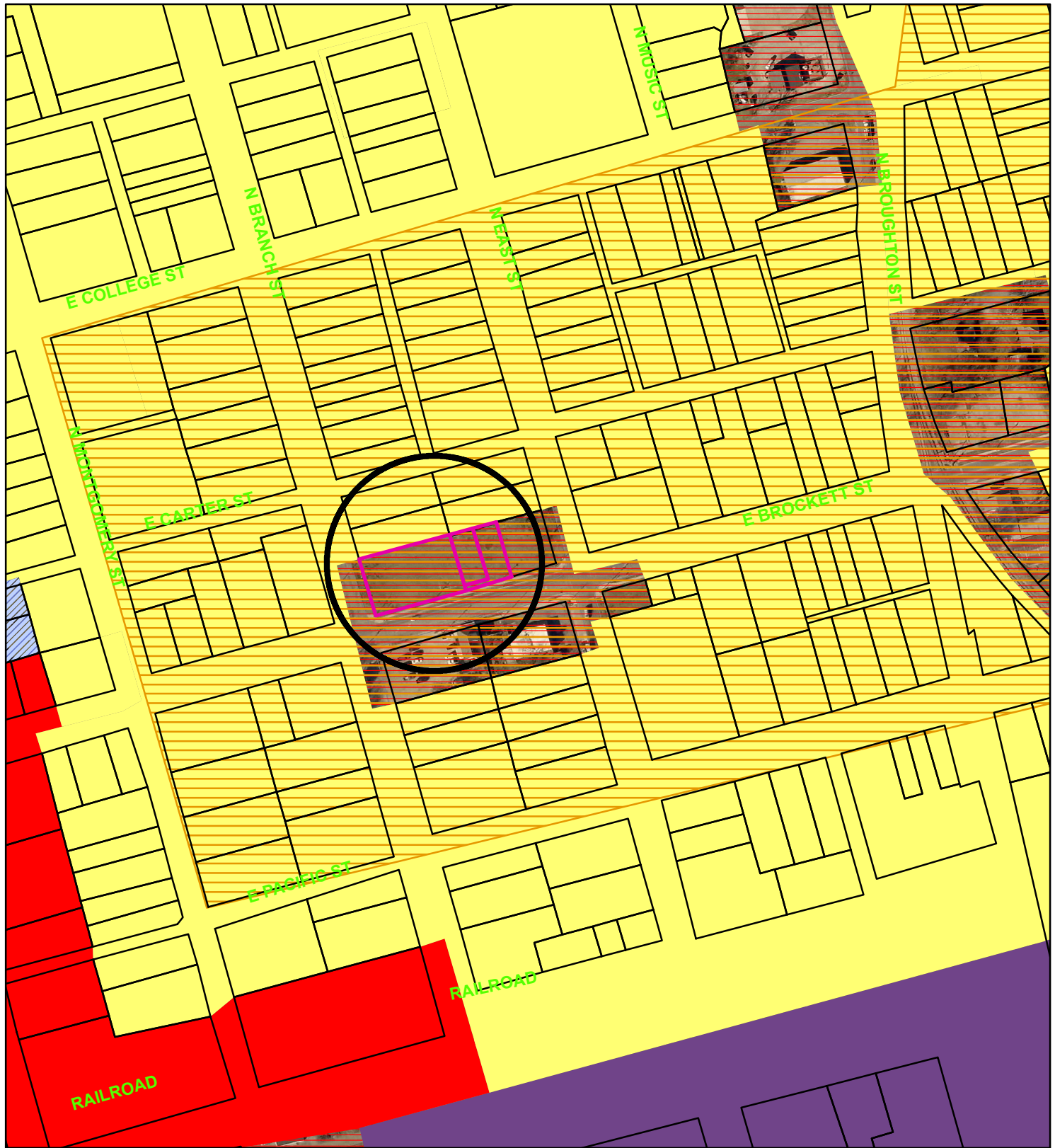
Staff Review Letter



400 Block East Brockett Street



1 in = 600 ft



400 Block East Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

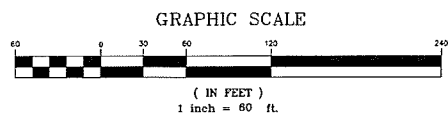
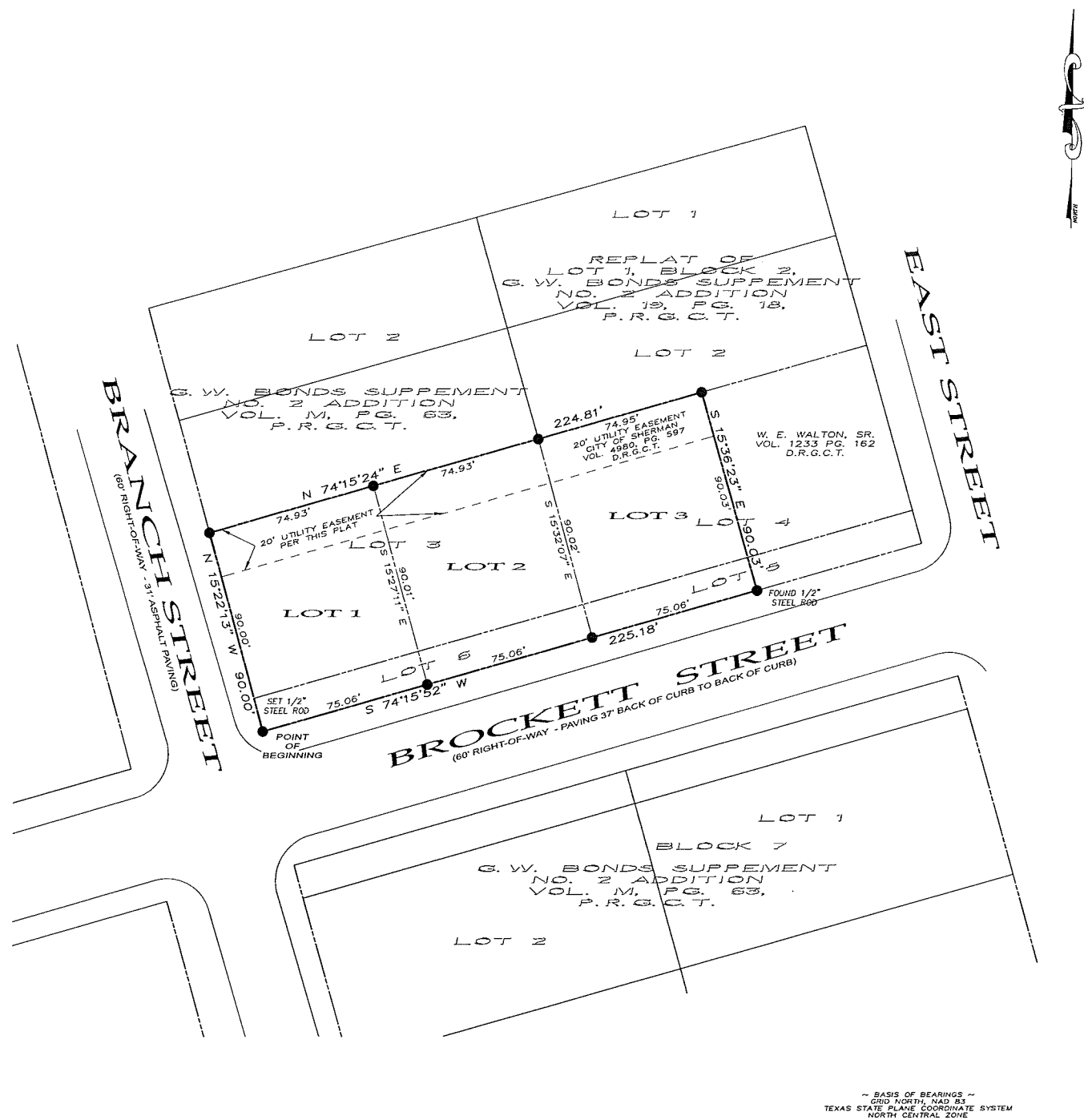


