

## AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 16, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JUNE 18, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 8, 9, 10, 12, 13, 14 & 17)**
5. **1908 EAST LAMAR STREET**  
The request of Christobal Madrid (Owner), Brigitte Arndt (Tenant) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park, as follows:  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.
6. **125 EAST WALL STREET**  
The request of John & Sharen Arriazola (Owners) and Madelyn Greenwood (Tenant) concerning the property located at 125 East Wall Street, being a part of Lot 7, Block D, T.J. Shannon's Supplement, as follows:  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District.
7. **105 SOUTH TRAVIS STREET, SUITE 200**  
The request of Reid & Dana Fady (Owners) and Brittney Evans, Plushed Spa (Tenant) concerning the property located at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP), as follows:  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central



Business District.

8.       \*    **2511 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Areshaya Sherman, LLC (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2511 Swamy Drive, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A

9.       \*    **6118 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Srinivasa A & Sudha Reddy (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 6118 Swamy Drive, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A

10.      \*    **6121 NORTH U.S. HIGHWAY 75**

The request of Aziz Hassan (Owner), Sunshine Super Center (Tenant) Sergio Lopez (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 6121 North U.S. Highway 75, being Lot 2R of the Replat Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

***Planning and Zoning Commission***

Site plan approval for Sunshine Super Center

11.      **115 WEST TRAVIS STREET**

The request of Sherman FEC Real Estate LLC (Owners), Trusted ER (Tenant) and NTS Signs (Representative/Sign Contractor) concerning the property located at 115 West Travis Street, being Lot 2, Block 1, Sherman Crossroads Medical Addition, as follows:

***Planning and Zoning Commission***

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 200 square foot, 50' tall freestanding sign 30' from the Highway 75 South property line in the Blalock Industrial Park/Blalock Commercial Overlay District.

12.      \*    **802 NORTH CLEVELAND AVENUE**

The request of Oraporn & Kham Sansavath (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 802 North Cleveland Avenue, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition, as follows:

***Planning and Zoning Commission***

Replat approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 & all of Lot 10, Block 7, College Park Addition.

13.       \*   **3200-3600 BLOCKS SOUTH U.S. HIGHWAY 75**  
The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer), McDonald's USA, LLC (Developer) and JPH Land Surveying, Inc. (Surveyor) concerning the property located in the 3200-3600 blocks of South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:  
***Planning and Zoning Commission***  
Replat approval of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II
14.       \*   **3612 SOUTH U.S. HIGHWAY 75**  
The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer) and Matt Moore (Representative) Rogue Architects (Architect) and Daniel Reece (Landscape Architect) concerning the property located at 3612 South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:  
***Planning and Zoning Commission***  
Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District.
15.       **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**  
The request of Terra Perpetua LLC (Owners) Bryan Klein, ION Design Group (Representative) Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:  
***Planning and Zoning Commission***  
Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Terra Perpetua Village
16.       **1604 SOUTH SAM RAYBURN FREEWAY**  
The request of CTG Group, LLC (Owners), Angela Stewart, Ironwood Auto Sales, LLC (Applicant/Tenant) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 1604 South Sam Rayburn Freeway, being a part of Lots 7, 8 & 9, Block 1, of the Correction Plat of Mayhew's Second Supplement, containing 0.344 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:  
***Planning and Zoning Commission***  
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow used automobile sales in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
17.       \*   **2421, 2429 & 2435 SWAMY DRIVE**  
The request of KANS Holding LLC (Owners) Stan Robinson, Kiss Development Company (Representative), PENH Studio, LLC (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property located at 2421, 2429 and 2435 Swamy Drive, being Lot 1, Shops of Grayson Addition, a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R, of the Replat of Lots 2 & 3, Block A, Dr. Swamy Addition, as follows:  
***Planning and Zoning Commission***  
Site plan approval for Three Retail Shell Buildings and a Clock Tower

18. **3624 SOUTH U.S. HIGHWAY 75**

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

***Planning and Zoning Commission***

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 302 square foot, 75' tall multi-tenant freestanding sign, 34' from the South Highway 75 property line for the Sherman Crossroads Development and a 69 square foot, 8.5' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.

19. **800, 802/804, 806/808, 810/812 NORTH BROUGHTON STREET**

The request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the following properties;

***Board of Adjustments***

- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6.5' side street setback in lieu of the required 10' for a single-family dwelling in an R-1 (One Family Residential) District/College Park Overlay District.
- 802/804 N. Broughton Street, being Lot 10, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side setback (north) in lieu of the required 5' for a two-family, single story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

***Planning and Zoning Commission***

- 802/804, 806/808 & 810/812 N. Broughton Street, being Lots 8, 9 & 10, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District.
- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a single-story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

20. **ADJOURNMENT**

21. **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 11, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of July, 2019  
City of Sherman, Texas

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Patsy Reeves,  
Developmental Services Coordinator





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

2.

**Meeting Date:** 07/16/2019

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

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**Issue:**

**APPROVE MINUTES OF THE REGULAR JUNE 18, 2019, PLANNING AND ZONING  
COMMISSION MEETING.**

**List of Agenda Items:**

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**Attachments**

June 18, 2019 Draft Minutes

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STATE OF TEXAS §

June 18, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on June 18, 2019.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the May 21, 2019 regular meeting. Motion by Vice-Chairman Elliott to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF  
ADJUSTMENTS

CONSENT AGENDA (ITEMS 7, 8, 10, 11, 12, 14, 19, 22 & 24)

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

CONSENT AGENDA

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF 2019 MK & ASSOCIATES, LLC (OWNERS), DR. MANDEEP SINGH, M.D. (REPRESENTATIVE) AND KENT HUGHLETT (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2500 SWAMY DRIVE, BEING LOT 6, BLOCK A, DR. SWAMY ADDITION, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

SITE PLAN APPROVAL FOR A MEDICAL OFFICE.

SITE PLAN –  
MEDICAL OFFICE  
2500 SWAMY DRIVE  
(2019 MK &  
ASSOCIATES, LLC)

The property is located at 2500 Swamy Drive, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District. The owner would like to construct a 7,730 square foot Dialysis Clinic at this location. The exterior finish on the building will be painted concrete panels. Parking will be provided for (38) thirty-eight 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.

**FINAL PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF TIMOTHY AND AMY DANIELS (OWNERS) AND COX LAND SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1655 MAYES DRIVE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 10.998 ACRES IN THE HENRY KATTENHORN SURVEY, ABSTRACT NO. 671, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**

FINAL PLAT APPROVAL OF DANIELS FAMILY ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT –  
DANIELS FAMILY  
ADDITION (ETJ)  
1655 MAYES DRIVE  
(TIMOTHY & AMY  
DANIELS)

The property is located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction off East U.S. Highway 82. The owner would like to plat the property into three 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 MEALS PROPERTY SOLUTIONS, LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1035 SOUTH IDLEWILD DRIVE, BEING A PART OF LOT 4, BLOCK E, CASA LINDA 3<sup>RD</sup> ADDITION AND ALL OF LOT 9 AND THE WEST 12.96 FEET OF LOT 8, BLOCK 3, CASA LINDA 5<sup>TH</sup> ADDITION, UNIT 2, CONTAINING 0.495 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**

REPLAT APPROVAL OF MEALS ADDITION, A REPLAT OF LOT 4, BLOCK E, CASA LINDA 3<sup>RD</sup> ADDITION AND ALL OF LOT 9 AND THE WEST 12.96 FEET OF LOT 8, BLOCK 3, CASA LINDA 5<sup>TH</sup> ADDITION, UNIT 2

REPLAT MEALS  
ADDITION, A  
REPLAT OF LOT 4,  
BLK. E, CASA LINDA  
3<sup>RD</sup> ADDITION & ALL  
LOT 9 & THE WEST  
12.96 FEET LOT 8,  
BLK. 3, CASA LINDA  
5<sup>TH</sup> ADDITION, UNIT 2  
1035 W. IDLEWILD  
DR.  
(MEALS PROPERTY  
SOLUTIONS LLC)

The property is located at 1035 South Idlewild Drive between Linda Lane and Valley Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential

development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND CCM ENGINEERING (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700-5200 BLOCKS NORTH TRAVIS STREET, BEING 100.72 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

PRELIMINARY PLAT APPROVAL OF AUSTIN LANDING ADDITION, PHASES 4-6

PRELIMINARY PLAT  
– AUSTIN LANDING  
ADDITION, PHASES  
4-6  
4700-5200 BLKS. N.  
TRAVIS ST.  
(STONEHOLLOW  
HOMES)

The property is located in the 4700-5200 blocks of North Travis Street between Northcreek Drive and Kreager Road. The property is zoned an SF-1 (Single Family Residential) District. The owner would like to replat the property into three hundred thirty eight (338) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4900-5000 BLOCKS KNOLLWOOD ROAD, BEING 0.855 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

FINAL PLAT APPROVAL OF NORTH CREEK ADDITION, SECTION FOUR

FINAL PLAT –  
NORTH CREEK  
ADDITION, SEC. 4  
4900-5000 BLKS.  
KNOLLWOOD RD.  
(YOUNG  
ENTERPRISES, LP)

The property is located in the 4900-5000 blocks of Knollwood Road between Northcreek Drive and Liberty Hill Trail. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into five (5) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF DANIEL MONTANO (OWNERS), DAVID DOWNTAIN (DEVELOPER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5313 ARROYO TRAIL, BEING 2.0148 ACRES

REPLAT LOT 20 & A  
PORTION LOT 21,  
DOS LAGOS  
SUBDIVISION  
5313 ARROYO TRL.  
(DANIEL MONTANO)



IN THE JAMES B. SHANNON SURVEY, ABSTRACT NO. 1085,  
AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

REPLAT APPROVAL OF LOT 20 AND A PORTION OF LOT  
21, DOS LAGOS SUBDIVISION

The property is located at 5313 Arroyo Trail in the Dos Lagos Subdivision off Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF STATE STORAGE SHERMAN LLC  
(OWNERS) JORDAN HIDALGO (REPRESENTATIVE) AND  
HELVEY-WAGNER SURVEYING (SURVEYOR)  
CONCERNING THE PROPERTY LOCATED AT 521 EAST  
HOUSTON STREET, BEING LOTS 2, 4, 6 & 8, BLOCKS 24,  
OTP SHERMAN, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

SITE PLAN APPROVAL FOR AN ADDITION TO GATOR  
STORAGE

SITE PLAN – GATOR  
STORAGE ADDTION  
521 E. HOUSTON  
(STATE STORAGE  
SHERMAN, LLC)

The property is located at 521 East Houston Street between East and Broughton Streets. The property is zoned an M-2 (Heavy Manufacturing) District. The owner would like to construct a 30, 675 square foot addition to the existing 8,800 square foot self-storage facility (Gator Storage) at this location. The exterior finish on the building will be metal. 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 YESENIA PANIAGUA (OWNER) AND  
HELVEY-WAGNER SURVEYING (SURVEYOR)  
CONCERNING THE PROPERTY LOCATED IN THE 2300  
BLOCK OF SOUTH FIRST STREET AND THE 1200 BLOCK  
OF IDA ROAD, BEING 2.356 ACRES IN THE ROBERT  
THOMPSON SURVEY, ABSTRACT NO. 1200, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

FINAL PLAT APPROVAL OF PANIAGUA ADDITION

FINAL PLAT –  
PANIAGUA  
ADDITION  
2300 BLK. S. FIRST  
ST. & 1200 BLK. IDA  
RD.  
(YESENIA  
PANIAGUA)

The property is located in the 2300 block of South First Street and the 1200 block of Ida Road, near the southeast corner of South First Street and Ida Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TOBAR PROPERTIES, LLC (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 511 NORTH EAST STREET, BEING 0.3334 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF TOBAR ADDITION, PHASE 3 A REPLAT OF A PART OF LOTS 3, 6 & 7, BLOCK 9, G.W. BOND'S SECOND ADDITION.

REPLAT TOBAR  
ADDITION, PHASE 3,  
A REPLAT PART OF  
LOTS 3, 6 & 7, BLK.  
9, G.W. BOND'S 2<sup>ND</sup>  
ADDN.  
511 N. EAST ST.  
(TOBAR  
PROPERTIES, LLC)

The property is located at 511 North East Street, between the railroad tracks and Pacific Street. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE & SITE PLAN

THE REQUEST OF AUSTIN COLLEGE (OWNERS), HEIDI ELLIS (REPRESENTATIVE), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR), ARCHITECTURE DEMAREST (ARCHITECT) AND SPIARS ENGINEERING, INC. (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF NORTH GRAND AVENUE, BEING LOTS 7-10, BLOCK 10, COLLEGE PARK ADDITION, CONTAINING 1.143 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 7' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR STUDENT HOUSING FOR AUSTIN COLLEGE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR STUDENT HOUSING FOR AUSTIN COLLEGE.

VARIANCE – REAR  
SETBACK

SITE PLAN – AUSTIN  
COLLEGE STUDENT  
HOUSING  
700 BLK. N. GRAND  
AVE.  
(AUSTIN COLLEGE)

Scott Roberson, Architecture Demarest, 10515 Silverrock Dr.,  
Dallas, TX

Mr. Roberson appeared to represent the request and answer any questions. The property is located in the 700 block of North Grand Avenue; the northeast corner of Brockett Street and Grand Avenue. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. Austin College would like to plat the property into one lot for the construction of student housing

Mr. Roberson explained “the project consist of four buildings similar to the Victorian Cottages that were built about ten years ago in the 1100 and 1200 blocks of North

Grand Avenue. It has the feel of single-family homes in that area. The buildings consist of two single unit, two-story cottages (1,758 square foot and 1,818 square foot) and two, three unit, two-story cottages (4,623 square foot each). Each unit will have four bedrooms and four baths, for a total of thirty-two bedrooms. There will be a parking lot for thirty-two stalls and an outdoor amenity space between the two larger cottages. The variance we are asking for is for a 7' setback in lieu of a 25' on the rear of the property; this will allow setting the building back farther on Grand Avenue; we want to keep the urban feel." 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 variance or site plan.

*Board of Adjustments*  
ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 7' rear setback in lieu of the required 25' for Austin College Student Housing in an R-1 (One Family Residential) District/College Park Overlay District in the 700 block North Grand Avenue subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

*Planning and Zoning Commission*  
ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for Student Housing for Austin College in the 700 block of North Grand Avenue subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF RICARDO AND ODILIA AYALA (OWNERS), SUN CITY SOLAR ENERGY (SOLAR CONTRACTOR) AND SYNAPTIC SOLAR (SUBCONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 3335 CARRIAGE CIRCLE, BEING LOT 24, LAMBERTH ROAD ESTATES, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

SUP – GROUND  
MOUNTED SOLAR  
PANELS  
3335 CARRIAGE  
CIRCLE  
(RICARDO &  
ODILIA AYALA)

**ALLOW GROUND MOUNTED SOLAR PANELS IN AN R-A  
(SINGLE FAMILY AGRICULTURAL) DISTRICT.**

Ricardo Ayala, 3335 Carriage Circle, Sherman, TX

Mr. Ayala appeared to represent the request and answer any questions. The property is located at 3335 Carriage Circle in the Carriage Estates Subdivision off West Lamberth Road. The property was annexed into the City of Sherman December 7, 2015 and is zoned an R-A (Single Family Agricultural) District.

Mr. Ayala explained “I would like to install a ground mounted solar panel system at my home; the solar panels are a 10,000-kilowatt system. I have a little over an acre of land, so I want it to be ground mounted away from the roof. This system will cover about eighty percent of my electric consumption. It will be located on the north side of my property; my neighbors are wide spread and I have a baseball field in the back. The solar panels will be located about one hundred feet from the front property line.” He had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services explained “the solar panels would be 83’ from the rear property line and 53’ on the side.”

Commission Member Davis explained “it looks like the panels are 48’ x 14’.”

Mr. Ayala responded “yes”.

Chairman Mahone asked if it would be fenced.

Mr. Ayala explained “we have a wood fence on the side and a chain link fence in the back.”

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

**ACTION TAKEN.**

Motion by Commission Member Sims to approve the Specific Use Permit and site plan to allow ground mounted solar panels in an R-A (Single Family Agricultural) District located at 3335 Carriage Circle subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ALI UMAIR (OWNER), DANISH SAMAD (PROSPECTIVE BUYER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1129 SOUTH MONTGOMERY STREET, BEING LOT 8, BLOCK 7, JONES & WAINRIGHTS ADDITION, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

ZONE CHANGE AND SITE PLAN APPROVAL FOR AN EXISTING NONCONFORMING STRUCTURE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE –  
C-1 TO R-1  
1129 S.  
MONTGOMERY ST.  
(ALI UMAIR)

Danish Samad, 902 E. Cherry St., Sherman. TX

Mr. Samad appeared to represent the request and answer any questions. The property is located at 1129 South Montgomery Street, the northeast corner of South Montgomery and East Rosedale Streets.