NOT TO SCALE

1 in = 215 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



OWNERS/DEVELOPER
LAZY L ENTERPRISES
4 TIMBERCREEK ROAD
SHERMAN, TEXAS 75092

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



6-20-18

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 3 part of Lots 4-6, Block 2, G. W. Bonds' Supplement No. 2 Addition, on addition to the City of Sherman as recorded in Volume M, Page 63 and being those tracts of land conveyed to Lazy L Enterprises by deed recorded in Volume 5976, Page 846, Official Public Records, Grayson County, Texas and Document No. 2017-23620 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set at the intersection of the north right-of-way line of Brockett Street, a 60' right-of-way and the east right-of-way line of Branch Street, a 60' right-of-way;

Thence North 15°22'13" West with said east right-of-way line, a distance of 90.00 feet to a set 1/2" steel rod at the northwest corner of said Lot 3;

Thence North 74°15'24" East with the north line of said Lot 3 and then with the north line of said Lot 4, a distance of 224.81 feet to a set 1/2" steel rod;

Thence South 15°36'23" East, a distance of 90.03 feet to a 1/2" steel rod found in the north right-of-way line of Brockett Street;

Thence South 74°15'52" West with said north right-of-way line, a distance of 225.18 feet to the Point of Beginning and containing 0.465 acres or 20253 square feet of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSST), permitted and approved by Grayson County. OSSST evaluations, reports and permits must be obtained and submitted to the City for each lot to regarding the suitability of the system based on user and type of development. The City of Sherman reserves the right to require connection to the City's system by sewer connection or main extension based on user and availability.
3. Electrical service is provided by Oncoor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing crease or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Central Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas, Map No. 48161C0270 F, revised 9/25/2010.

OWNERS/DEVELOPER
LAZY L ENTERPRISES
4 TIMBERCREEK ROAD
SHERMAN, TEXAS 75092

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



OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2018.

LAZY L ENTERPRISES
By William Magers

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

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

Notary Public in and for
the State of Texas

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

COLLEGE PARK ESTATES ADDITION
BEING A REPLAT OF LOT 3 AND PARTS OF LOTS 4, 5 AND 6
OF BONDS 2ND ADDITION
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
CONTAINING 0.465 ACRES

6-20-18



STAFF REVIEW LETTER

July 6, 2018

Lazy L Enterprises
4 Timbercreek Road
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of College Park Estates Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Correct typo in metes and bounds description.
7. Show additional found monuments.
8. 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.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

11.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

400 BLOCK E. BROCKETT STREET

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 400 Block of East Brockett Street, being all of Lot 3 and part of Lots 4-6, Block 2, G.W. Bond's Supplement No. 2 Addition, containing 0.465 acres, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets. The owner would like to plat the property into three lots and change the zoning on the property to an R-1 (One Family Residential) District for residential development.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Elevations



400 Block East Brockett Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown	
BIP Blalock Industrial Park	
C-1 Retail Business District	

Legend

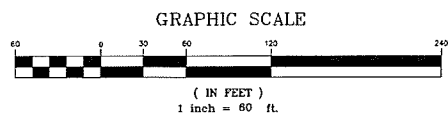
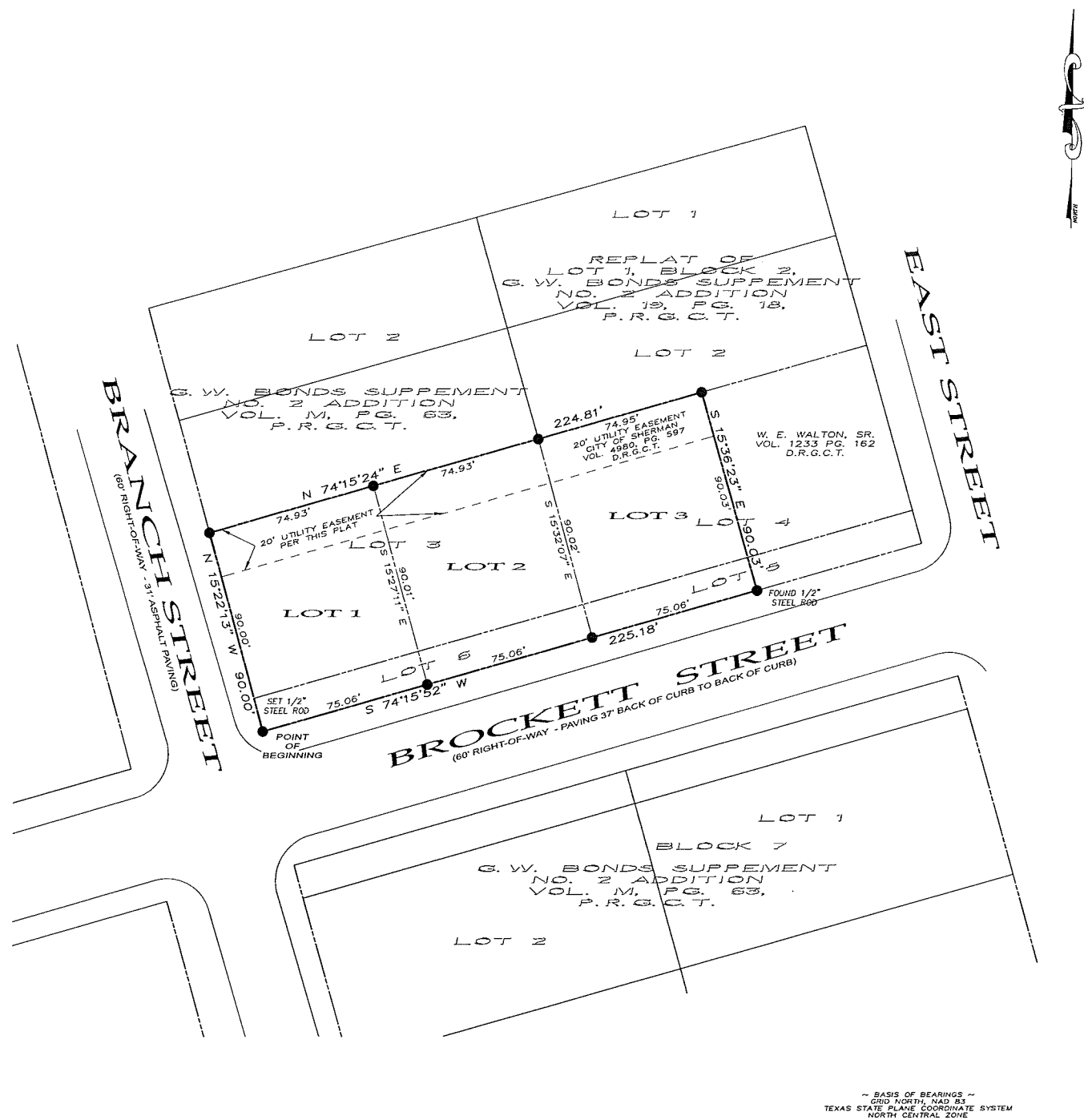
C-2 General Commercial District	
CO Office District	
Lakes	
M-1 Light Manufacturing District	
M-1.5 Medium Manufacturing District	
M-2 Heavy Manufacturing District	
MH Manufacturing Housing District	
R-1 One Family Residential District	
R-2 Multi-Family Residential District	
R-A Single Family Agricultural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



1 in = 215 ft

400 Block E. Brockett





OWNERS/DEVELOPER
LAZY L ENTERPRISES
4 TIMBERCREEK ROAD
SHERMAN, TEXAS 75092

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



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

6-20-18

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 3 part of Lots 4-6, Block 2, G. W. Bonds' Supplement No. 2 Addition, on addition to the City of Sherman as recorded in Volume M, Page 63 and being those tracts of land conveyed to Lazy L Enterprises by deed recorded in Volume 5976, Page 846, Official Public Records, Grayson County, Texas and Document No. 2017-23620 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set at the intersection of the north right-of-way line of Brockett Street, a 60' right-of-way and the east right-of-way line of Branch Street, a 60' right-of-way;

Thence North 15°22'13" West with said east right-of-way line, a distance of 90.00 feet to a set 1/2" steel rod at the northwest corner of said Lot 3;

Thence North 74°15'24" East with the north line of said Lot 3 and then with the north line of said Lot 4, a distance of 224.81 feet to a set 1/2" steel rod;

Thence South 15°36'23" East, a distance of 90.03 feet to a 1/2" steel rod found in the north right-of-way line of Brockett Street;

Thence South 74°15'52" West with said north right-of-way line, a distance of 225.18 feet to the Point of Beginning and containing 0.465 acres or 20253 square feet of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2018.