Mr. Samad explained “I am the buyer of this property. The current owner purchased the property in 2017; he tried to rent the commercial building without success. He would like to sell to me and I would like to change the zoning on the property to an R-1 (One Family Residential) District to be used as rental property; most of the properties around this property are residential. The building was built in 1927 and was formerly used as a grocery store. I plan to renovate the building for residential use.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the zone change for an existing nonconforming structure from a C-1 (Retail Business) District to an R-1 (One Family Residential) District at 1129 South Montgomery Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF SERAJ ALI (OWNER), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) AND D2L DESIGNS, LLC (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 719 EAST MCGEE STREET, BEING PART OF LOT 1, BLOCK 2, JONES & SUMMIT ADDITION, AS FOLLOWS:

SUP – DUPLEX  
719 E. MCGEE  
(SERAJ ALI)

(DENIED)

**PLANNING AND ZONING COMMISSION**

**SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**Seraj Ali, 1113 Lakota Place, Carrollton, TX**

Mr. Ali appeared to represent the request and answer any questions. The property is located at 719 East McGee Street, the northwest corner of McGee and Maxey Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Ali explained “I was here a couple of months ago for a duplex with four bedrooms per unit at this location, it was approved at the Planning and Zoning Commission Meeting, but the motion to approve at the City Council Meeting failed. Some of the neighbors complained, so I have reduced the number of bedrooms to three per unit and will have six parking spaces on the lot. I reduced the square footage to 1,300 on each side. The exterior facade will be brick.” He had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

**LaVonda Jacobs, 803 E. McGee, Sherman, TX**

Ms. Jacobs explained she is representing her mother that lives at 803 E. McGee Street. She wanted clarification of where the parking spaces would be, McGee or Maxey.

Chairman Mahone explained “the parking spaces would pull out onto Maxey Street.”

Ms. Jacobs explained “my Mom backs out on Maxey Street, originally there were going to be eight parking spaces and they are still going to have six spaces; we are still worried about the parking when she is backing out. Maxey is not a very wide street. The duplex still seems like it is big even though it is a corner lot. With the address being on McGee Street, we thought the parking would be on McGee Street, not on Maxey; it would be better for Mom. She has had problems in the past when the nursery was open, people parking on both sides of the street and in her driveway.”

Chairman Mahone asked if her mother’s driveway faces Maxey or McGee.

Ms. Jacobs responded “it faces Maxey; it is on the side.”

Commission Member Davis stated “there is only one other drive that faces Maxey and it is across the street.”

Ms. Jacobs explained “my mother’s drive is across the street from this property to the east.”

Gary Simpson, 2510 Turtle Creek, Sherman, TX.

Mr. Simpson explained he owns property in that area. “I was at the City Council meeting when they turned it down. I cannot believe the Planning and Zoning Commission sent it out with four bedrooms on each side. I have been in the rental business a long time, I know what duplexes are, people are in and out. If you have a duplex with four bedrooms, three bedrooms now and it rents for a fairly amount of money, you are not going to have just one family, you are going to have maybe two families and everybody has two cars, six spots are not going to carry, so you are going to end up with cars on Maxey.”

“You passed on Gardenland as a venue place, it went to the City Council, and they turned it down. Evidently, it came back to you and you passed it and the City Council passed it, they are having a venue. I was out there a week ago last Friday, they were having a party for the Tom Bean Seniors, there were cars parked everywhere because he can only park about twenty cars on his lot. Maxey Street curves to the left and the cars park all along Maxey blocking the resident's driveways that live there. It is not a duplex area, there are nice houses all around this area; but this is not a duplex area.”

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

**ACTION TAKEN.**

Motion by Commission Member Manley to approve the Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District at 719 East McGee Street subject to the Staff Review Letter. Second by Commission Member Davis.

**VOTING AYE: MANLEY, DAVIS AND WOOD.**

**VOTING NAY: DOWNTAIN, ELLIOTT, SIMS AND MAHONE**  
**MOTION FAILED**

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

**TEMPORARY USE PERMIT**

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 OCTOBER 4<sup>TH</sup> THROUGH NOVEMBER 2<sup>ND</sup>, 2019 AND FEBRUARY 13<sup>TH</sup> THROUGH 15<sup>TH</sup>, 2020 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT,

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

**R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.**

John LeBlanc, 221 W. Texas St., Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2018.

Mr. LeBlanc explained “Kristi Travis would like to open a haunted slaughterhouse, October 4<sup>th</sup> thru November 2<sup>nd</sup>, 2019 and February 13<sup>th</sup> thru 15<sup>th</sup>, 2020 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nights (if needed) will be October 6<sup>th</sup>, 10<sup>th</sup>, 28<sup>th</sup> 29<sup>th</sup> and 30<sup>th</sup>, 2019. 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.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the Temporary Use Permit to allow a haunted house October 4<sup>th</sup> through November 2<sup>nd</sup>, 2019 and February 13<sup>th</sup> through 15<sup>th</sup>, 2020 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District at 1400 West Taylor Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**ZONE CHANGE**

THE REQUEST OF BARTON CAPITAL, LTD (OWNER), RON BARTON (REPRESENTATIVE) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY IN THE 200 BLOCK OF WEST PARK AVENUE, BEING LOTS 1-8, BLOCK 31, REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 AND 41 OF SOUTH SIDE ADDITION, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**

**ZONE CHANGE –  
M-1 TO R-1  
200 BLK. W. PARK  
AVE.  
(BARTON CAPITAL,  
LTD)**



**ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**Ron Barton, 715 S. Sam Rayburn Frwy., Sherman, TX**

Mr. Barton appeared to represent the request and answer any questions. The property is located in the 200 block of West Park Avenue between Elm and Crockett Streets. The property is zoned an M-1 (Light Manufacturing) District.

Mr. Barton explained “I would like to rezone the property to an R-1 (One Family Residential) District for residential development on eight existing lots. We were turned down several years ago for the zone change but we feel it is a good time to develop the property for residential. We would put the typical 1,200-1,300 square foot home with a two-car garage on the lot; three parking spaces would be provided. The property was formerly used for residential several years ago for the Burlington Building employees. There are already houses to the east and they are developing houses to the north, houses on the other side of the alley from this property.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “these lots are platted lots; there were homes for the cotton mill employees at one time. This was zoned manufacturing, the last time this went to P&Z, the concern was truck traffic from the manufacturing here and to the east on Montgomery Street.”

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

**Letter received from:**

**Carlos & Estella Carvajal, 128 W. Park, Sherman, TX**

“This site is lateral across the street from our property, behind is another street of residences. We do not need any more manufacturing in this neighborhood. We have enough of Park Avenue cars racing and revving their engines right in front of my home, making it difficult to hear the television. Another factory will bring more cars, truck deliveries, and employee’s cars. We do not have a noise ordinance to help keep the noise level down. I am opposed to more manufacturing.”

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the zone change from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District in the 200 block of West Park Avenue subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE  
MOTION CARRIED

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

VARIANCES & SPECIFIC USE PERMIT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNER),  
DAVID BACA STUDIO (ARCHITECT) AND HELVEY-WAGNER  
SURVEYING (SURVEYOR) CONCERNING THE PROPERTY  
LOCATED IN THE 4800-4900 BLOCKS KNOLLWOOD ROAD,  
BEING LOT 1, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH  
CREEK ADDITION, SECTION 1 AND ALL OF BLOCK 1 OF  
THE REPLAT OF NORTH CREEK ADDITION, SECTION 1,  
CONTAINING 2.302 ACRES IN THE JAMES H. CLARK  
SURVEY, ABSTRACT NO. 275, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5)(C) TO ALLOW A 62' TALL BUILDING FOR AN APARTMENT COMPLEX IN LIEU OF THE PERMITTED 45' IN A C-1 (RETAIL BUSINESS) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (4) TO ALLOW 113 PARKING SPACES IN LIEU OF THE REQUIRED 132 FOR AN APARTMENT COMPLEX IN A C-1 (RETAIL BUSINESS) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WROUGHT IRON FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL SURROUNDING AN APARTMENT COMPLEX IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER  
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO  
ALLOW AN APARTMENT COMPLEX (YE URBAN LOFTS) IN  
A C-1 (RETAIL BUSINESS) DISTRICT.

David Baca, 100 N. Travis St., Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located in the 4800-4900 blocks of Knollwood Road; the southeast corner of Hilre Drive and Knollwood Road. The property is zoned a C-1 (Retail Business) District.

Mr. Baca explained "the owner would like to construct the YE Urban Lofts, a sixty-six (66) unit, three-story apartment complex at this location. If you remember a few months back this came up on another lot, but the developers started looking at a lot that was nearby, the first one that was approved for the zoning change. This would be there to anchor a development, also to provide an alteration to Knollwood and Northcreek Drive to Travis to correct that whole situation. That is why they felt to move it to this particular site." He had seen the Staff Review Letter and would abide by the Recommendations.

VARIANCE – HEIGHT  
OF BLDG.

VARIANCE –  
PARKING

VARIANCE – FENCE

SUP & SITE PLAN –  
APARTMENT  
COMPLEX  
4800-4900 BLKS.  
KNOLLWOOD ROAD  
(YOUNG  
ENTERPRISES, LP)

“The architecture of the building will be a continuation of what the developers have already started with Magnolia Village and Ace Storage, a continuation that will enhance the area. We are requesting several variances; the first one is the one that requires a masonry wall around the perimeter of the apartment complex; we are requesting a tubular steel fence. It is the same as wrought iron but a little bit different from a typical fence, but I do not want wrought iron in the language because it is different from tubal steel; the fences you usually see are tubal steel. That is our first request to do that all around the perimeter in tubal steel. We feel the masonry wall would feel like a large compound and the idea that it looks open, we would understand if it was backed up to a residential area, but even around the front we want it to feel open and the areas on the sides.”

“The second variance that we are looking at is to allow a sixty-two (62) foot tower on a portion of the building; we want to maintain an overall building height of 45’ for the remainder of the apartment complex; the tower would be an architectural enhancement.”

“The last request is to reduce the number of parking spaces to 113 spaces in lieu of 132 spaces required. One of the main reasons we want to ask for this reduction is the vast majority of apartments that are built in this area are two bedroom apartment complexes and they have a lower percentage of one bedroom and a lower percentage of two bedrooms. If we are asking for two spaces for every single unit of the one bedroom to the two bedroom, in a typical circumstance you balance out the ones and the threes because the three bedrooms do not require three parking spaces. We are ninety percent one-bedroom units and because of that, we feel like adding the twenty something extra parking spaces would be way too much concrete; we would like to keep as much green space as possible. We are asking for it to be one and one half spaces for each of the one bedrooms, two spaces for the two bedroom and we have also added in because we have seen this in other cities when some have added in a percentage for extra parking, so we added ten percent for guest parking. The numbers we are asking for is very common among other cities across the State, we did some research, Dallas, Houston, Austin, San Antonio, Ft. Worth, Corpus Christi, Tyler, College Station, Waco and Lubbock require the same ratio, 1 ½ per one bedroom, 2 per two bedroom and 2 ½ per three bedroom; they keep adding a half space for each additional bedroom. We are not asking for a much lower number than that, it is very consistent across many of the other municipalities.”

“One of the other things we wanted bring up, under Sherman’s Ordinance for the subdivision regulations, a unified residential development is listed under Sherman’s Ordinance, one bedroom apartments are 1.25 spaces per unit, two bedrooms at 1.5 spaces per unit and we feel if this were a part of the unified residential development and you

are allowing less parking there and what we are asking for is actually more than that, we believe that we would still have ample parking onsite and people will not be parking in the street.”

Chairman Mahone asked “how many units total the apartment complex would have.”

Mr. Baca explained “there are sixty-one, one bedroom and six, two bedroom.”

Commission Member Manley asked if there would be any occupants in the 62’ tower.

Mr. Baca responded, “no, if we did that, we would have to put an elevator in; it is strictly ornamental.”

Chairman Mahone stated “there would be seventy-three bedrooms across the entire building.”

Mr. Baca responded, “that is correct.”

Chairman Mahone asked Mr. Shadden the minimum parking spaces per unit.

Mr. Shadden explained, “the minimum parking spaces is two per unit, one per bedroom, two per unit.”

Commission Member Davis asked if any exceptions had been granted recently for parking at an apartment complex.

Mr. Shadden did not remember any exceptions being granted for parking.

Chairman Mahone wanted to know more about the tubal steel fence.

Mr. Baca explained, “a typical wrought iron fence is solid, true iron and it is solid pickets, they are welded together on rails. Tubal steel looks exactly the same, they put the ornamental caps on top where they can be flat, they are still welded, but they are hollow inside; that’s the biggest difference, but they cost much less. I want to make sure that it is not something that comes up later.”

Chairman Mahone asked Mr. Shadden “if this variance was approved as a wrought iron fence, is that going to create a problem for them if they use tubal steel.”

Mr. Shadden explained, “it has not been an issue. If he does not feel comfortable, he could resubmit.”

Brandon Shelby, City Attorney explained, “we could not grant more than what is advertised; the tubal fence would be asking for more of a variance. You could approve it for

wrought iron and if became an issue they could come back to amend the variance.”

Commission Member Davis asked if it would change anything if it should be approved if you worded it instead of a 62’ tall building for an apartment, we approve the apartment with a 62’ aesthetic feature.

Mr. Shelby explained, “you are being more restrictive so it is not.”

Mr. Baca explained, “they are ok with that.”

Commission Member Wood wanted to go back to the parking issue. “The one bedroom units, it’s still a two person occupancy and with six handicap parking spots, it is putting it down to 107 regular parking spots.”

Mr. Baca explained, “the handicap are in that combination of parking; you don’t pull those out, so actually you have to have some units for fair housing for handicap accessible persons.”

Commission Member Wood explained, “it looks like there would be room for parking spots; you just want the enhanced green space.”

Mr. Baca responded, “we do; the main purpose is for the green space. We feel the two per unit regardless of bedrooms is a little excessive; the main thing is they do not want a lot of concrete around the whole apartment complex. They will have hardscape in the central area around the pool area and the courtyard, so they want to leave the greenspace around the complex for a walking area or dog park.”

Commission Member Manley explained, “from the last time you were here, it was mainly single bedroom units, it is being monitored around young professionals; is that still the case.”

Mr. Baca responded, “that is correct.”

Appearing from the audience:

Mike Moore, 4901 Hara Lane, Sherman, TX

Mr. Moore wanted to know the location of the proposed apartment complex; “is it on the east side of Knollwood Road.”

Chairman Mahone responded, “yes; that is correct.”

Mr. Moore explained, “as far as the parking, there was an apartment complex that was built years ago on Knollwood, people park boats, trailers, all kinds of stuff in extra parking spots. If you reduce your parking spots, people are going to start finding places to park around there. As far as the tubal

fence, in the apartment complex people pull those tubes apart and crawl between them and the fence is starting to look shabby. If you are going from brick to wrought iron, make it wrought iron where it cannot be bent. I know they want to cut cost but you are trying to fit into that neighborhood, which I think is a nice residential neighborhood. He said something about traffic, the way it ties into Northcreek Drive and Travis Street, it is getting ridiculous now; what are the plans for traffic flow when it is all said and done. If you try to go out there when it is college, school, it is hard to get on Travis Street now, if you add one-hundred thirty-two more cars coming in and out of there, you've got problems."

Cindy McHan, 4913 Hara Lane, Sherman, TX

"I have some of the same concerns about the traffic. Knollwood Drive, you have to pull off the side to let someone pass you. When its holidays, trying to get out of Knollwood Drive onto Travis Street is very dangerous. We have the strip mall up above us where Home Depot is, if we add this apartment complex, it concerns me about EMT and emergency services being able to get to the area with the traffic we have. I have real concerns about those roads and apartment complex there."

Clint Philpott, Director of Engineering explained, "we are working with Young Enterprises to extend Hilre Drive to Travis Street and when we do that Knollwood will either disappear or turn into a cul-de-sac, which will relieve that intersection at Northcreek and Travis Street. We talked to TXDOT this week and they are checking to make sure that intersection warrants putting lights there."

Ms. McHan stated, "what you are saying is they are going to make the entrance and exit to this apartment complex on Knollwood Road."

Mr. Philpott explained, "there are two drives on Knollwood Road and one onto Hilre, but when you are going south on Knollwood, you will no longer be able to go to Northcreek Drive, there will be a cul-de-sac there. To get to the apartment there will be a road extension of Hilre out to North Travis Street."

Ms. McHan explained, "Knollwood Road is so bad, to let just a normal size truck pass you have to pull off into the ditch."

Mr. Philpott explained, "Knollwood Road is a County Road. We have known that intersection has been a problem for a long time."

Ms. McHan explained, "if the traffic issue is addressed; I do not have any problems with the apartment complex."

Mr. Baca explained, "the possibilities are there that you can destroy a fence; I think it is really up to the apartment

complex to make sure those things are taken care of. The reality is, ninety-five percent of all the fences we see out there are not wrought iron. I wanted to make sure we are clear on that language, just so we were not required to do that. The fence is going to be backing up to a floodplain to the east side and it is on the corner of two streets. The fence will be along frontage with sidewalks, so I do not know that it would be the same issue as the apartment complex to the north that is somewhat hidden back in the trees.”

Commission Member Sims asked, “do they plan to own and operate or build to sell.”

Daniel Worrell, 2509 Remuda, Sherman, TX

He explained, “they plan to own and operate at least three to five years.”

Mr. Baca explained, “as far as the parking, we are really not asking for anything that is not out of the ordinary, you can go across municipalities all across the State and see the numbers we are asking for and again our own ordinance under a different zone does require substantially reduced parking as 1 ¼ for a one bedroom.”

Mr. Shadden explained, “we do not have unified residential developments; we do not have any apartments in place under the ordinance.”

Mr. Baca explained, “that is correct, but it is written in the ordinance to allow that. We are asking for more spaces than this is requiring. I brought that up to say it is out of line what Sherman is allowing in other zones in the subdivision regulation.”

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

*Board of Adjustments*

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the variances to allow a 62’ tall building for an apartment complex but clarifying the tower is an aesthetic feature only, not for occupancy; 113 parking spaces in lieu of the required 132; and a 6’ wrought iron fence in lieu of the required masonry in a C-1 (Retail Business) District in the 4800-4900 blocks Knollwood Road subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN AND DAVIS

VOTING NAY: WOOD.

MOTION CARRIED

*Planning and Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Manley to approve the Specific Use Permit to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District in the 4800-4900 blocks Knollwood Road subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF NEW HERITAGE BAPTIST CHURCH (OWNERS) AND BLUESTONE DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2122 SOUTH FM 1417 (HERITAGE PARKWAY) BEING LOT 1, BLOCK 1, HALIBURTON ADDITION, AS FOLLOWS:

**BOARD OF ADJUSTMENTS**

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (11)(A) TO ALLOW A 72 SQUARE FOOT DIGITAL MONUMENT SIGN, 5' FROM THE FRONT PROPERTY LINE IN LIEU OF THE ALLOWED 65 SQUARE FOOT WITH A REQUIRED 25' SETBACK IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

VARIANCE – SIGN  
2122 S. FM 1417  
(HERITAGE  
PARKWAY)  
(NEW HERITAGE  
BAPTIST CHURCH)

Kyle Boothe, Bluestone Partners, 4708 N. FM 1417 (Heritage Parkway), Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 2122 South FM 1417 (Heritage Parkway); the property in front of the City of Sherman Water Tower across from the Pebblebrook Subdivision. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1.1 (FM 1417) Overlay District.

Mr. Boothe explained, “New Heritage Baptist Church is in the process of building a church at this location. They are requesting a variance to allow a seventy-two (72) square foot digital monument sign, five (5) foot from the FM 1417 (Heritage Parkway) property line. The portion of the LED is not that the full square footage of the monument sign; it is only 2' x 6'. When you come from the north, heading south it would be 50-52 feet from the highway and difficult to see because of the terrain. They want to have a nice sign in the area to get the word out to market what services they provide.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, “with the sign being five foot off the property line, how far is it from the actual road.”



Mr. Boothe explained, “it would be thirty-three feet.”

Chairman Mahone asked, “if FM 1417 (Heritage Parkway) would be widened in the future.”

Mr. Philpott explained, “when funding becomes available; the schematic design has already been done.”

Mr. Boothe explained, “that might be on the Staff Review Letter Item #2 “If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner’s expense.” I’m not sure we did account for that in this.

Mr. Philpott explained, “I thought the right-of-way dedication was twenty feet. On the site plan there is an area that has an electrical pole on it, it looks like there is a light dashed line there and about twenty feet there is another dash line; it looks like that would be the right-of-way dedicated and the sign is behind it.”

Mr. Shadden explained, “if you put the sign twenty-five foot required today, gave the twenty foot dedication, you would be five foot off what you are asking for; it would make it conforming.”

Mr. Boothe asked, “if the highway dedication is confirmed.”

Mr. Philpott explained, “TXDOT requested it.”

Mr. Boothe asked, “is the Staff Review Letter worded or anything if you wanted to take the risk, build it closer and they are financially responsible for moving it; is that a possibility if the highway is not expanded in the next fifteen years or so.”

Mr. Philpott felt it would be expanded in the next five years with the high school going in further south.

Mr. Shadden explained, “I would go ahead and ask for this request today at five foot, but I would put the sign at twenty-five foot so that makes it a conforming sign when they dedicate the right-of-way, instead of an existing nonconforming sign, so go ahead and ask for the size with the way it is worded.”

Mr. Boothe explained, “currently we were going through a Replat separately that someone else in our office is handling.”

Commission Member Davis asked, “is this a church with a future commercial pad site; are there going to be another building and signs.”

Mr. Boothe responded, “that is correct.”

Rob Shepherd, 910 E. King St., Sherman, TX

Pastor Shepherd explained he is the Pastor of New Heritage Baptist Church. “Jesus said let your light so shine before men that others may see your good works and glorify your Father in Heaven. This is what we are endeavoring to do at New Heritage, our sign is part of our ministry strategy to communicate the gospel truth, Jesus loves, saves and restores. We also are endeavoring to ensure that our community knows that New Heritage loves them and is there to serve and meet their needs in any way we can. So the church sign will communicate that message, that is why placement is so critically important to us. We would love for our sign to be clearly seen and unobstructed so all who pass by will know that Jesus loves them. I would appreciate your consideration.”

Commission Member Downtain asked about the digital portion of the sign; “how many square feet is it.”

Mr. Boothe explained, “I believe it is 2’ tall x 6’ wide.”

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

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the variance to allow a 72 square foot digital monument sign, 5’ from the front property line in lieu of the allowed 65 square foot with a required 25’ setback in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District at 2122 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter and the digital portion of the sign does not exceed 2’ x 6’ as presented to the Board. Second by Commission Member Wood.

**VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN AND WOOD.  
VOTING NAY: DAVIS  
MOTION CARRIED**

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

**EXCEPTION**

THE REQUEST OF LEGEND BANK (OWNERS), MATT BROWN (REPRESENTATIVE) AND WILLOW CREEK SIGNS (SIGN CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 3608 FM 691, BEING LOT 1, BLOCK 1, LEGEND BANK ADDITION, AS FOLLOWS:

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (11)(A) TO ALLOW AN ADDITIONAL 50’ TALL, 295 SQUARE FOOT POLE SIGN, 40’ FROM THE FRONT PROPERTY LINE IN LIEU OF THE PERMITTED 12’ TALL, 65 SQUARE FOOT FACE AREA WITH A MINIMUM SETBACK OF

**EXCEPTION – SIGN  
3608 FM 691  
(LEGEND BANK)**

25' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

Matt Brown, 4519 Falcon Dr., Sherman, TX

Mr. Brown appeared to represent the request and answer any questions. The property is located at 3608 FM 691 between U.S. Highway 75 and Loy Lake Road. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1.3 (FM 691) Overlay District.

Mr. Brown explained, "Landmark Bank is currently in the process of constructing a bank at this location. They are requesting an exception to allow an additional 50' tall, 295 square foot pole sign, 40' from the front property line; it is actually 90' from the front property line. The area has a lot of topographic issues with the trees. The sign we have planned is not just your standard rectangular box; it actually has three dimensions, it should be a very nice sign. QuikTrip is next to us on the east, they have a sign that is 75' tall, 439 square feet and it is 20' off their property line." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, "this reads additional, is there going to be another sign."

Mr. Brown responded, "we are going to have a monument sign by the drive in and our name on the building."

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 an additional 50' tall, 295 square foot pole sign, 40' from the front property line in lieu of the permitted 12' tall, 65 square foot face area with a minimum setback of 25' in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District at 3608 FM 1417 subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTIONS & SITE PLAN**

THE REQUEST OF IDEATION STATION LLC (OWNERS), RUTH WILLIAMSON (REPRESENTATIVE) AND JARED TREDWAY, TREDWAY WORKSHOP, LLC (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 227 SOUTH

EXCEPTION –  
RESIDENTIAL  
OCCUPANCY

EXCEPTION –  
FAÇADE

TRAVIS STREET, BEING LOT 6, BLOCK 8, OTP SHERMAN,  
AS FOLLOWS:

**BOARD OF ADJUSTMENTS**

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (6)(A) TO ALLOW A RESIDENTIAL OCCUPANCY IN THE FIRST HALF OF THE FIRST FLOOR FACING TRAVIS STREET IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW BLEACHED, STAINED AND SEALED RED CEDAR ACCENT MATERIAL WITH STAINLESS STEEL STAR DRIVE FASTENERS FOR THE GARDEN SCREEN WALL IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

**PLANNING AND ZONING COMMISSION**

**SITE PLAN APPROVAL FOR A NEW EXTERIOR FAÇADE  
AND ROOFTOP TERRACE FOR IDEATION STATION**

**SITE PLAN –  
EXTERIOR FAÇADE  
& ROOFTOP  
TERRACE  
227 S. TRAVIS  
(IDEATION STATION  
LLC)**

Jared Tredway, 505 N. McKown, Sherman, TX

Mr. Tredway appeared to represent the request and answer any questions. The property is located at 227 South Travis Street, the northeast corner of Travis and Jones Streets; across the street to the south is the Police Station. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

Mr. Tredway explained, “the building started as a row of commercial buildings and was later renovated for a gas station. In the late 70’s or early 80’s, it was renovated again for an office building and at that time the main entrance to the building was on Jones Street. When the current owner bought the building, she transformed it into a spa. They are currently using the building as The Ideation Station. The building is experiencing new life as a mixed-use building, including office lease space, co-working space, meeting rooms and galleries.”

“The project proposed involves: the addition of a new main Ideation Station entrance strongly addressing the corner of Jones and Travis Streets; substantial enhancements to the Travis Street facade as well as the Jones Street facade; enhancements to the existing Travis Street entrance; a new rooftop terrace along Travis Street; a new screen-wall and landscape elements strongly addressing the Travis Street sidewalk, restoring the continuity of the sidewalk and enhancing the pedestrian experience; the addition of a 1,593 square foot residence in a portion of the building, to be accessed through the enhanced Travis Street entrance.”

“Because the building strongly addresses the corner and Jones Street, as well as the wall’s setback from Travis Street, they are requesting an exception to allow a residence within the first half of the first floor facing Travis Street. The

design of the enhanced facade and entrance is mindful of commercial scale and details, and with respect for the urban fabric and neighboring buildings along South Travis Street, should the occupancy of the residence return to commercial space in the future. In addition to the exception, they are proposing the use of bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall.” He had seen the Staff Review Letter and would abide by the Recommendations.

Kiki Osterman, 3685 W. Washington, Sherman, TX

Ms. Osterman explained, “I own a building in this area and I support these changes. I think it is a great idea to have something with a different building product other than brick and concrete; we certainly have plenty of that in this block, although Ruth has done great with her space. I think this will improve the whole aesthetics of the area if she is allowed to go forward. I was sad to hear they do not want it to look like a residential area; I think we need more of that in our downtown area.”

Commission Member Wood asked, “where they are going to park.”

Ruth Williamson, 227 S. Travis, Sherman, TX

Mrs. Williamson explained, “I rent eight spaces over in the Fire Department parking lot and have since 2005.”

Mr. Shadden explained, “this is located in the Central Business District. In that district, you can have up to four residential uses as long as they are not in the front half of the first floor; so the location of where the residential is the issue, however they have half the spaces used as commercial.”

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

*Board of Adjustments*

**ACTION TAKEN.**

Motion by Commission Member Wood to approve the exceptions to allow a residential occupancy in the first half of the first floor facing Travis Street and to allow bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall in a C-1 (Retail Business) District/Central Business District at 227 South Travis Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

*Planning and Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the site plan for a new exterior façade and rooftop terrace for Ideation Station at 227 South Travis Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTION**

THE REQUEST OF KATIE KING (OWNER) AND VERONICA GARCIA (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1803 NORTH ROSS AVENUE, BEING LOTS 1, 3, 5, 7, 9 & 11, BLOCK 1, MILAN HEIGHTS ADDITION, AS FOLLOWS:

EXCEPTION – FENCE  
1803 N. ROSS  
(KATIE KING)

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (13)(B) & (13)(H)(2) & SECTION 6.2, SUBSECTION (6)(A) TO ALLOW A 6' PRIVACY FENCE ON ALL PROPERTY LINES IN LIEU OF THE PERMITTED 4' ON A FRONT LINE STREET AND A DECORATIVE FENCE WITH OPENINGS NOT LESS THAN 50% OF THE FENCE AREA NOT EXCEEDING 3' IN HEIGHT IN THE FRONT YARD IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**Veronica Garcia, 1803 N. Ross Ave., Sherman, TX**

Ms. Garcia appeared to represent the request and answer any questions. The property is located at 1803 North Ross Avenue, the northeast corner of Ross Avenue and Cole Avenue. The property is zoned an R-1 (One Family Residential) District.

Ms. Garcia explained, "there is a lot of activity in this part of town; it is across from the Old Settler's Park, right across the street from the basketball court. This property is a total of six lots, 1.22 acres, so it is a pretty big property considering the part of town that it is in. Since there is a lot of activity, there are a lot of people walking through her property, so they would like to put a fence up. The side in question is the one facing Ross Avenue because it is 1803 North Ross, but as you can see on the picture, the front is actually on Cole Avenue. The owner would like to put a six-foot privacy fence 25' from the Ross Avenue property line, instead of a four-foot fence, just to prevent the walkers." She had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained, "Ross Avenue is a front line street; it became a problem when the fence is closer to the street than the house."

Mr. Garcia explained, “as you can see on the last page, one of the tractors that they have to maintain their yard and garden, unfortunately they have so many people passing by, the fence will protect the things that they have on their property. They do not feel that a four-foot fence would protect all of their belongings.”

Mr. Shadden explained, “you need a security fence and you are going to put it at least twenty-five foot from the street property lines on both sides.”

Mrs. Garcia responded, “yes. One of the issues we were going to address was the obstruction from the fence. On the second page, I am standing about fifty feet from the corner and you can clearly see that it does not obstruct the view of traffic; it will be behind the driveway and the trees.”

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

**ACTION TAKEN.**

Motion by Commission Member Davis to deny the request at 1803 North Ross Avenue. THE MOTION FAILED FOR A LACK OF A SECOND.

**ACTION TAKEN.**

Motion by Vice-Chairman Elliott to approve the exception to allow a 6' privacy fence 25' from the Ross Avenue and Cole Avenue property lines in an R-1 (One Family Residential) District at 1803 North Ross Avenue subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN AND WOOD.

VOTING NAY: DAVIS

MOTION CARRIED

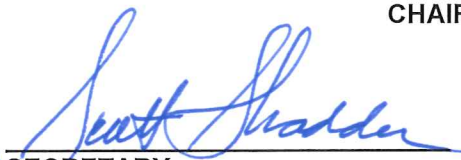
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 6:34 p.m.

ADJOURNMENT

\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY



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

**4.**

**Meeting Date:** 07/16/2019

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

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**Issue:**

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

**List of Agenda Items:**

**8. \* 2511 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Areshaya Sherman, LLC (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2511 Swamy Drive, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A

**9. \* 6118 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Srinivasa A & Sudha Reddy (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 6118 Swamy Drive, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A

**10. \* 6121 NORTH U.S. HIGHWAY 75**

The request of Aziz Hassan (Owner), Sunshine Super Center (Tenant), Sergio Lopez (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 6121 North U.S. Highway 75, being Lot 2R, Replat Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

***Planning and Zoning Commission***

Site plan approval for Sunshine Super Center

**12. \* 802 NORTH CLEVELAND AVENUE**

The request of Oraporn & Kham Sansavath (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 802 North Cleveland Avenue, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition, as follows:

***Planning and Zoning Commission***

Replat approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 & all of Lot 10, Block 7, College Park Addition.



**13. \* 3200-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer), McDonald's USA, LLC (Developer) and JPH Land Surveying, Inc. (Surveyor) concerning the property located in the 3200-3600 blocks of South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

***Planning and Zoning Commission***

Replat approval of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II

**14. \* 3612 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer), Matt Moore (Representative), Rogue Architects (Architect) and Daniel Reece (Landscape Architect) concerning the property located at 3612 South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

***Planning and Zoning Commission***

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District.

**17. \* 2421, 2429 & 2435 SWAMY DRIVE**

The request of KANS Holding LLC (Owners), Stan Robinson, Kiss Development Company (Representative), PENH Studio, LLC (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property located at 2421, 2429 and 2435 Swamy Drive, being Lot 1, Shops of Grayson Addition, a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R, of the Replat of Lots 2 & 3, Block A, Dr. Swamy Addition, as follows:

***Planning and Zoning Commission***

Site plan approval for Three Retail Shell Buildings and a Clock Tower

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

5.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

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**Requested Action/Proposed Use:**

**1908 EAST LAMAR STREET**

The request of Christobal Madrid (Owner), Brigitte Arndt (Tenant) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

**Background:**

The property is located at 1908 East Lamar Street between Dewey Avenue and Wanda Drive. The property is zoned a C-1 (Retail Business) District. Specific Use Permits to allow automobile sales were approved in 2011 and 2015. *"A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted."*

The applicant is requesting a Specific Use Permit to allow automobile sales at this location.