LAZY L ENTERPRISES
By William Magers

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

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

Notary Public in and for
the State of Texas

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSST), permitted and approved by Grayson County. OSSST evaluations, reports and permits must be obtained and submitted to the City for each lot to regarding the suitability of the system based on user and type of development. The City of Sherman reserves the right to require connection to the City's system by sewer connection or main extension based on user and availability.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing crease or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Central Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 48161C0270 F, revised 9/25/2010.

OWNERS/DEVELOPER
LAZY L ENTERPRISES
4 TIMBERCREEK ROAD
SHERMAN, TEXAS 75092

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



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

6-20-18

SHEET 2 OF 2

COLLEGE PARK ESTATES ADDITION

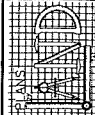
BEING A REPLAT OF LOT 3 AND PARTS OF LOTS 4, 5 AND 6

OF BONDS 2ND ADDITION

AN ADDITION TO THE CITY OF SHERMAN

GRAYSON COUNTY, TEXAS

CONTAINING 0.465 ACRES

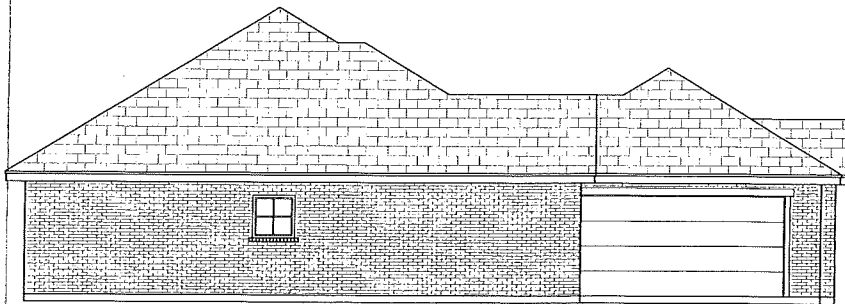


MICHAEL V. LAND
RICHARDSON, TEXAS
PHONE: 972.462.1234
EMAIL: phm@mvland.com

HAMBRICK INVESTMENTS

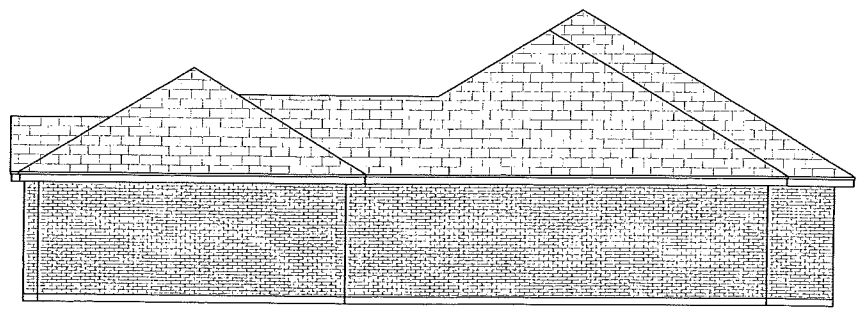
THESE PLANS ARE INTENDED TO PROVIDE BASIC INFORMATION ONLY. THEY ARE NOT TO BE USED TO CONSTRUCT THE PROJECT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DRAWN BY: [blank]
DATE: 4/13/2018 REV: 1
DRAWING # A.3



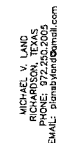
LEFT ELEVATION

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



RIGHT ELEVATION

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



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL NOT INFRINGE THESE DRAWINGS. THE USER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL LOADS, REINFORCEMENT, AND RESTRICTIONS APPLICABLE TO THE USER'S DESIGN ARE THE USER'S RESPONSIBILITY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION.

DRAWING BY:
BRAD THIELSON
FOCUS DRAWING LLC

DATE: 4/12/2018 REV: 1

DRAWING #
A2

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



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

12.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1426 W. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Economic Development Corporation (Owners), Sherman RE, LLC, an Ohio Limited Liability Company (Developer), Benchmark Design Group, LLC, Ed Snodgrass (Civil Engineer) and Thompson & Associates, Inc. (Surveyor) concerning the property located at 1426 West FM 1417 (Heritage Parkway), being 23.115 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Flanary Road Business Addition.

Background:

The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District. The owner would like to plat the property into one lot for development of FedEx Freight.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Sherman Economic Development Corporation (Owners)

Sherman RE, LLC, an Ohio Limited Liability Company (Developer)

Benchmark Design Group, LLC, Ed Snodgrass (Civil Engineer)

Thompson & Associates, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

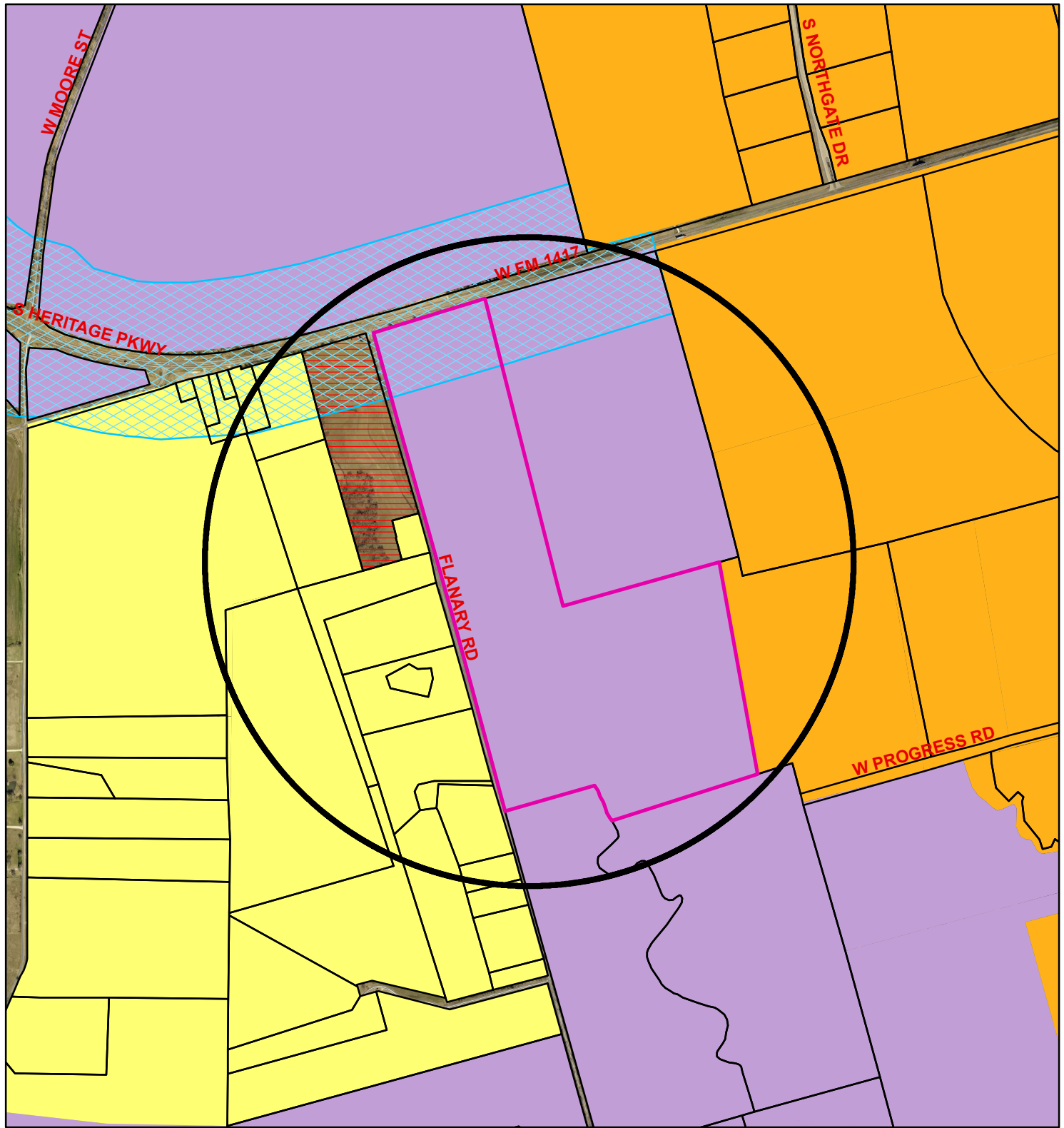
Staff Review Letter



1426 West FM 1417 (Heritage Parkway)



1 in = 1,947 ft



Zoning - 1426 West FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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





STAFF REVIEW LETTER

July 6, 2018

Sherman RE, LLC
Attn: Michael T. Schueler
3000-G Henkle Drive
Lebanon, OH 45036

Thompson & Associates, Inc.
P.O. Box 132479
Tyler, TX 75713-2479

Dear Applicants,

The request for approval of the Final Plat of Flanary Road Business Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Label parcel with Lot and Block number.
7. Remove setback lines. (Per P&Z)
8. Joint access easements should be filed at the Grayson County Courthouse by separate instrument and recording information should be shown on drawing. (Per P&Z)
9. Joint access easement shall be maintained by owners. (Per P&Z)
10. Water Pro-Rata will be due at the time of development.
11. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
12. Verify location of water line on Flanary Road and verify location of proposed sewer line. Water and Sewer must meet state separation requirements. Coordinate with City of Sherman Engineering Department.
13. Coordinate with City of Sherman Engineering Department regarding plat layout.
14. 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.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County

requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block

and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2800-3100 BLOCKS OF N. HICKORY STREET**

The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3100 Blocks of North Hickory Street, being 48.07 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of McAnair Estates.