**Adjacent Zoning:**

C-1 (Retail Business) District

C-2 (General Commercial) District

**Origination:**

Christobal Madrid (Owner)

Brigitte Arndt (Tenant)

Helvey-Wagner Surveying, (Surveyor)

**Master Plan Designation:**

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

**Number of notices mailed:**

13

**Objections Received:**

1

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter

Letter from Robert Ortiz

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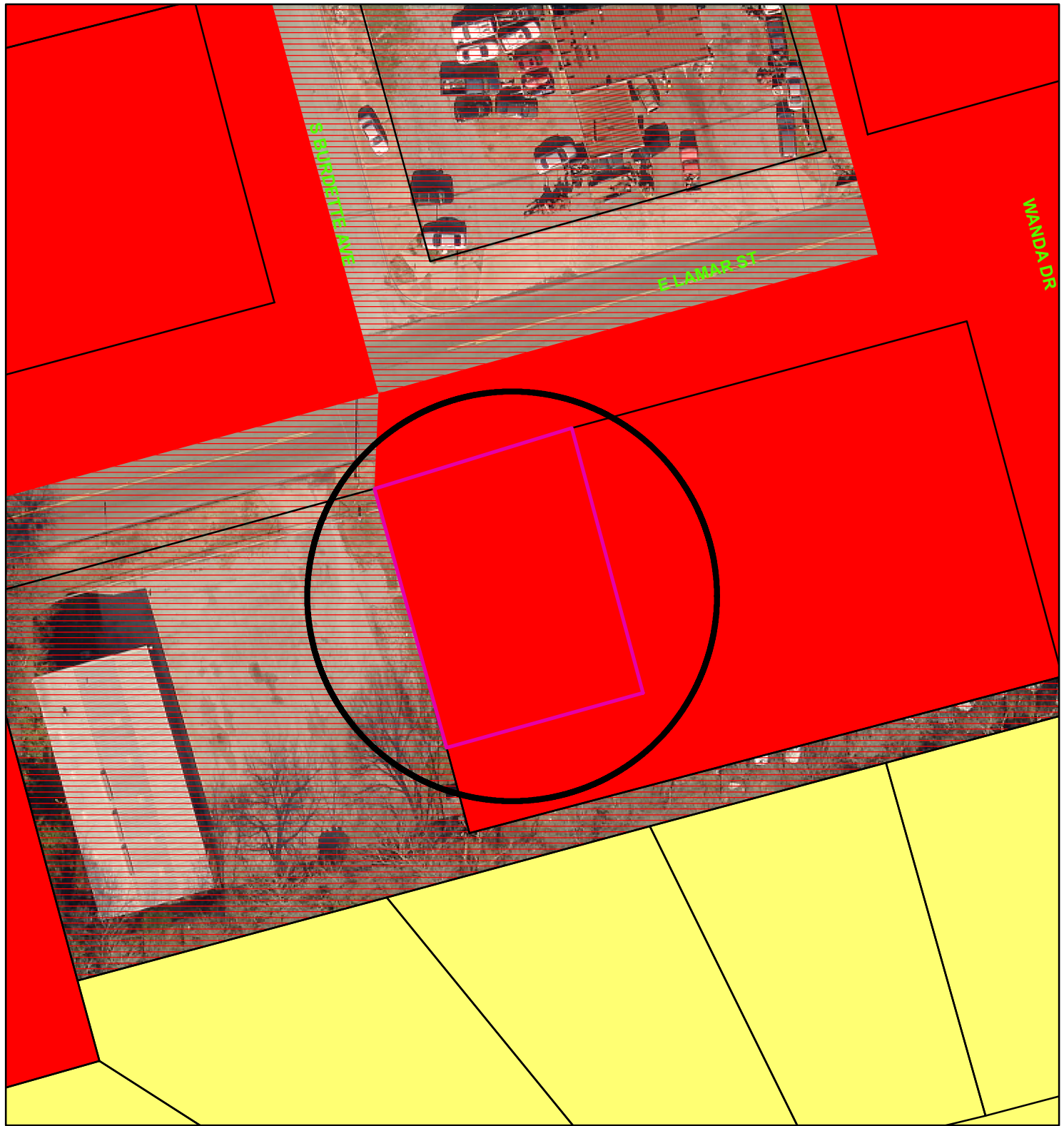
## 1908 East Lamar Street



NOT TO SCALE

1 in = 200 ft





## Zoning - 1908 East Lamar 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\_1

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

#### Zoning Districts

##### Representation: SHERMGIS.DBO.ZoningDistrict\_Rep

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

#### Representation: SHERMGIS.DBO.ZoningDistrict\_Rep

- 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
- MH1 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 = 50 ft

# 1908 East Lamar Street



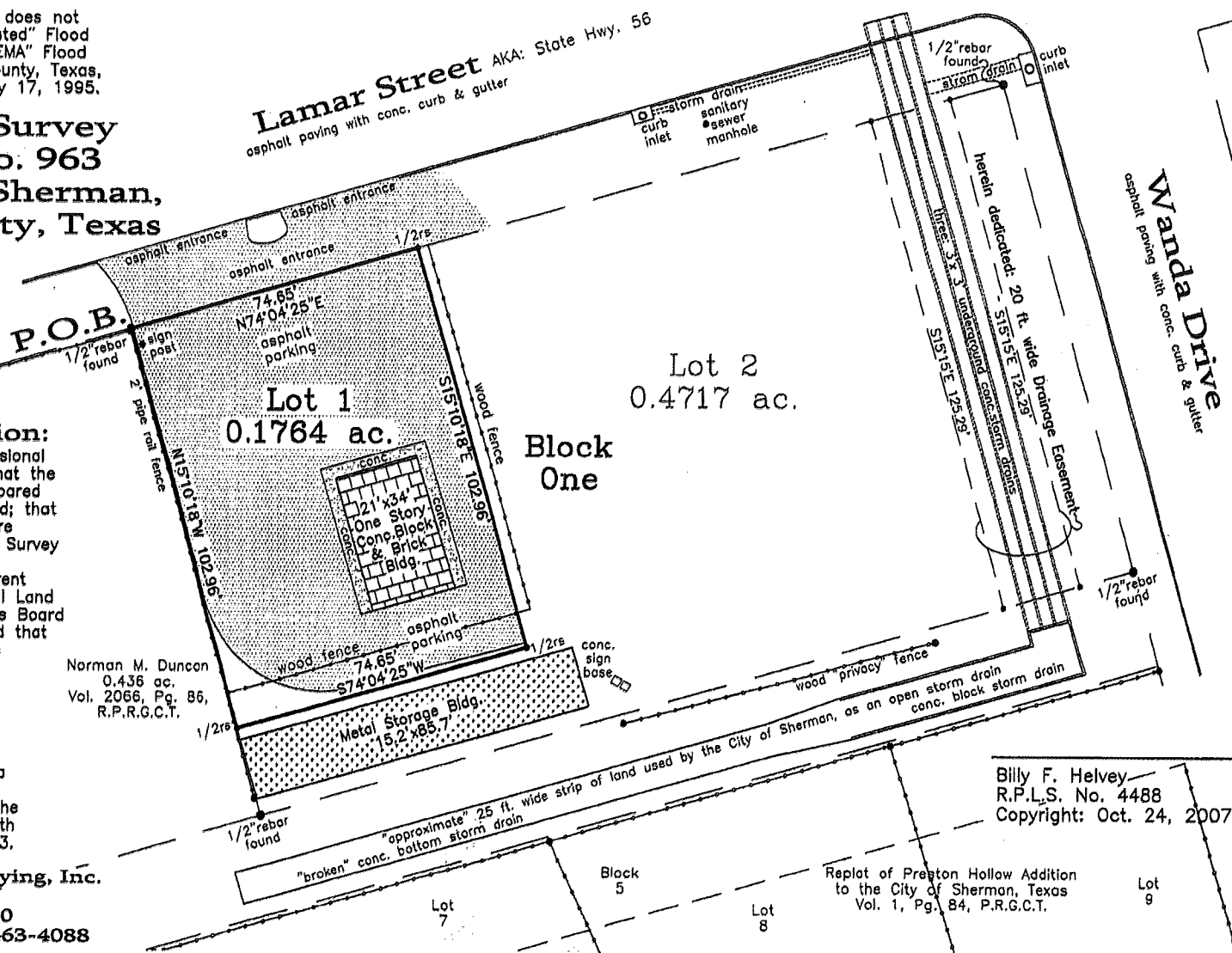
The subject property shown hereon does not lie within the limits of any "designated" Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0145 E, dated: July 17, 1995.

Scale:  
1" = 30'

7. Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the Survey Plat shown hereon was prepared from a Survey made on the ground; that visible evidence of Utilities that were detected during the course of this Survey are shown hereon; that the Survey substantially complies with the current minimum standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying; and that Survey Plat is a true and accurate representation of the property.

Grid North: as derived from a Survey Grade "GPS" System, operated in "RTK" mode, in the U.S. State Plane System, North Central Texas Zone, NAD 1983.

**Helvey and Associates Surveying, Inc.**  
222 W. Main St.  
Denison, Texas 75020  
Ph 903-463-6191 Fax 903-463-4088









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**STAFF REVIEW LETTER**

July 8, 2019

Cristobal Madrid  
908 S. Montgomery  
Sherman, TX 75090

Brigette Arndt  
753 WA Denton Dr.  
Van Alstyne, TX 75495

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales in a C-1 (Retail Business) District for the property located at 1908 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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. Parking permitted on private property only. No parking will be permitted within the right-of-way.
11. No new structures will be permitted within any existing easements.
12. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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

June 28, 2019

Robert Ortey  
110 N. Andrews  
Sherman, TX 75090

RECEIVED

JUN 08 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

**Christobal Madrid (Owner), Brigette Arndt (Tenant) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block 1, East Side Business Park**

The request is as follows:

*Planning and Zoning Commission*

**Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

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

  
Secretary, Planning & Zoning Board

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

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



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

6.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**125 EAST WALL STREET**

The request of John & Sharen Arriazola (Owners) and Madelyn Greenwood (Tenant) concerning the property located at 125 East Wall Street, being a part of Lot 7, Block D, T.J. Shannon's Supplement, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District.

**Background:**

The property is located at 125 East Wall Street between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The applicant (Madelyn Greenwood) was approved to allow a tattoo studio (permanent make-up) at her current location 19311 West U.S. Highway 82 in 2017. She would like to relocate her business to 125 East Wall Street.

**Adjacent Zoning:**

C-2 (General Commercial) District

**Origination:**

John & Sharen Arriazola (Owners)  
Madelyn Greenwood (Tenant)

**Master Plan Designation:**

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

**Number of notices mailed:**

14

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

---





125 E. Wall Street



125 East Wall Street



NOT TO SCALE

1 in = 165 ft

City of Sherman, Texas  
Developmental Services Department





## Zoning - 125 East Wall 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\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 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 = 50 ft



City of Sherman, Texas  
Developmental Services Department

## 125 East Wall Street







Imagery ©2019 Google, Map data ©2019 20 ft







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STAFF REVIEW LETTER

July 8, 2019

John & Sharen Arriazola  
129 E. Wall  
Sherman, TX 75090

Madelyn Greenwood  
1405 N. Ricketts  
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent makeup/micro-blading in a C-2 (General Commercial) District/Central Business District for the property located at 125 East Wall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
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

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





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

7.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**105 SOUTH TRAVIS STREET, SUITE 200**

The request of Reid & Dana Fady (Owners) and Brittney Evans, Plushed Spa (Tenant) concerning the property located at 105 South Travis Street, Suite 200, being the west one hundred feet of the north one-half of Lot 2, Block 5, Original Town Plat (OTP), as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District.

**Background:**

The property is located at 105 South Travis Street between Houston and Lamar Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District. Plushed Spa has been located at 121 East Wall Street for three years and have outgrown their current location. They would like to move to 105 South Travis, Suite 200 to expand and offer additional services. The applicant (Brittney Evans) is requesting a Specific Use Permit to allow permanent make-up and micro-blading.

**Adjacent Zoning:**

C-1 (Retail Business) District

**Origination:**

Reid & Dana Fady (Owners)

Brittney Evans, Plushed Spa (Tenant)

**Master Plan Designation:**

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

**Number of notices mailed:**

13

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan/Elevations

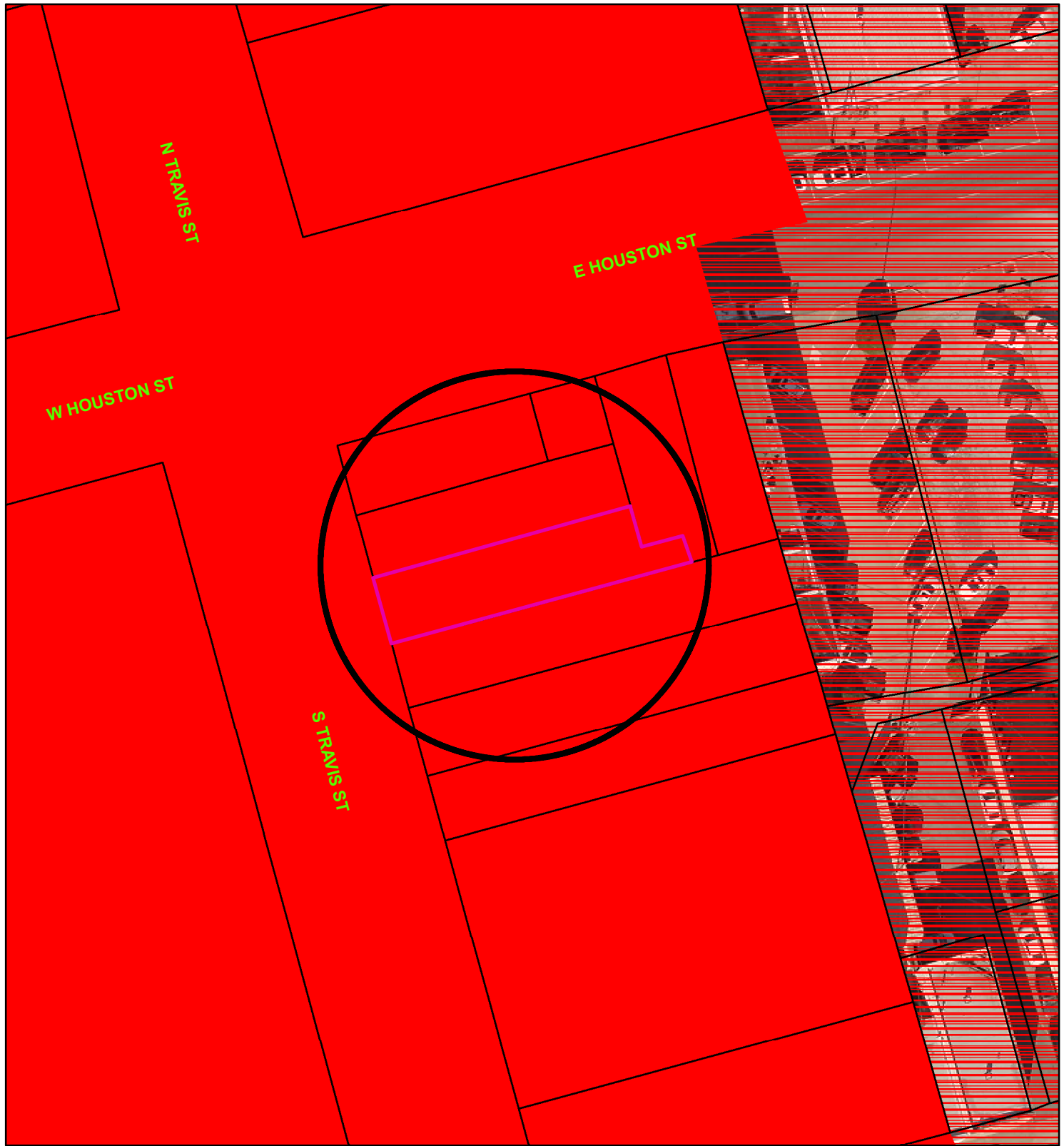
Staff Review Letter

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## Zoning - 105 South Travis 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\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



NOT TO SCALE

1 in = 50 ft



# 105 South Travis Street





Plushed Spa is currently located at 121 E Wall Street and I would like to relocate the business to 105 S Travis St Suite 200. I'm requesting a specific use permit to obtain a tattoo studio license for semi permanent cosmetics for 105 S Travis St. We are trained in microblading, machine brow shading, eyeliner, and lip blushing. We have been located in downtown Sherman for three years and have outgrown our current building. The new proposed location would allow us more room to expand and offer additional services.

Brittney Evans

A handwritten signature in blue ink, appearing to read "Brittney Evans", with a stylized, cursive script.

Google Maps 105 S Travis St



Imagery ©2019 Google, Map data ©2019 100 ft



105 S Travis St  
Sherman, TX 75090



STAFF REVIEW LETTER

July 8, 2019

Reid & Dana Fady  
PO Box 278  
Collinsville, TX 76233

Brittney Evans  
417 Valley View Lane  
Krum, TX 76249

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent makeup/micro-blading in a C-1 (Retail Business) District/Central Business District for the property located at 105 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the Central Business District, and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
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

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



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

8.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

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**Requested Action/Proposed Use:**

\* **2511 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Areshaya Sherman, LLC (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2511 Swamy Drive, being all of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 4.044 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition III, a Replat of Lot 5, Block A, Dr. Swamy Addition, Lots 1-7, Block A

**Background:**

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

**Adjacent Zoning:**

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

**Origination:**

One Ganesha LTD (Owners)

Areshaya Sherman, LLC (Developer)

Underwood Drafting and Surveying, Inc. (Surveyor)



**Master Plan Designation:**

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

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

**Number of notices mailed:**

Not required.

**Objections Received:**

0

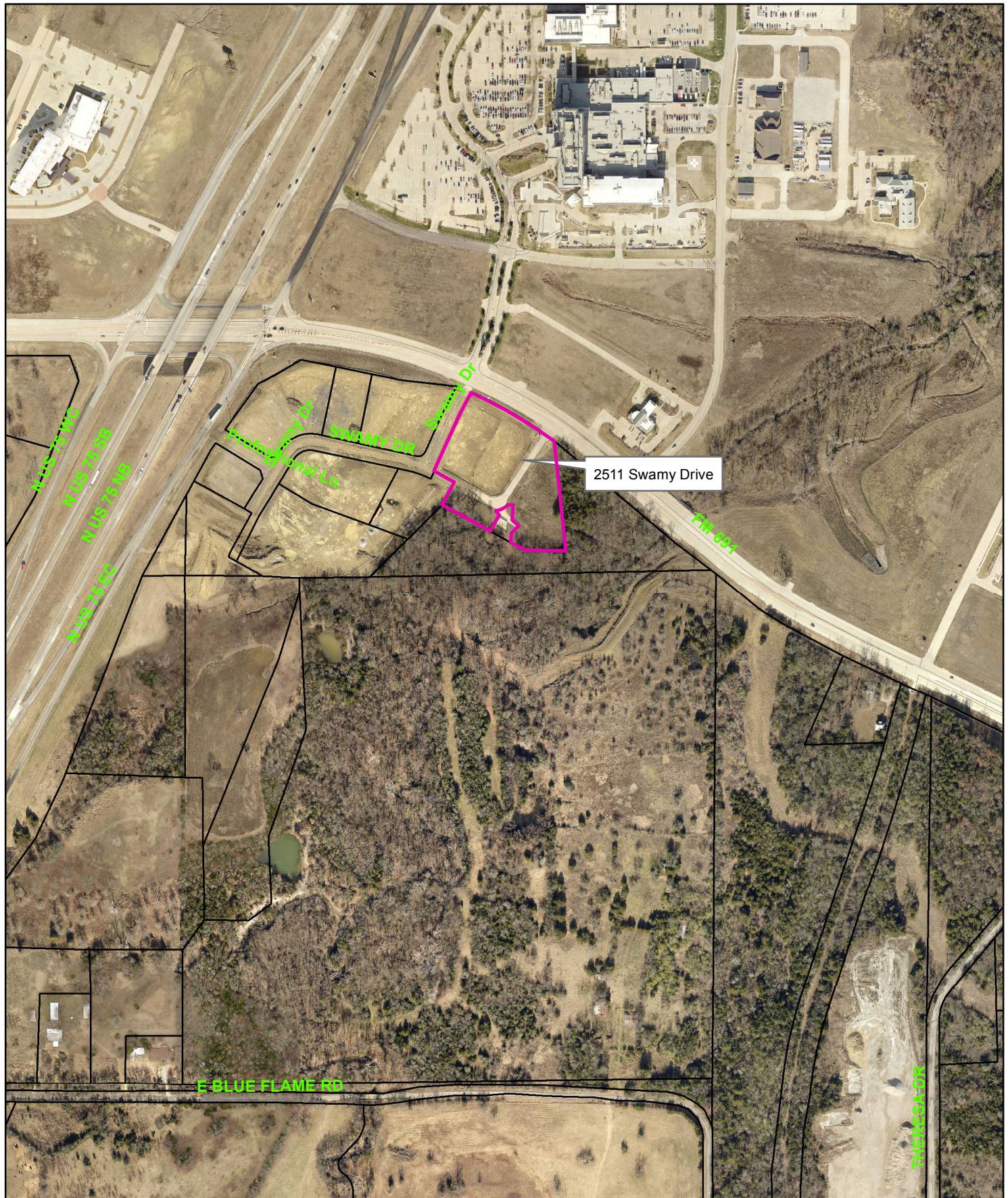
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**Attachments**

Location Map  
Zoning Map  
Replat Lot 5, Blk A Dr. Swamy Addition  
Staff Review Letter

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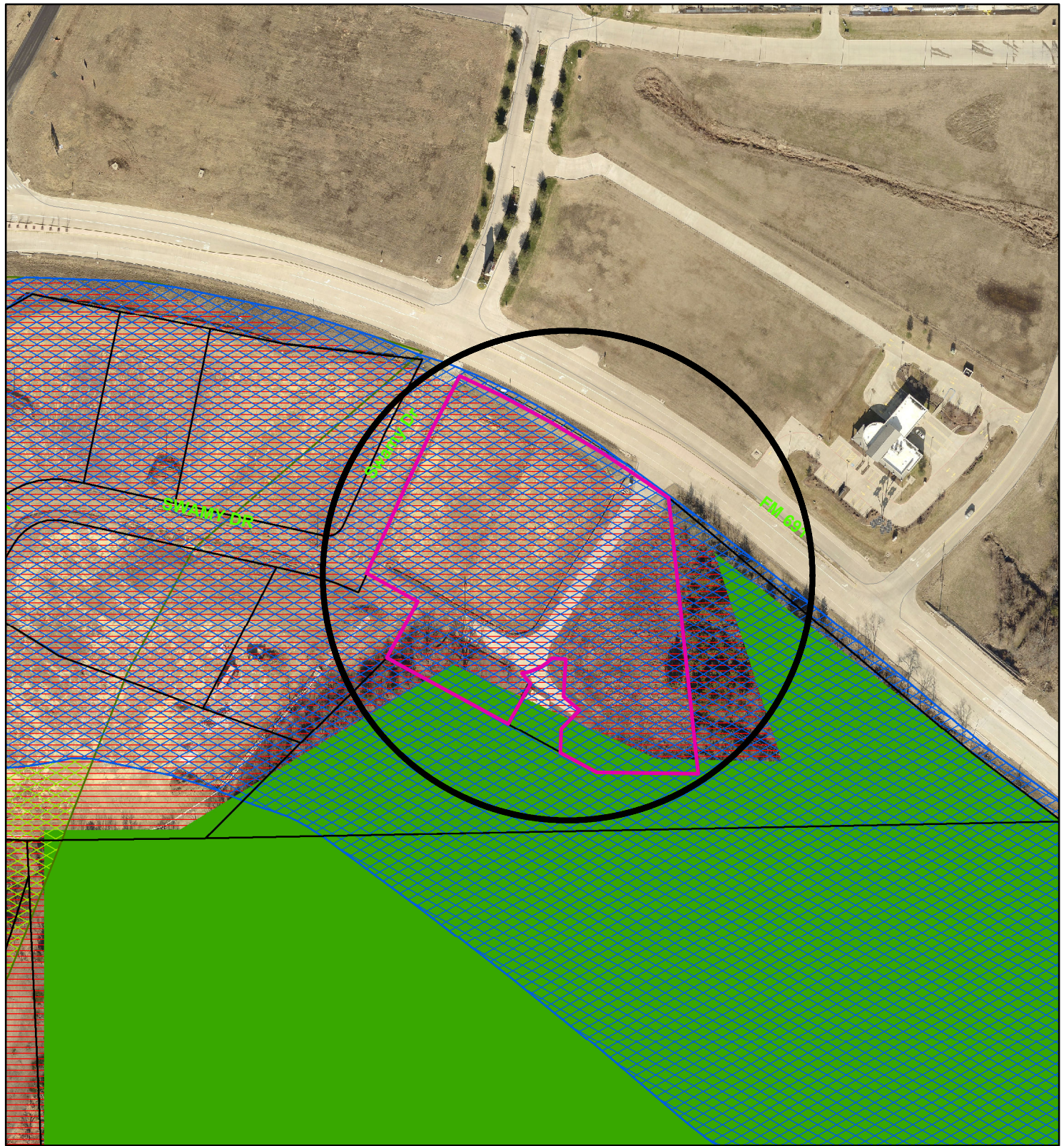


## 2511 Swamy Drive



1 in = 476 ft





## Zoning - 2511 Swamy Drive

### 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\_1

- 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
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



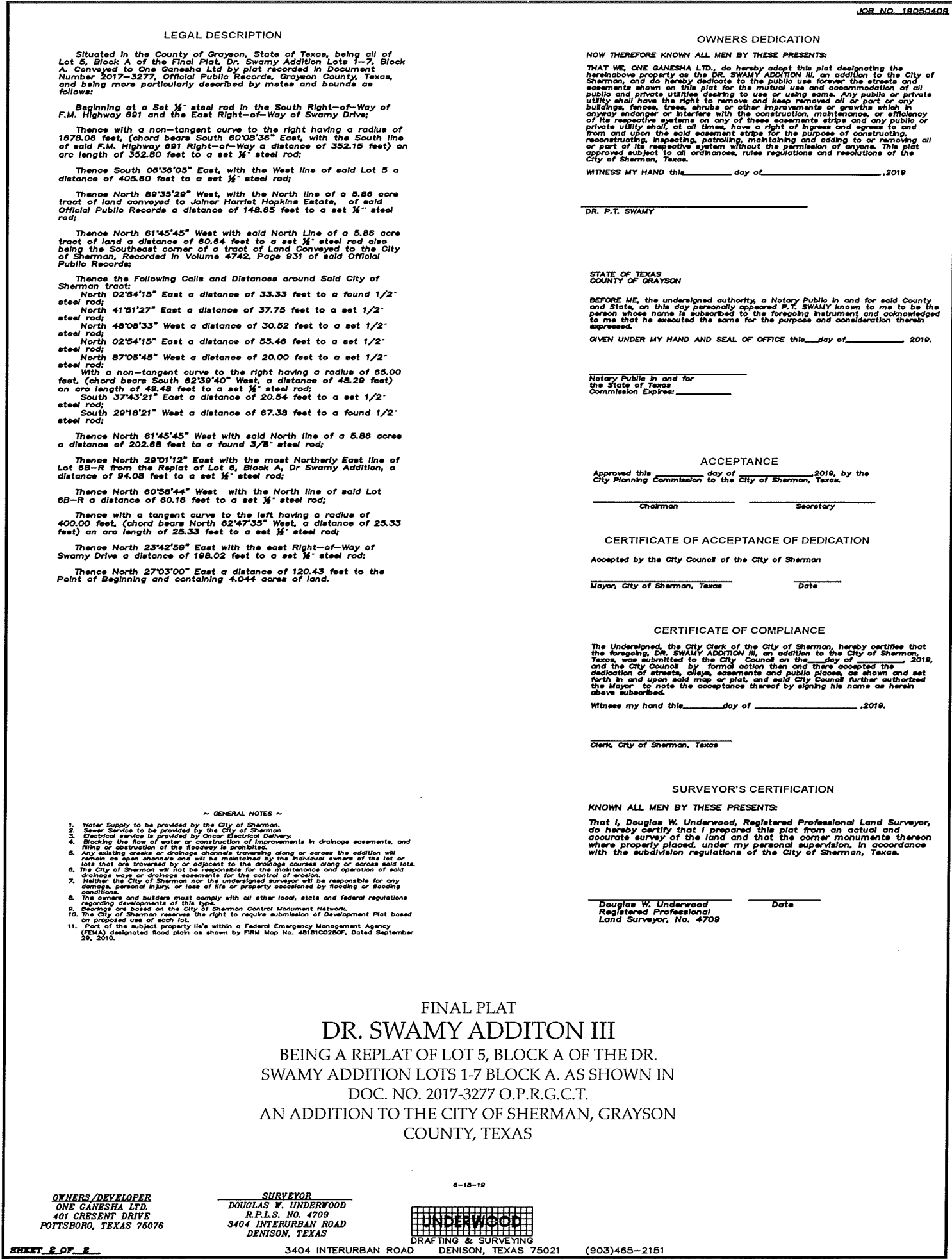
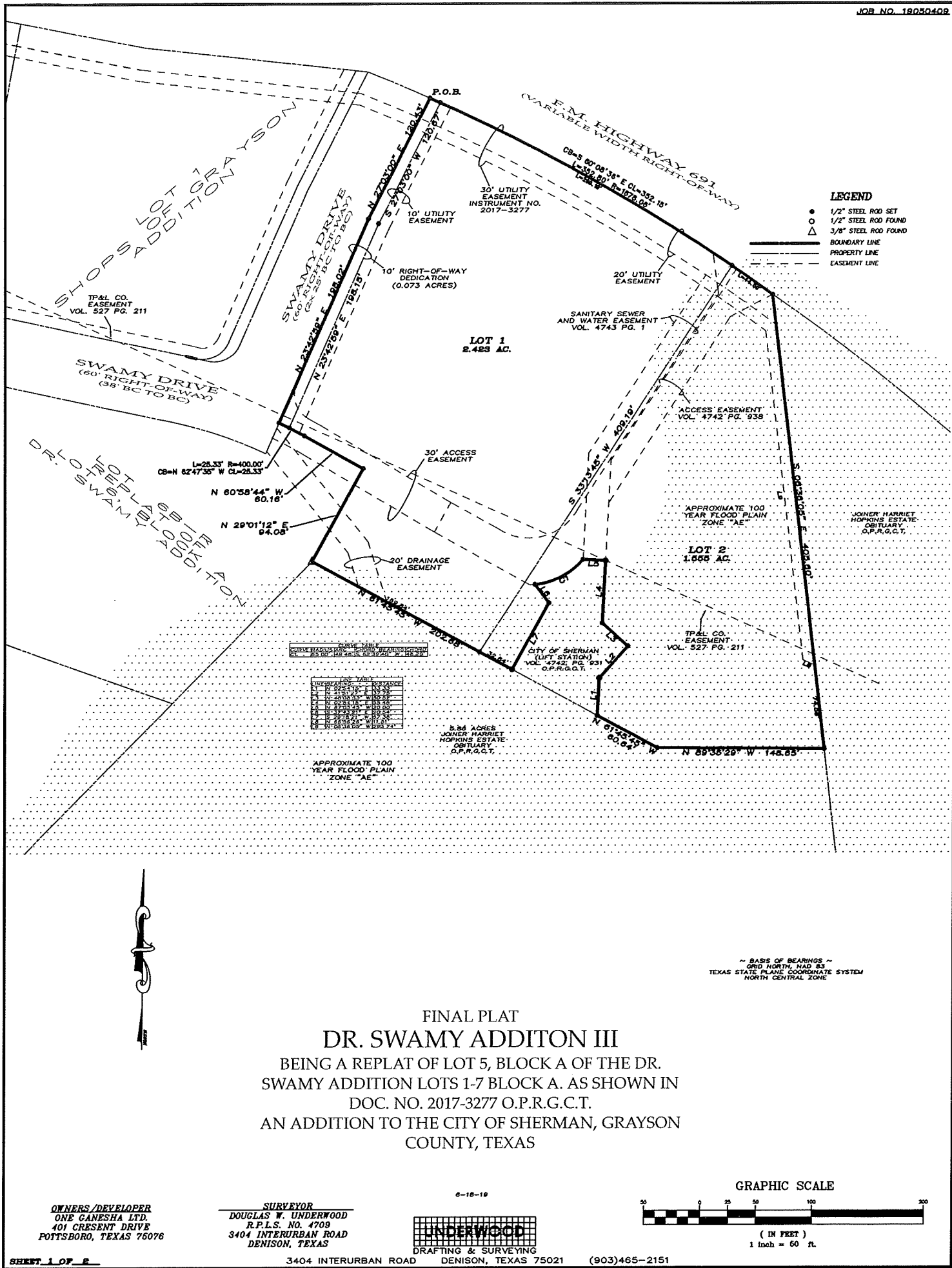
NOT TO SCALE

1 in = 200 ft

*Sherman*  
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas  
Developmental Services Department









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## STAFF REVIEW LETTER

July 9, 2019

One Ganesha, Ltd.  
401 Crescent Drive  
Pottsboro, TX 75076

Underwood Drafting & Surveying  
3404 Interurban Road  
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Dr. Swamy Addition III has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show surrounding easements on drawing.
6. All requirements of the Floodplain Ordinance should be followed.
7. Privately owned and maintained detention in accordance with City criteria will be required as site develops.
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  
Billy Hartsfield, Fire Marshal

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



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

9.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**\* 6118 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Srinivasa A & Sudha Reddy (Developer) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 6118 Swamy Drive, being a part of the William Milligan Survey, Abstract No. 875 and Lot 1, Block A, Dr. Swamy Addition, Lots 1-7, Block A, containing 1.035 acres, as follows:

***Planning and Zoning Commission***

Replat approval of Dr. Swamy Addition II, a Replat of Lot 1, Block A of Dr. Swamy Addition, Lots 1-7, Block A

**Background:**

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

**Adjacent Zoning:**

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

**Origination:**

One Ganesha LTD (Owners)

Srinivas A & Sudha Reddy (Developer)

Underwood Drafting and Surveying, Inc. (Surveyor)

**Master Plan Designation:**

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

**Number of notices mailed:**

Not required.