Background:

The property is located in the 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 219 lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Westar Home Builders, LLC (Owners)

Cross Engineering Consultants (Civil Engineer)

Underwood Drafting and 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:

Not required.

Objections Received:

0

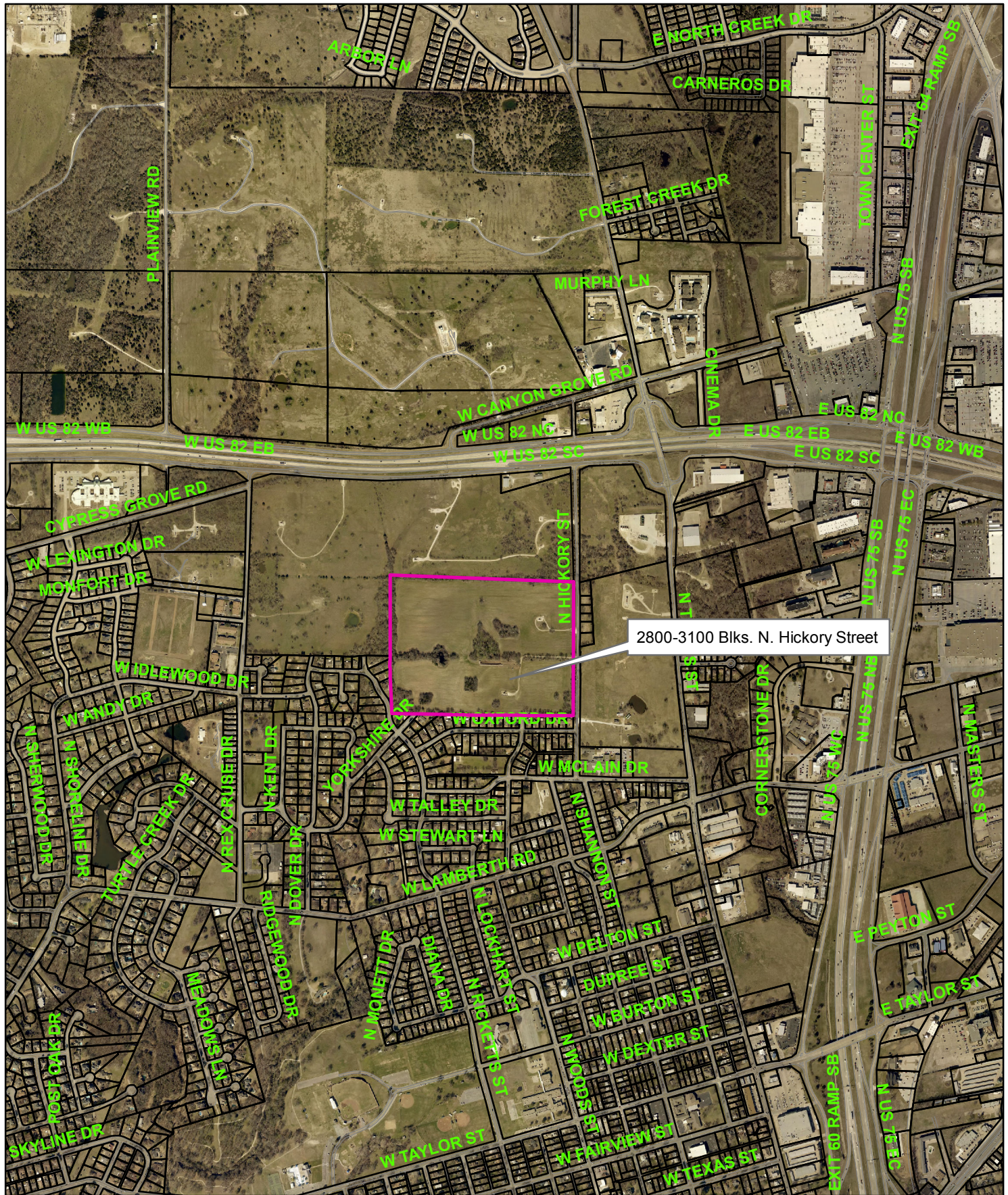
Attachments

Location Map

Zoning Map

Preliminary Plat

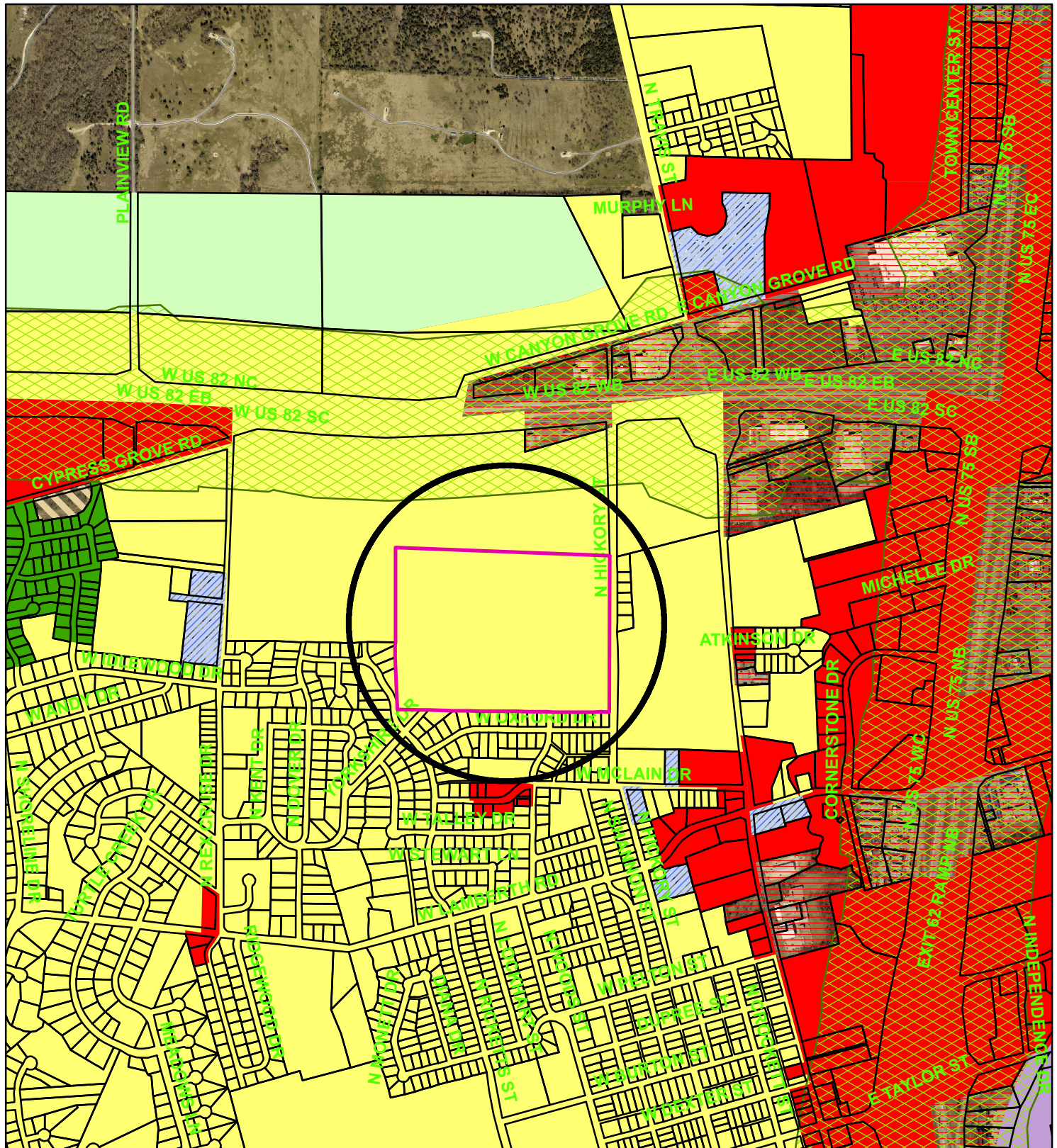
Staff Review Letter



2800-3100 Blocks North Hickory Street



1 in = 1,200 ft



Zoning - 2800-3100 Blocks North Hickory Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