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Replat Dr. Swamy Addition Lot 1, Blk A

Staff Review Letter

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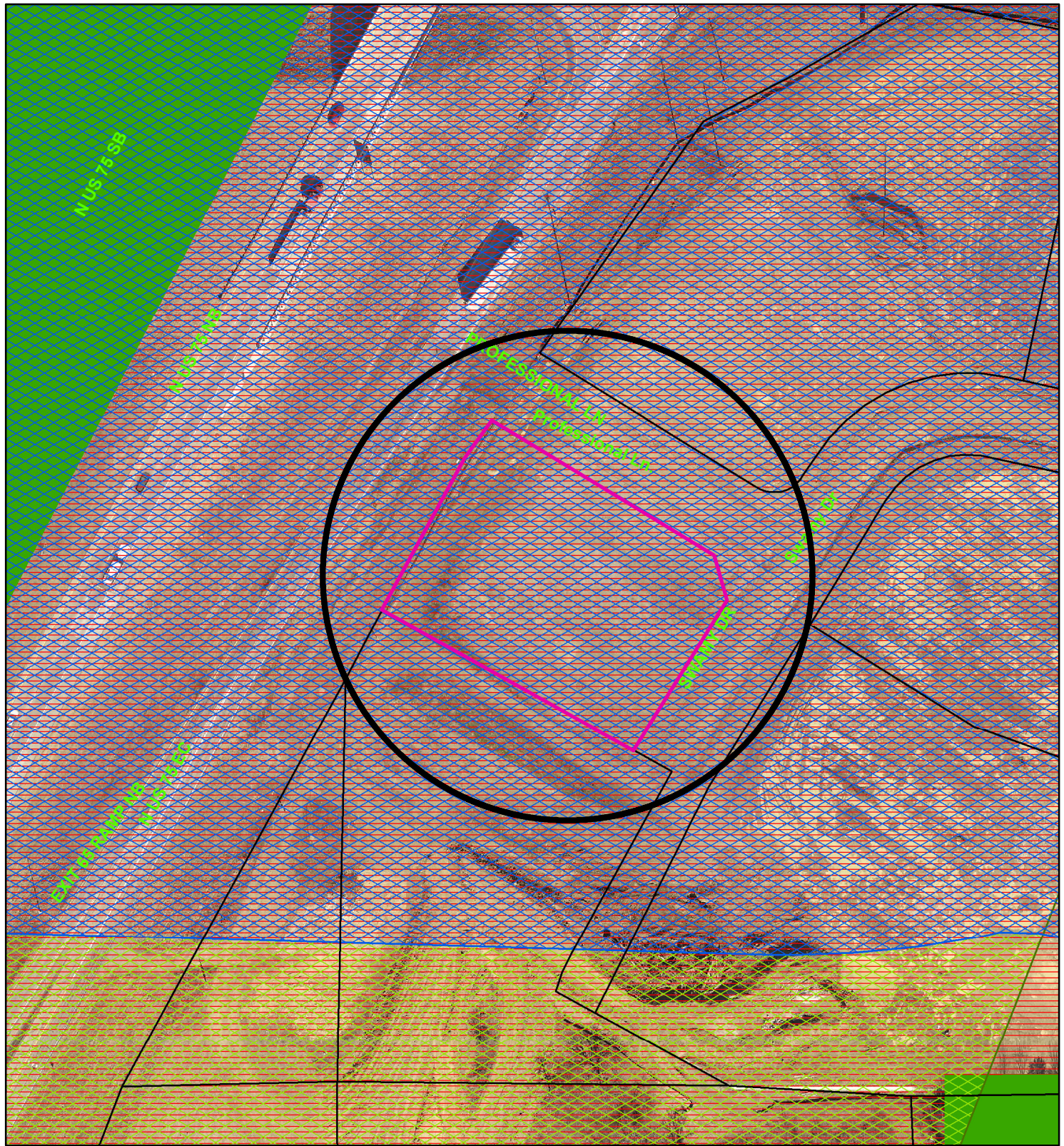
## 6118 Swamy Drive



NOT TO SCALE

1 in = 476 ft





## Zoning - 6118 Swamy Drive

### 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\_1

-  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
-  MH1 Manufacturing Housing District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District



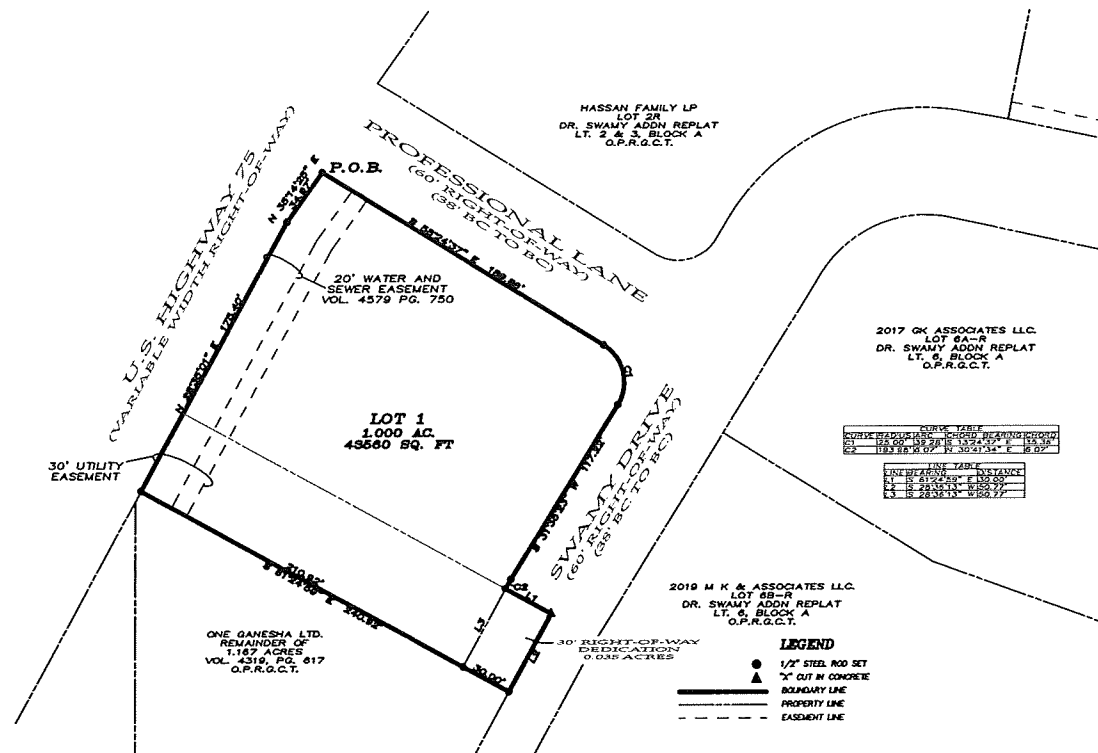
NOT TO SCALE

1 in = 100 ft

*Sherman*  
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas  
Developmental Services Department





2019 M K & ASSOCIATES LLC.  
LOT 68-R  
DR. SWAMY ADDN REPLAT  
LT. 6, BLOCK A  
O.P.R.G.C.T.

| CURVE TABLE |         |         |                    |
|-------------|---------|---------|--------------------|
| CURVE       | BEARING | CHORD   | BEARING            |
| C1          | 125.00° | 132.28' | S 132.24° E 12.35' |
| C2          | 119.38° | 8.07'   | N 30.41° E 6.07'   |

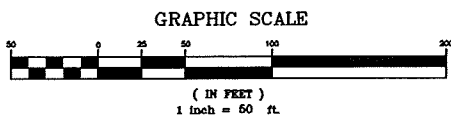
  

| LINE TABLE |                         |
|------------|-------------------------|
| LINE       | DISTANCE                |
| 1          | N 81° 44' 59" E 150.03' |
| 2          | S 26° 55' 13" W 152.77' |

**LEGEND**  
 ● 1/2\"/>

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

FINAL PLAT  
**DR. SWAMY ADDITON II**  
 BEING A REPLAT OF LOT 1, BLOCK A OF THE DR.  
 SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN  
 DOC. NO. 2017-3277 P.R.G.C.T. AND PART OF A 1.167  
 ACRE TRACT OF LAND RECORDED IN VOL. 4319, PG.  
 617 O.P.R.G.C.T. AN ADDITION TO THE CITY OF  
 SHERMAN, GRAYSON COUNTY, TEXAS



**OWNERS/DEVELOPER**  
 ONE GANESHA LTD.  
 401 CRESENT DRIVE  
 POTTSBORO, TEXAS 75076

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



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

## LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Milligan Survey, Abstract No. 875, and being a part of the same tract of land described as 1.167 acres conveyed to One Ganesha LTD, by deed recorded in Volume 4319, Page 617, Official Public Records, Grayson County, Texas, and Lot 1, Block A, of the Final Plat, Dr. Swamy Addition, Lots 1-7, Block A, Recorded in Document Number 2017-3277 of said Official Public Records and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2\"/>

Thence South 58°24'37\"/>

Thence with a non-tangent curve to the right having a radius of 25.00 feet, (chord bears South 13°24'37\"/>

Thence South 31°35'23\"/>

Thence with a tangent curve to the left having a radius of 193.98 feet, (chord bears South 30°41'34\"/>

Thence South 61°24'59\"/>

Thence South 28°38'13\"/>

Thence North 61°24'59\"/>

Thence North 28°35'01\"/>

Thence North 35°14'25\"/>

## ACCEPTANCE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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, DR. SWAMY ADDITON II, an addition to the City of Sherman, Texas, was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019.

Clerk, City of Sherman, Texas

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2019

DR. P.T. SWAMY

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 P.T. SWAMY 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 \_\_\_\_\_, 2019.

Notary Public in and for  
 the State of Texas  
 Commission Expires \_\_\_\_\_

## ~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damages, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owner and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Easements 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.

FINAL PLAT  
**DR. SWAMY ADDITON II**  
 BEING A REPLAT OF LOT 1, BLOCK A OF THE DR.  
 SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN  
 DOC. NO. 2017-3277 P.R.G.C.T. AND PART OF A 1.167  
 ACRE TRACT OF LAND RECORDED IN VOL. 4319, PG.  
 617 O.P.R.G.C.T. AN ADDITION TO THE CITY OF  
 SHERMAN, GRAYSON COUNTY, TEXAS

**OWNERS/DEVELOPER**  
 ONE GANESHA LTD.  
 401 CRESENT DRIVE  
 POTTSBORO, TEXAS 75076

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



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



---

## STAFF REVIEW LETTER

July 9, 2019

One Ganesha, Ltd.  
401 Crescent Drive  
Pottsboro, TX 75076

Underwood Drafting & Surveying  
3404 Interurban Road  
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Dr. Swamy Addition II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Metes and bounds description and drawing must show a minimum of 3 found monuments.
7. Extend utilities per master plan for the development.
8. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
9. No drive approaches will be permitted off Hwy. 75 service road.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.



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

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

Respectfully,



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

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

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



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

10.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

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**Requested Action/Proposed Use:**

**\* 6121 NORTH U.S. HIGHWAY 75**

The request of Aziz Hassan (Owner), Sunshine Super Center (Tenant) Sergio Lopez (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 6121 North U.S. Highway 75, being Lot 2R of the Replat Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

***Planning and Zoning Commission***

Site plan approval for Sunshine Super Center

**Background:**

The property is located at 6121 North U.S. Highway 75, the southeast corner of U.S. Highway 75 North and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM Highway 691) Overlay District. The owner would like to construct a 6,803 square foot convenience store/fueling station at this location. The exterior of the building will be brick with stone accents. Thirty-four parking spaces will be provided.

**Adjacent Zoning:**

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

**Origination:**

Aziz Hassan (Owner)

Sunshine Super Center (Tenant)

Sergio Lopez (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

**Master Plan Designation:**

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

**Number of notices mailed:**

Not required.

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Survey

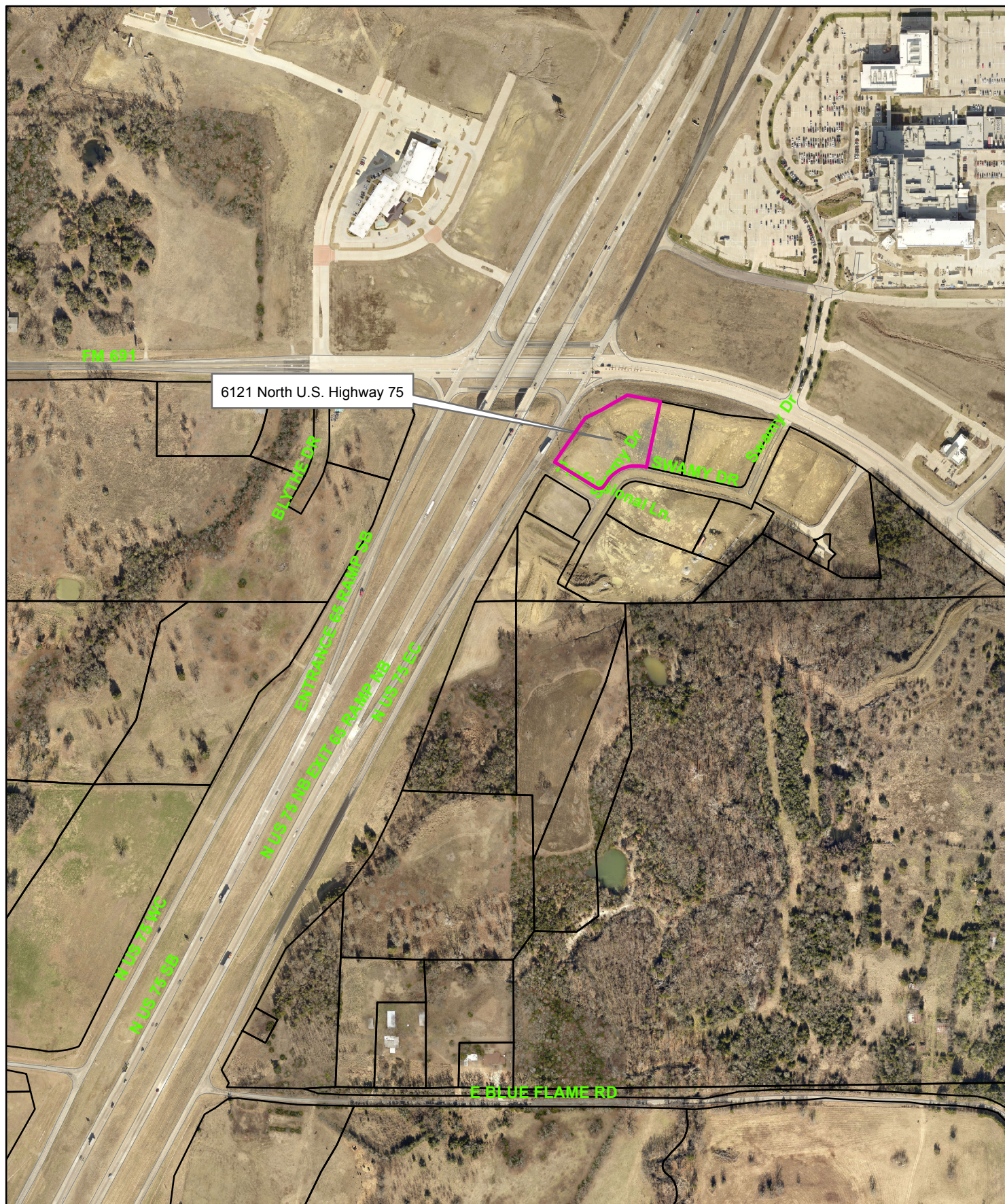
Site Plan

Building Elevations

Staff Review Letter

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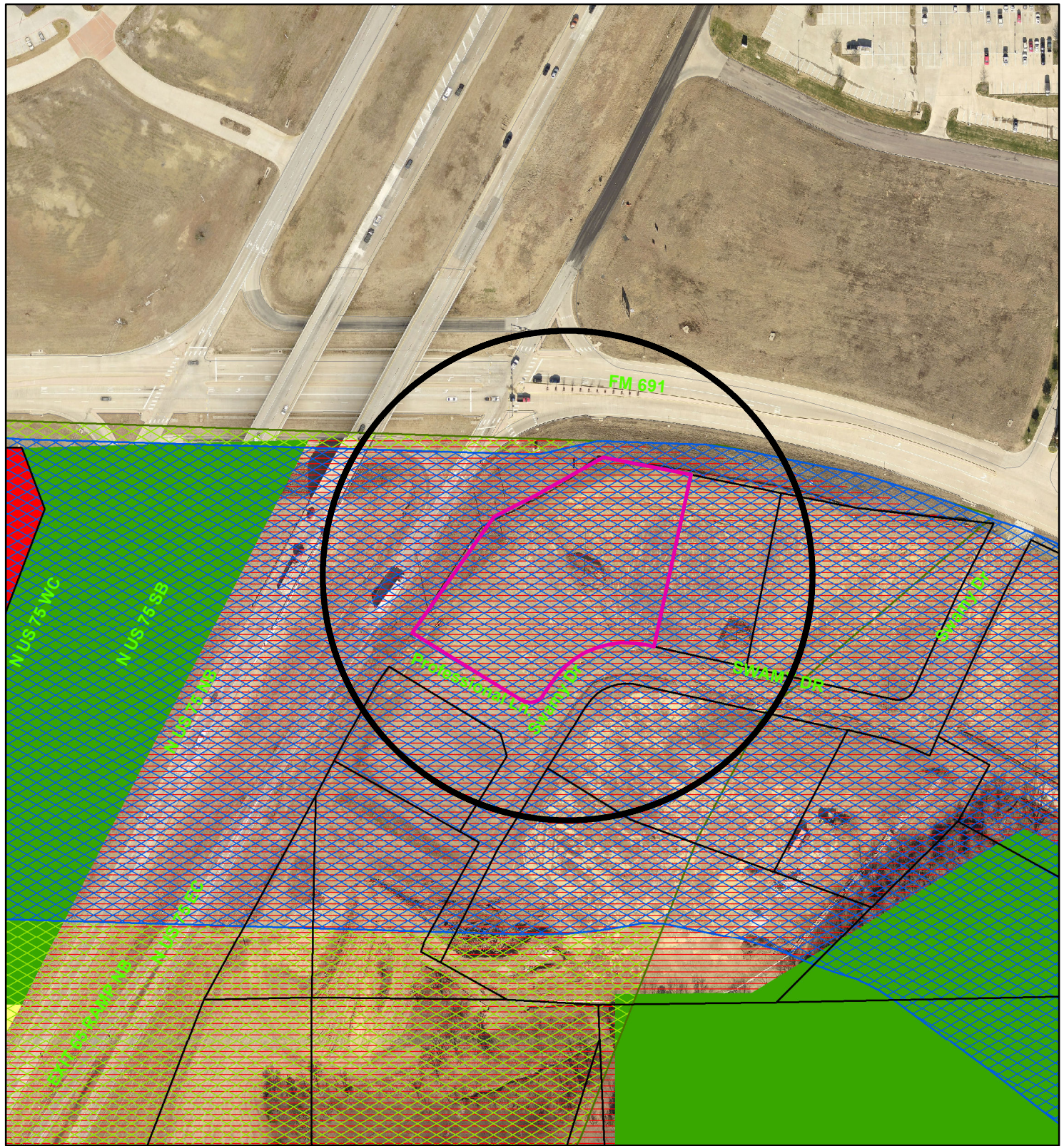


## 6121 North U.S. Highway 75



1 in = 500 ft





## Zoning - 6121 North U.S. Highway 75

### 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\_1

|                     |
|---------------------|
| 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 |



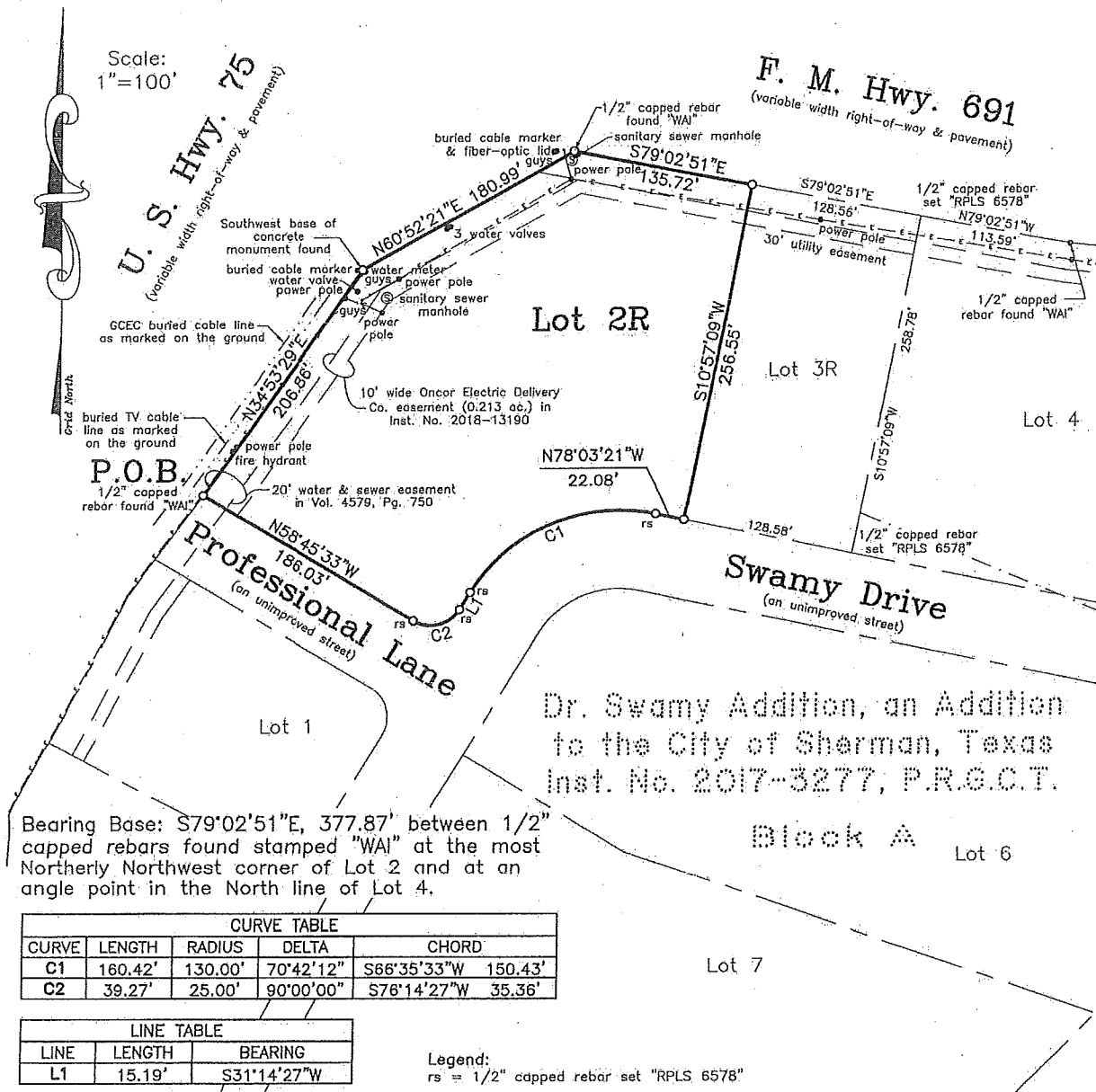
NOT TO SCALE

1 in = 200 ft

**Sherman**  
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas  
Developmental Services Department





Owner: One Ganesha, LTD.

Buyer: Aziz Ul Hassan Family  
Limited Partnership

This survey is for the sole benefit of the Owners and Buyers Stated hereon 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, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct to the best of my knowledge and belief shown hereon.

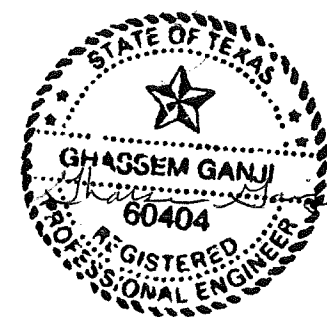
Legal Description is as follows: Lot 2R, Replat of Lots 2 and 3, Block A, Dr. Swamy Addition to the City of Sherman, Texas, as per plat of record in Document No. 2018-103, Plat Records, Grayson County, Texas.

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. 48181C0280 F, Revised Date September 29, 2010.

Helvey-Wagner Surveying, Inc.  
222 W. Main St., Denison, Texas 75020  
Ph: (903) 483-6191 Fax: (903) 463-4088  
Email: helveysurvey@comcast.net  
Texas Board of Professional Land Surveying  
Firm Registration No. 10088100

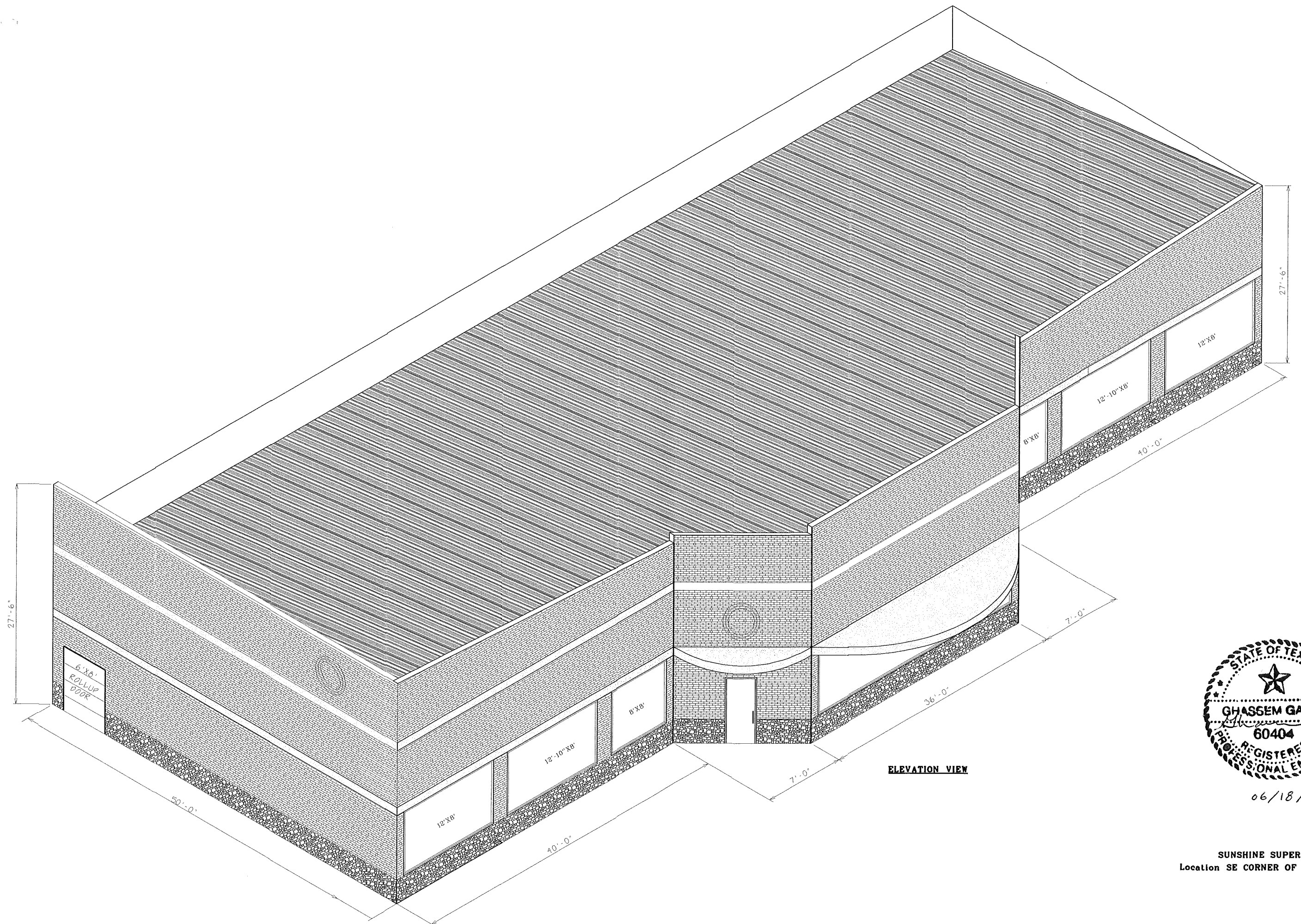
Kate A. Wagner, Registered Professional Land Surveyor, No. 6578  
Copyright Date: August 17, 2018



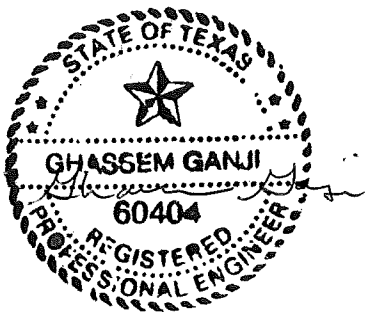


06/17/19

**SITE PLAN**  
**SUNSHINE SUPER CENTER**  
 Location SE CORNER OF US.75 & SH 691  
 NTS

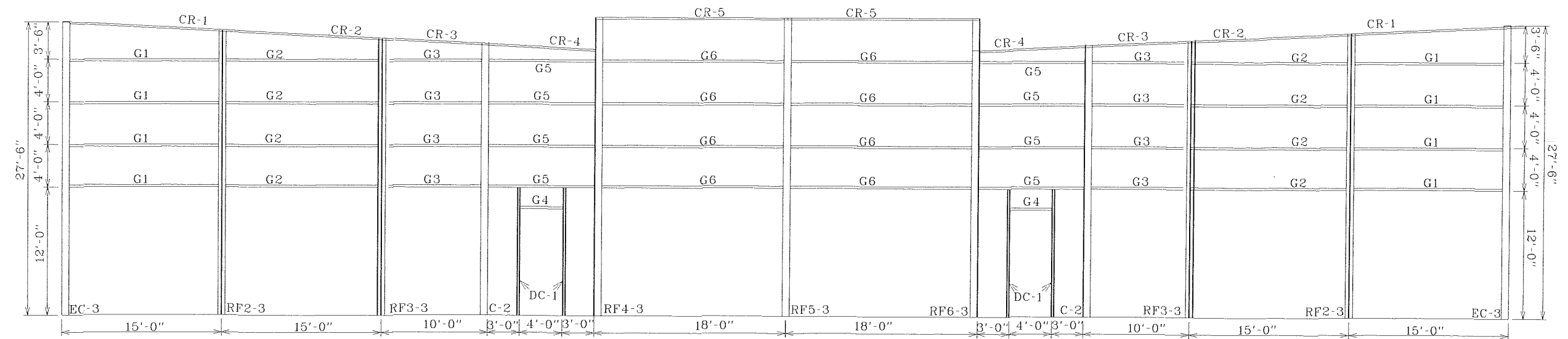


**ELEVATION VIEW**



06/18/19

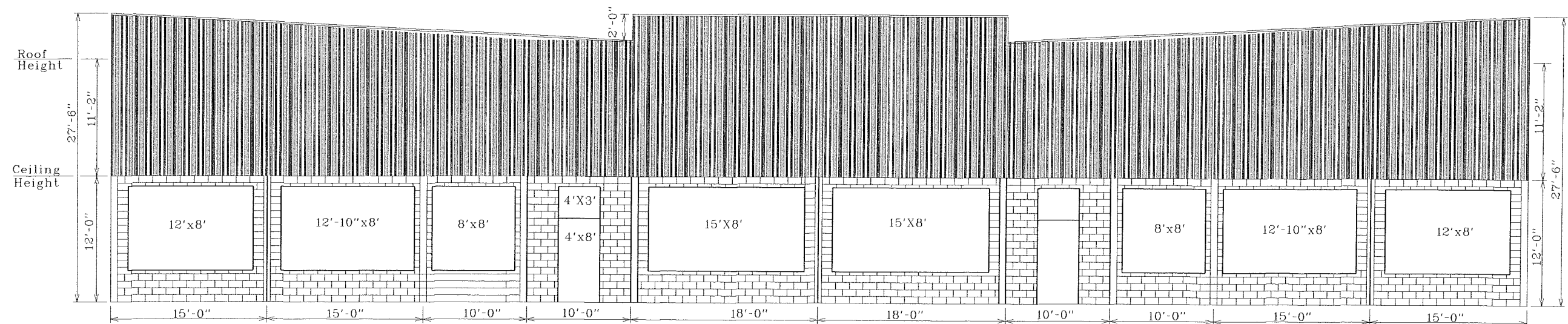
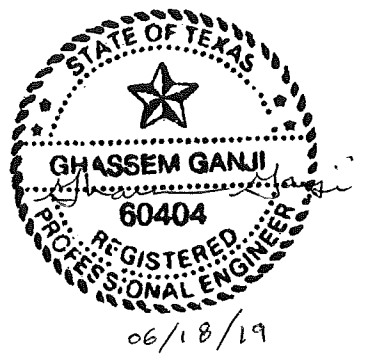
**SUNSHINE SUPER CENTER**  
Location SE CORNER OF US.75 & F.M. 691



FRAMING LINE B

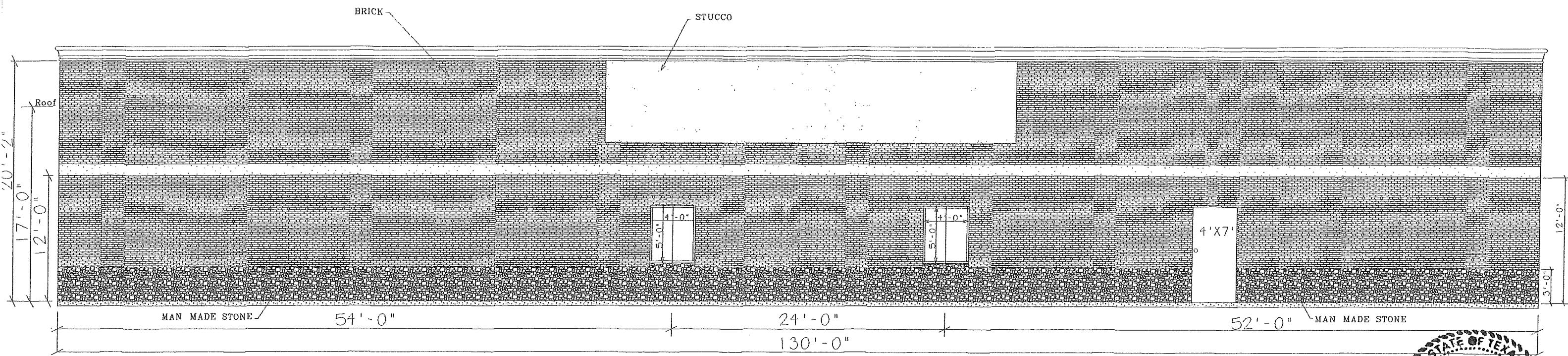
MEMBER TABLE  
LINE

| MARK | PART         | LENGTH       |
|------|--------------|--------------|
| G1   | 8X2.5C14GA., | 14'-0"       |
| G2   | 8X2.5C14GA., | 9'-0"        |
| G3   | 8X2.5C14GA., | 7'-13/16"    |
| G4   | 8X2.5C14GA., | 4'-0"        |
| G5   | 8X2.5C14GA., | 14'-1 13/16" |
| G6   | 8X2.5C14GA., | 14'-0"       |
| DC-1 | 8X2.5C14GA., | 12'-0"       |
| CR-1 | 8X2CR14GA.,  | 25'-0"       |
| CR-2 | 8X2CR14GA.,  | 7'-13/16"    |
| CR-3 | 8X2CR14GA.,  | 10'-0"       |
| CR-4 | 8X2CR14GA.,  | 14'-1 13/16" |
| CR-5 | 8X2CR14GA.,  | 15'-0"       |