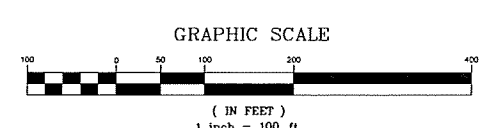
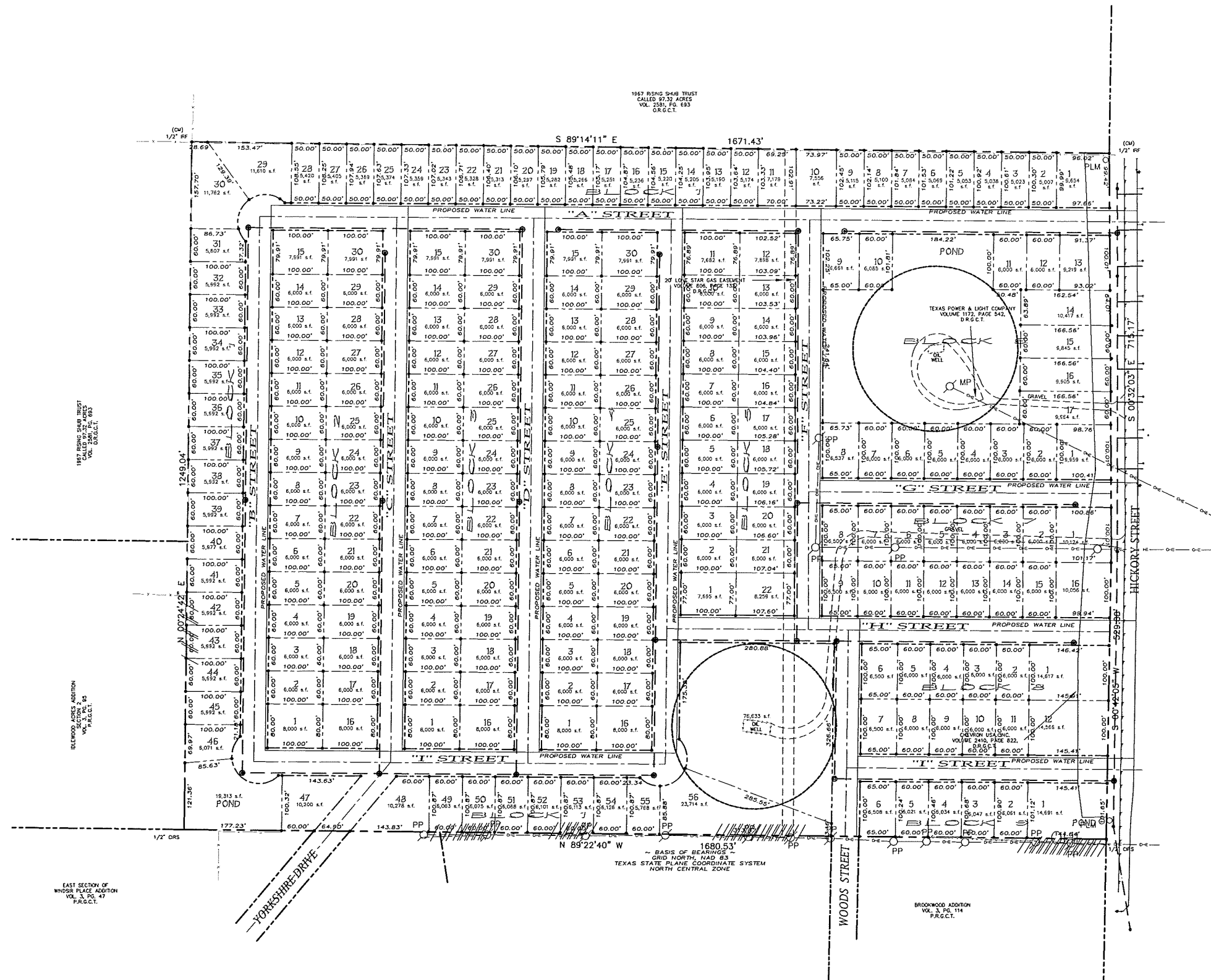
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



1 in = 1,077 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



"Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes."
APPROVED BY:
Chairman, City of Sherman
Planning and Zoning Commission
Date

PRELIMINARY PLAT
McAnair Estates
BEING A TOTAL OF 48.07 ACRES IN THE
J. B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
WESTAR HOME BUILDERS, LLC
SHERMAN, TEXAS
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



STAFF REVIEW LETTER

July 6, 2018

Westar Home Builders, LLC
1716 Davy Lane
Denison, TX 75020

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

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of McAnair Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
3. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Street names shall be on plat and approved by Developmental Services Department before filing.
6. Metes and bounds must match drawing
7. Show street frontage on all cul-de-sacs.
8. Stub out streets for future development. Coordinate with City of Sherman Engineering Department.
9. Properties with ponds on them should have an independent lot and block number and must be shown as owned and maintained by HOA.
10. Properties with oil wells on them should have lot and block numbers. If properties with oil wells on them are not to be owned and maintained by HOA, ownership and maintenance responsibility should show on said properties.
11. Verify location of existing oil and gas lines. Establish easements over existing and/or new relocated gas lines.
12. Dedicate a 10' Utility Easement along all street frontage.
13. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.

14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
15. Development Agreement required for Public Infrastructures.
16. Label and show sizes of all easements.
17. No structures will be permitted within easements.
18. All requirements of the Floodplain Ordinance should be followed.
19. 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.
20. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 07/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2800-3100 BLOCKS OF N. HICKORY STREET

The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3100 Blocks of North Hickory Street, being 3.556 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lots 1-28, Block 1 of the proposed McAnair Estates, 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 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. McAnair Estates is a proposed residential development with 219 lots. The owner is requesting a Specific Use Permit to allow patio homes on twenty-eight (28) lots along the north property line in the McAnair Estates development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Westar Home Builders, LLC (Owners)

Cross Engineering Consultants (Civil Engineer)

Underwood Drafting and 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:

64

Objections Received:

0

Attachments

Location Map

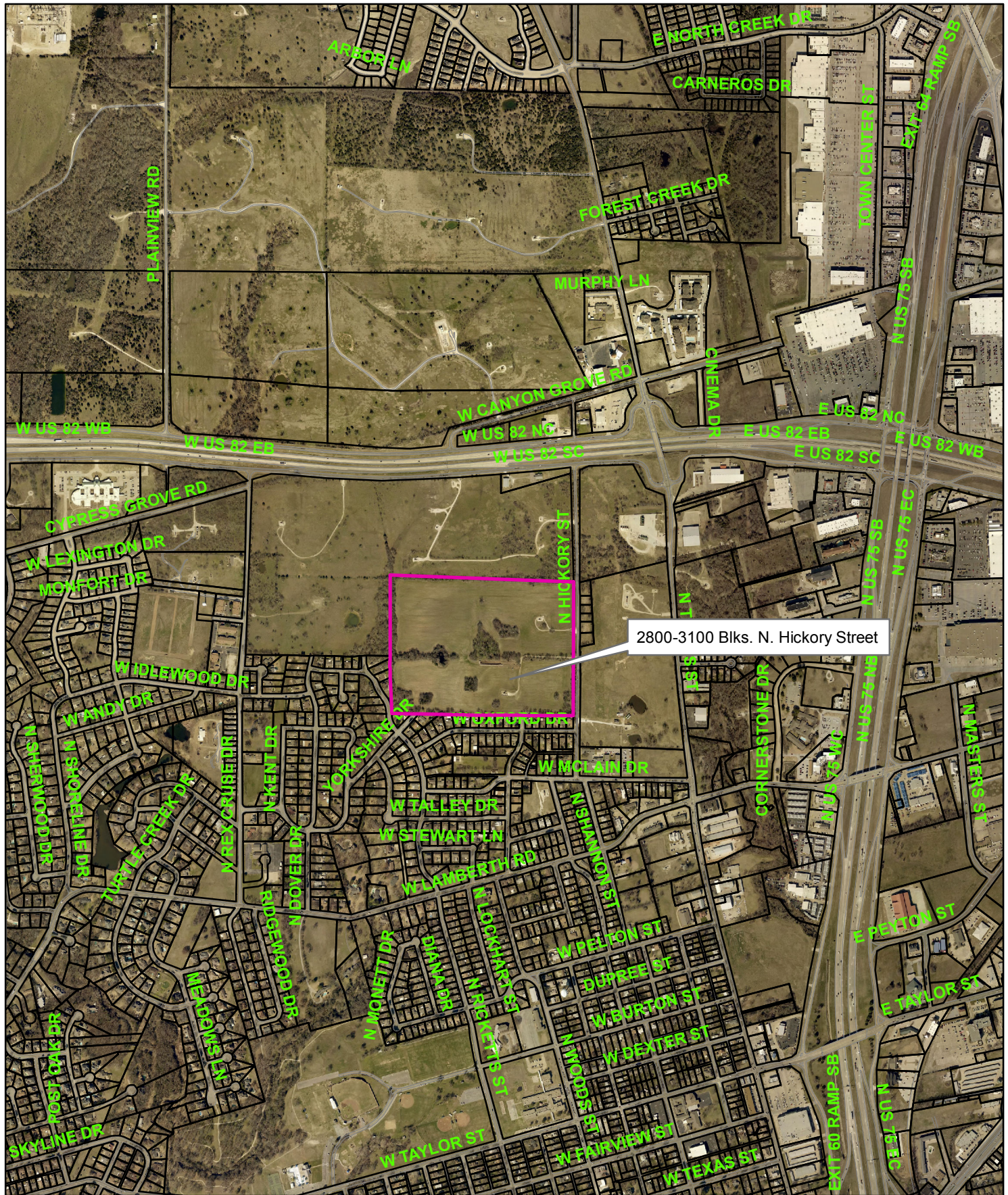
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

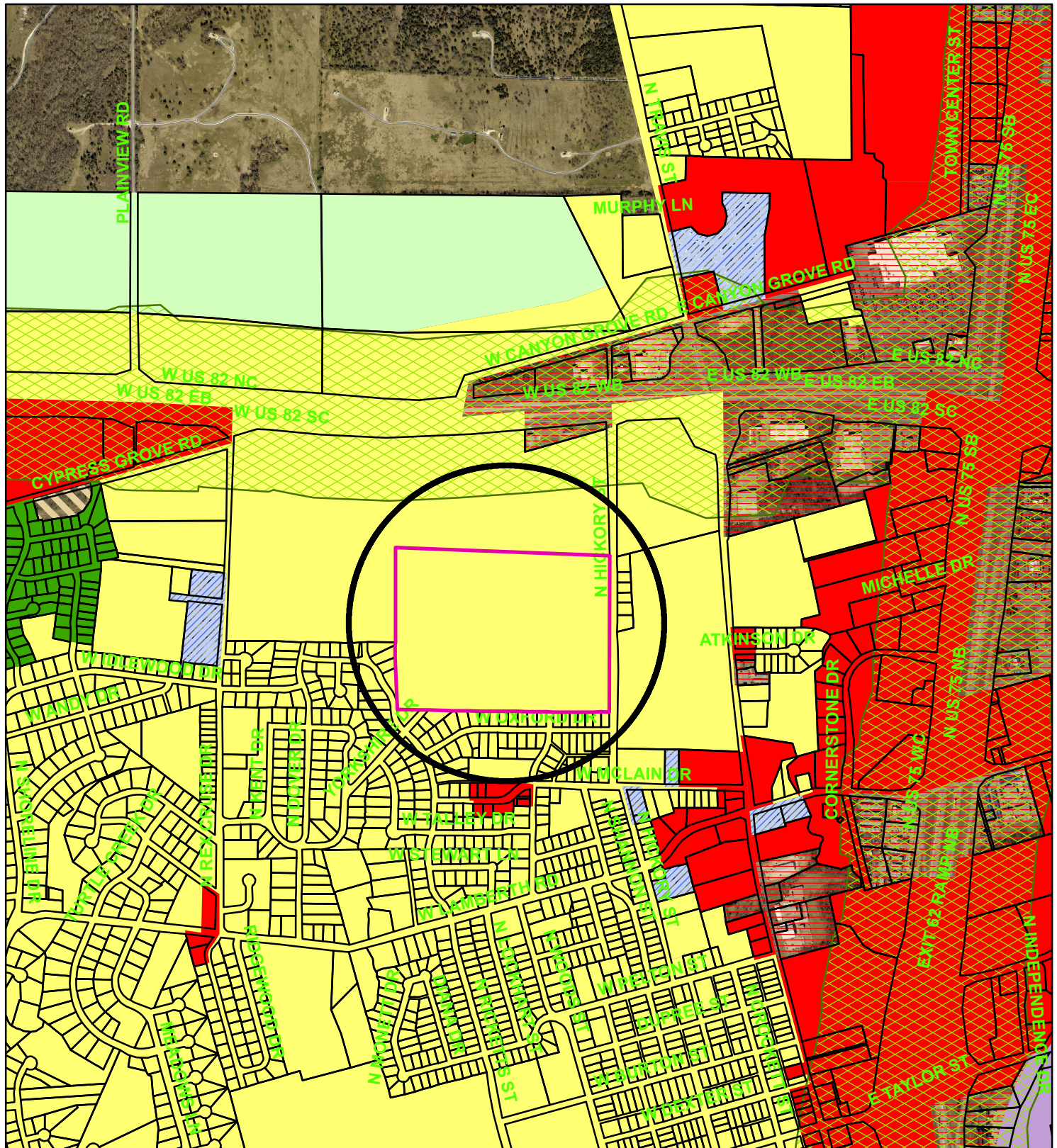
Staff Review Letter



2800-3100 Blocks North Hickory Street



1 in = 1,200 ft



Zoning - 2800-3100 Blocks North Hickory Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

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



1 in = 1,077 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

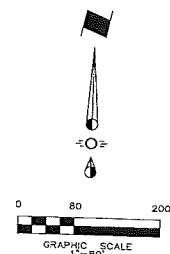
City of Sherman, Texas
Developmental Services Department

2800-3100 Blks. N. Hickory



1967 RISING SHUB TRUST
CALLED 67.32 ACRES
VOL. 258, PG. 124
S.R.C.C.

50' Wide Lots Along North
Property Line Requesting To Follow
Patio Home (PH) Guidelines.



LEGEND

○ Proposed Tree

SITE DATA

Existing Zoning: R-1 Single Family Residential
Lot Count: 28
Lot Width: 50'
Front Setback: 25'
Rear Setback: 10'
Side Yard: 0'/10'

Area: 3.547 Ac (154,493 sq)
No Lots (50' Wids): 28
Density: 7.89 Lots/Acre

LEGAL DESCRIPTION

Being a portion of that certain tract of land situated in the J. B. McAnair Survey, Abstract No. 763, Grayson County, Texas, and being a portion of the same tract of land conveyed to Mrs. Beasle Jennings Carraway by deed recorded in Volume 628, Page 124, Deed Records, Grayson County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found corner, same being an inner ell corner in the northeasterly line of a tract of land conveyed to 1967 Rising Shub Trust by deed recorded in Volume 2581, Page 693, Official Records, Grayson County, Texas;

THENCE South 89 degrees 14 minutes 11 seconds East along the south line of said 1967 Rising Shub Trust tract, same being in the west right-of-way line of Hickory Street, a distance of 182.247' to the POINT OF BEGINNING;

THENCE continuing along the south line of said 1967 Rising Shub Trust tract a distance of 1,469.18 feet for a total distance of 1,671.43 feet to a 1/2 inch iron rod found for corner, same being the northerly most southeasterly corner of said 1967 Rising Shub Trust tract;

THENCE South 00 degrees 32 minutes 03 seconds East, along the west right-of-way line of said Hickory Street, a distance of 99.42 feet to a point for corner;

THENCE departing said west right-of-way line of Hickory Street North 69 degrees 35 minutes 18 seconds West a distance of 1,490.88 feet to a point for corner;

THENCE North 00 degrees 24 minutes 42 seconds East a distance of 107.97 feet to the POINT OF BEGINNING and containing 3.556 Acres (154,930.726 square feet) of land.

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

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St.
75256-4499
McNair, Texas 75069
Texas P.E. Firm No. 1-5916

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/20/18. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SPECIFIC USE PERMIT

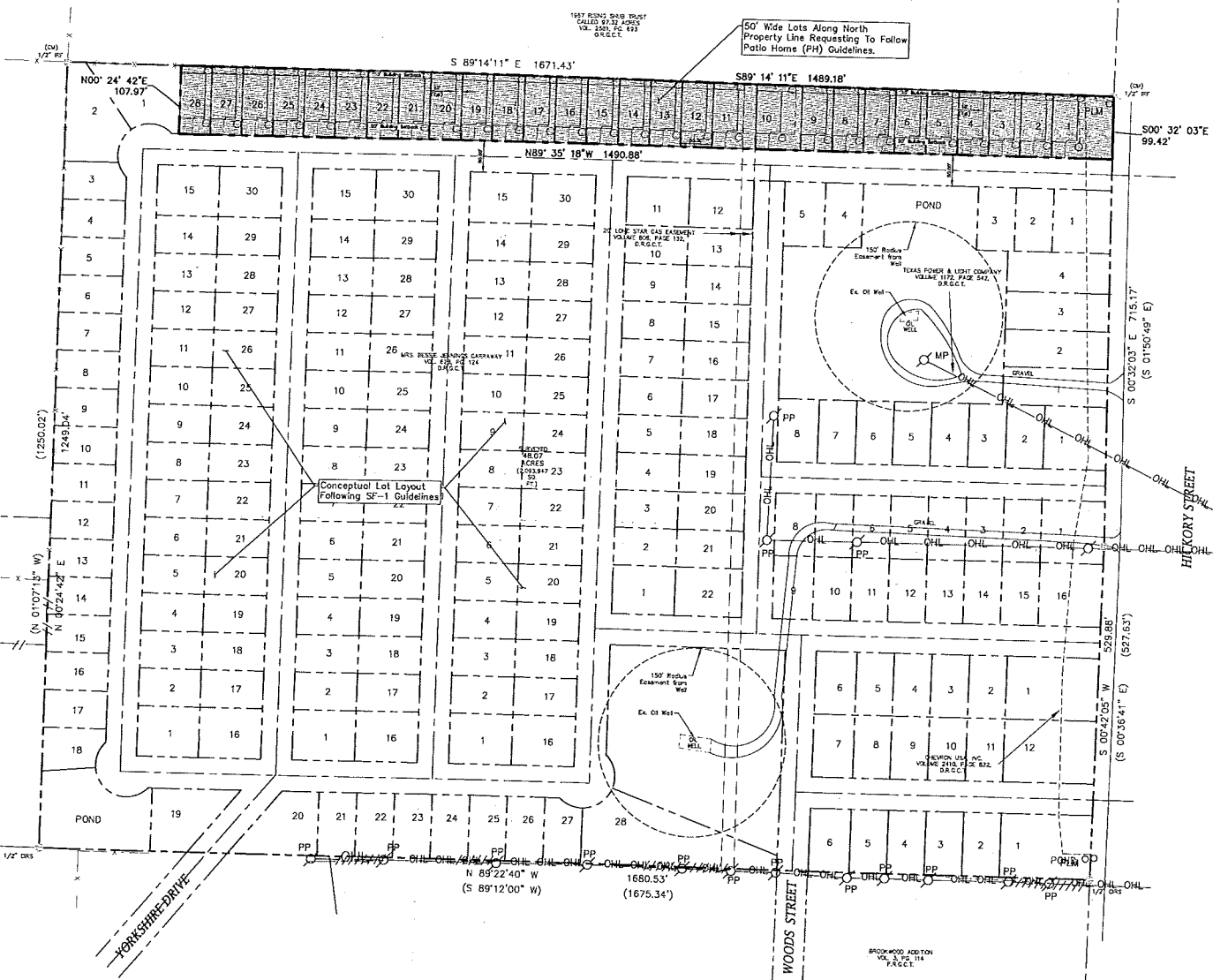
McANAIR ESTATES
WESTAR HOME BUILDERS, LLC
CITY OF SHERMAN, TEXAS