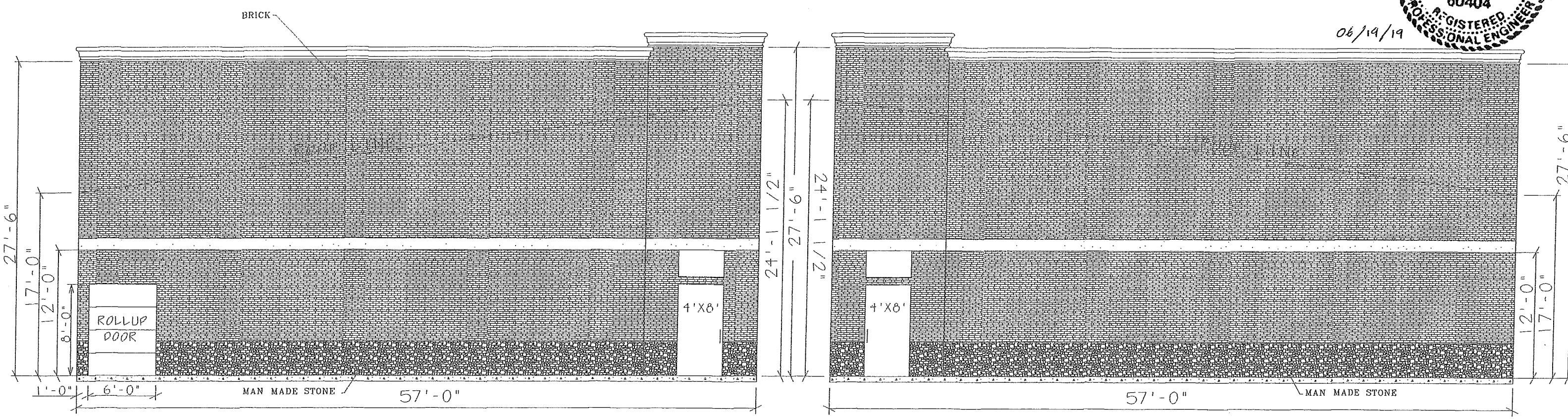
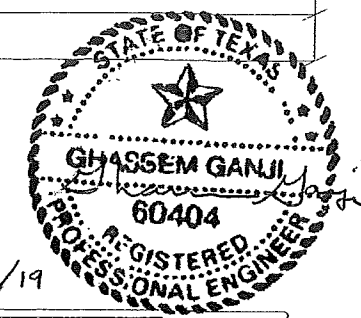


SHEETING & BLOCKING LINE B





BACK VIEW ELEVATION  
EAST



SIDEVIEW ELEVATION  
NORTH

SIDEVIEW ELEVATION  
SOUTH

---

**STAFF REVIEW LETTER**

July 8, 2019

Aziz Hassan  
18 Links Estates  
Denison, TX 75020

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

Sergio Lopez  
1539 Bennett Rd.  
Howe, TX 75459

Dear Applicants,

The request for site plan approval for Sunshine Super Center for the property located at 6121 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way;
7. The sign setback will need to be 40' or 25' plus the height of the sign, whichever is greater, unless a variance is approved.
8. The trash dumpster will need to be located in the main building area.
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Drive approach off FM 691 will not be permitted. Coordinate with City of Sherman Engineering Department.
14. Maximum drive approach width for commercial is 35'.
15. Location of trash receptacles must be approved by Public Works Department.
16. Verify fire lane requirements with Fire Marshall.

17. Privately owned and maintained detention in accordance with City criteria will be required as site develops.
18. No signs will be permitted within any existing easements.
19. Full civil plans to be submitted to 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,



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

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

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





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

11.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**115 WEST TRAVIS STREET**

The request of Sherman FEC Real Estate LLC (Owners), Trusted ER (Tenant) and NTS Signs (Representative/Sign Contractor) concerning the property located at 115 West Travis Street, being Lot 2, Block 1, Sherman Crossroads Medical Addition, as follows:

***Planning and Zoning Commission***

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 200 square foot, 50' tall freestanding sign 30' from the Highway 75 South property line in the Blalock Industrial Park/Blalock Commercial Overlay District.

**Background:**

The property is located at 115 West Travis Street, the northwest corner of U.S. Highway 75 North and West Travis Street, Trusted ER is the tenant. The property is zoned Blalock Industrial Park and located in the Blalock Commercial Overlay District. Trusted ER is requesting an exception and variance to allow a 50' tall, 200 square foot free-standing sign, 30' from the Highway 75 property line.

**Adjacent Zoning:**

Blalock Industrial Park

Blalock Commercial Overlay District

**Origination:**

Sherman FEC Real Estate LLC (Owners)

Trusted ER (Tenant)

NTS Signs (Representative/Sign Contractor)

**Master Plan Designation:**

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

**Number of notices mailed:**

47

**Objections Received:**

0

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**Attachments**

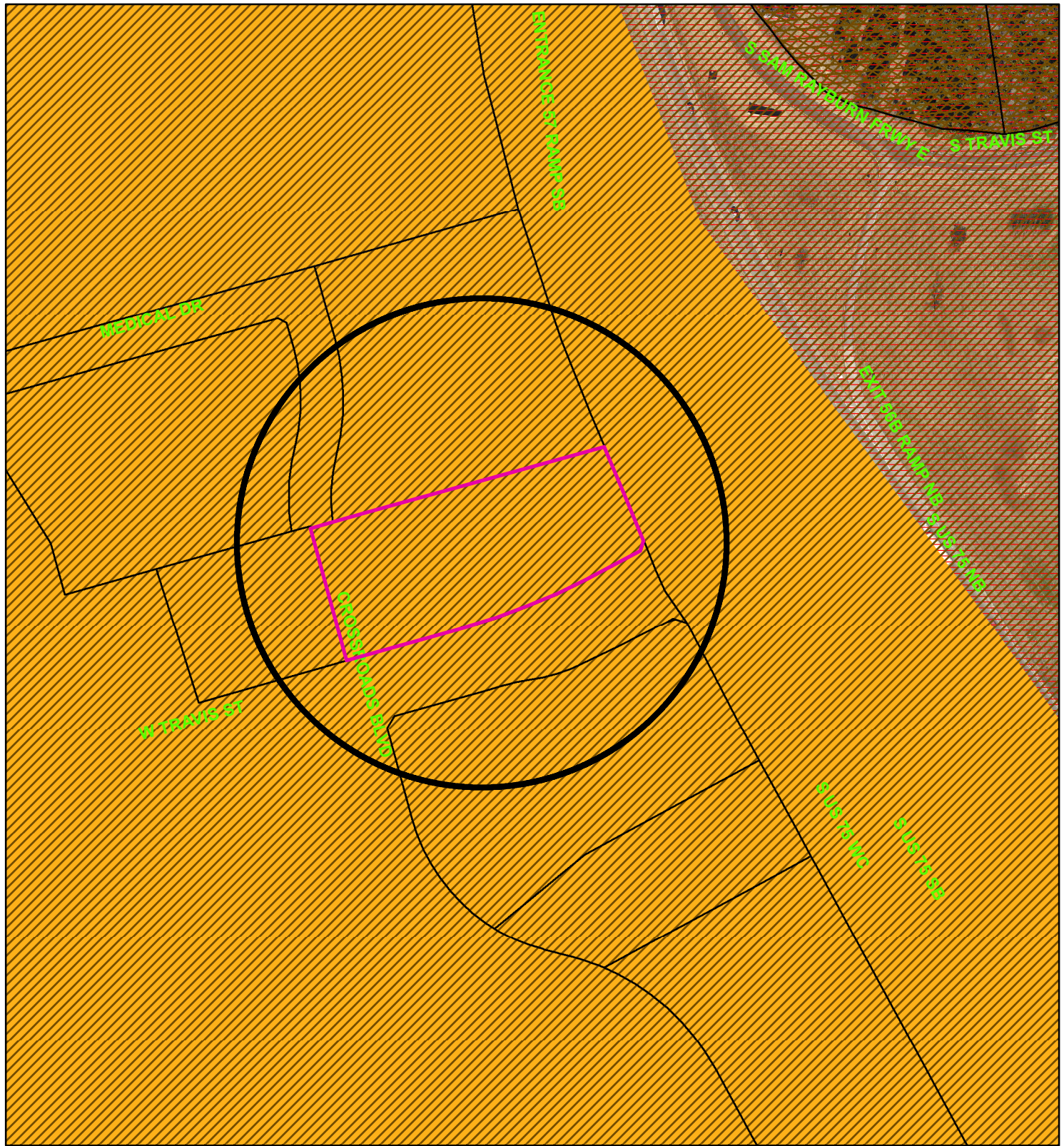
Location Map  
Zoning Map  
Zoning Sign Photo  
Narrative  
Plat  
Site Plan  
Sign Elevations  
Staff Review Letter

---









## Zoning - 115 West Travis 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\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

#### C-2 General Commercial District

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



NOT TO SCALE

1 in = 200 ft





# 115 West Travis Street



NTS SIGNS  
1602 E. Houston Street  
Sherman, TX 75090

City of Sherman  
Developmental Services  
220 W. Mulberry St.  
Sherman, TX 75090

June 19, 2019

Planning and Zoning Commission

RE: Variance Request

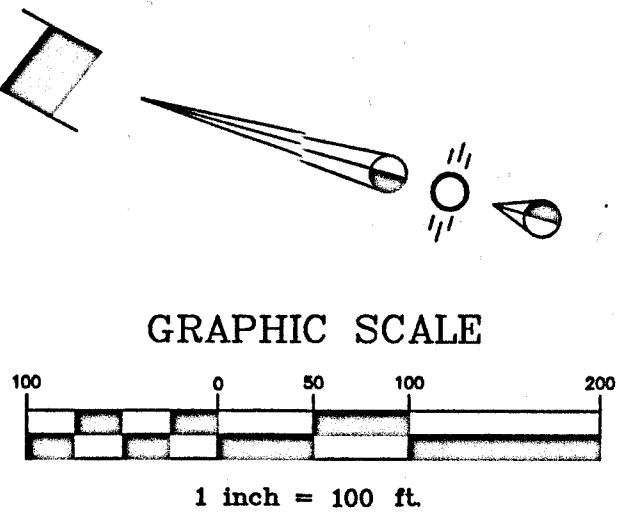
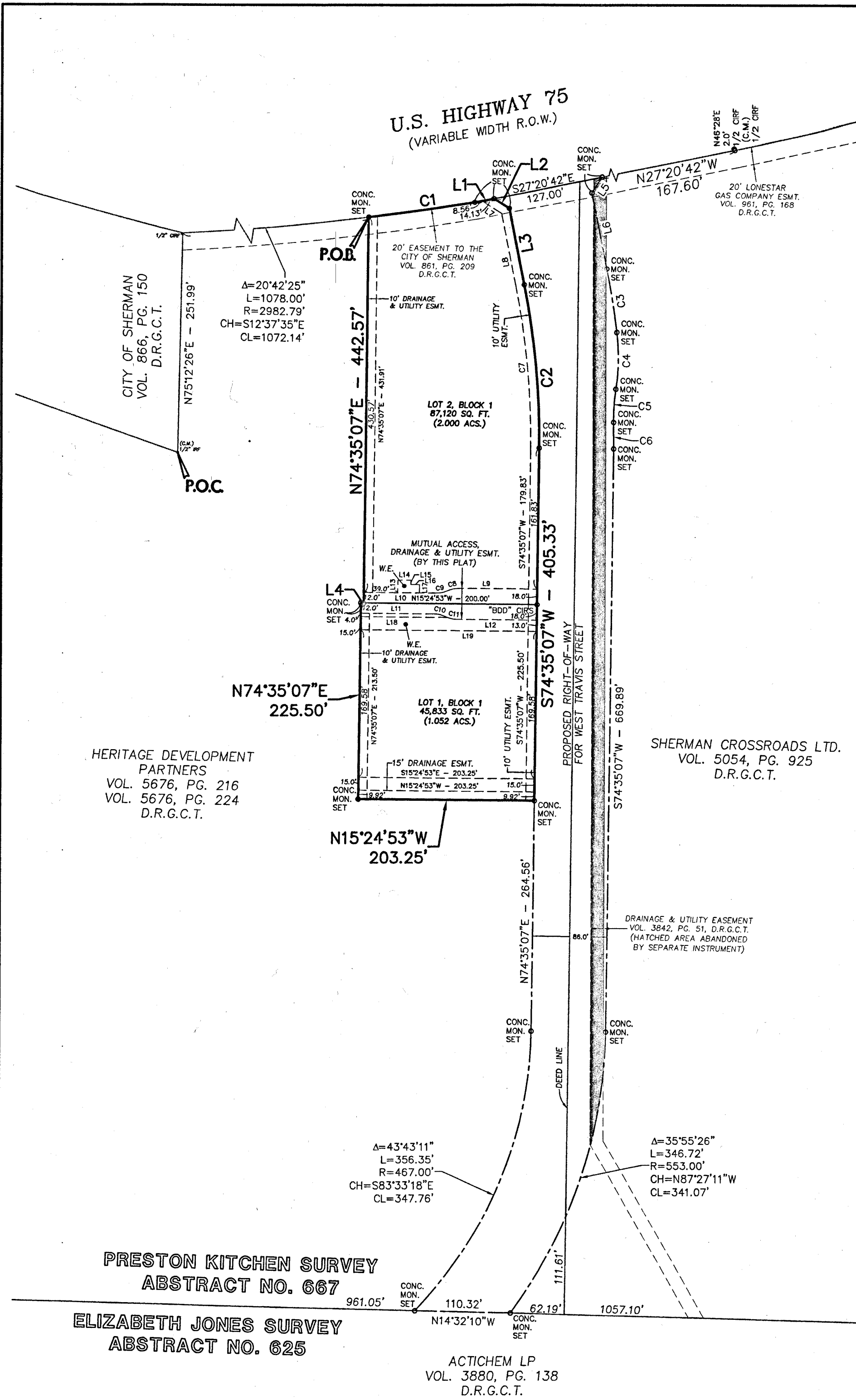
We are requesting a variance for our customer, Trusted ER at 115 West Travis Street. We are requesting a variance for the sign height allowance for the Blalock District to be increased from 12' overall height to 50' overall height. We are requesting this variance so that the ER pylon sign will be clearly visible from all directions. At 12' overall height our customer would not have the appropriate visibility for an Emergency Room. We are also asking for a variance for the sign face square footage allowance to be increased from 65 square feet to 200 square feet so that their sign is large enough to be seen from all directions.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Bass", with a stylized, cursive script.

Todd Bass





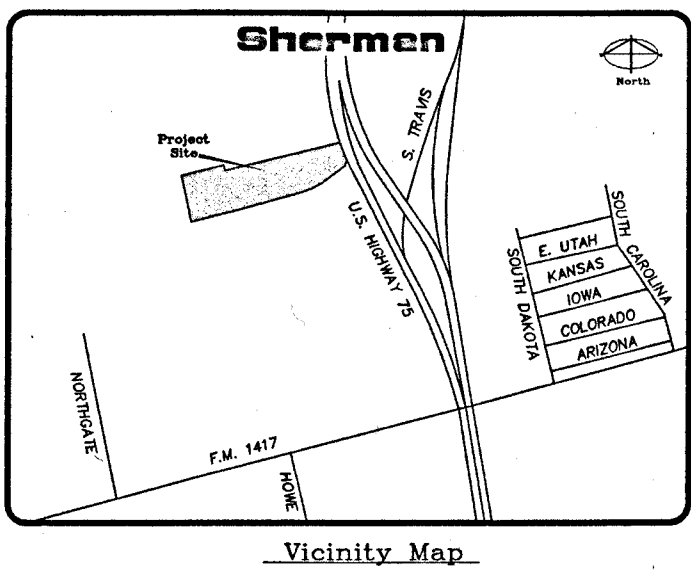
**LEGEND**

|                |                                     |
|----------------|-------------------------------------|
| CONC. SET      | CONCRETE MONUMENT SET               |
| IRON ROD FOUND | 3/4-INCH IRON ROD IN CONCRETE SET   |
| P.O.C.         | POINT OF COMMENCING                 |
| P.O.B.         | POINT OF BEGINNING                  |
| R.O.W.         | RIGHT-OF-WAY                        |
| W.E.           | WATER EASEMENT                      |
| D.R.G.C.T.     | DEED RECORDS, GRAYSON COUNTY, TEXAS |
| ---            | TRACT LINE                          |
| ---            | BOUNDARY LINE                       |

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S27°20'42"E | 22.70  |
| L2     | S17°41'14"W | 21.20  |
| L3     | S62°43'11"W | 90.08  |
| L4     | S15°24'53"E | 3.25   |
| L5     | N72°18'46"W | 21.23  |
| L6     | S62°43'11"W | 90.19  |
| L7     | S17°41'14"W | 