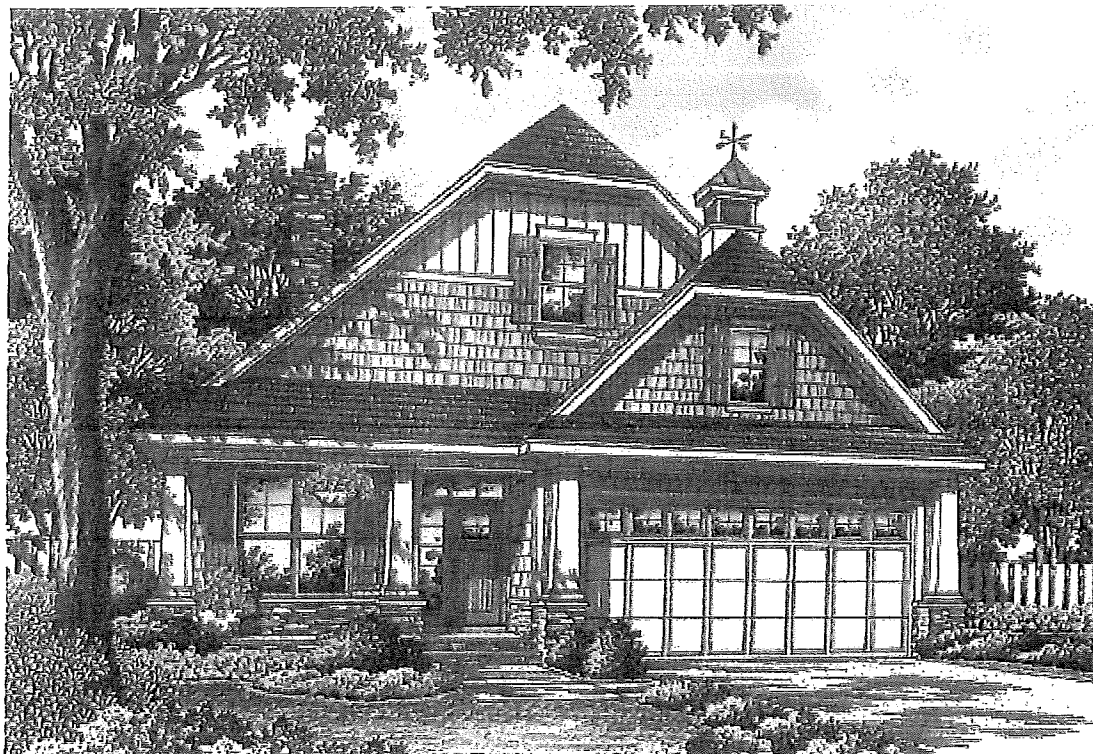
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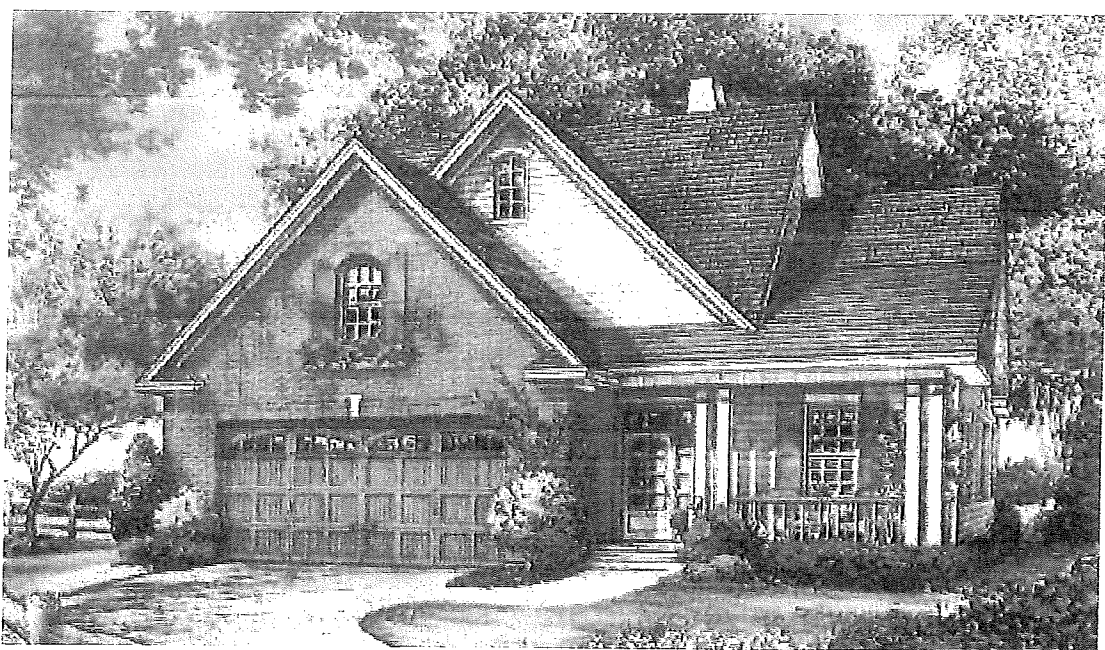
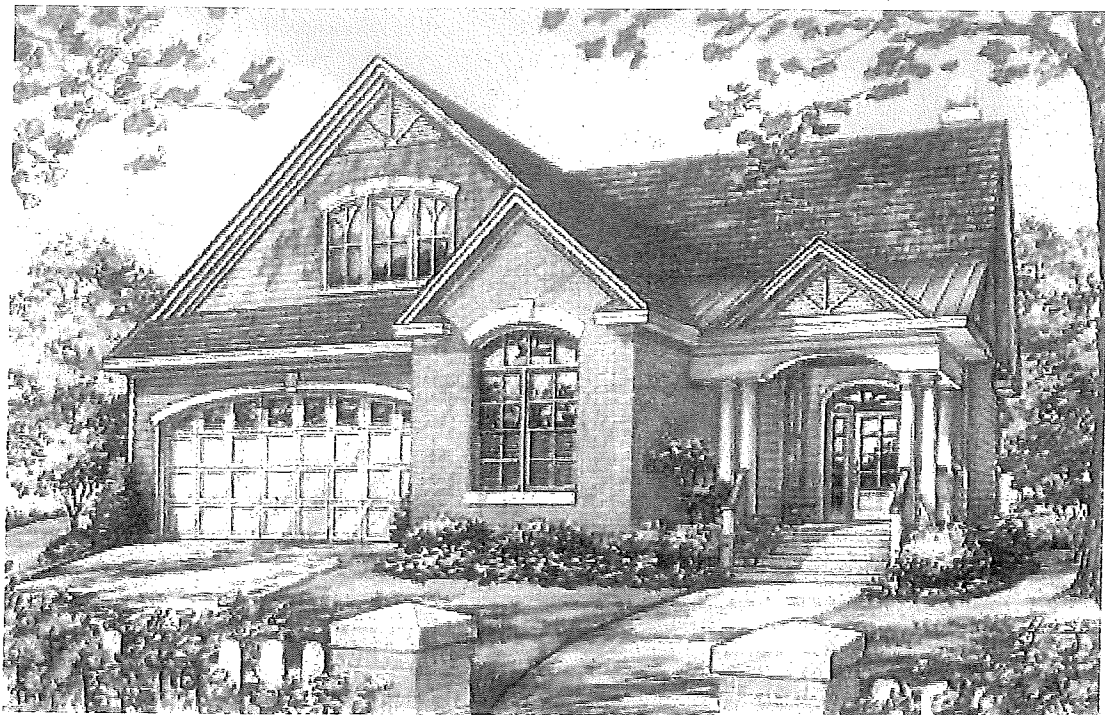
SUP

Project No.
18036

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







STAFF REVIEW LETTER

July 10, 2018

Westar Home Builders LLC
Jim Hidalgo
1716 Davy Lane
Denison, TX 75020

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

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 2800-3100 blocks North Hickory Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance, the screening ordinance, and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Side yard setbacks must be uniform for all homes within a given block.
4. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
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.

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

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

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

Respectfully,

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

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

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

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



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

16.

Meeting Date: 07/17/2018

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

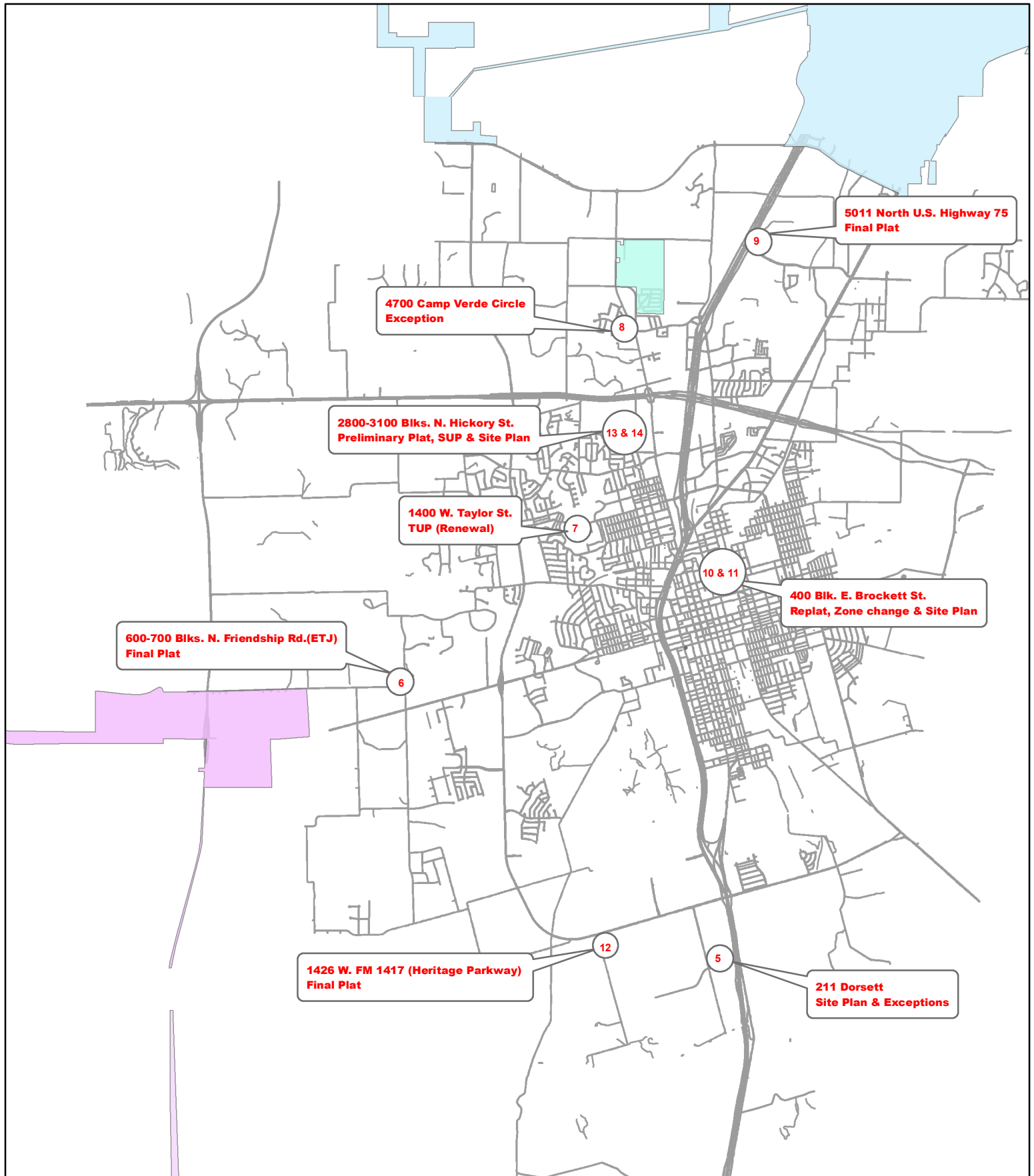
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting July 17, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet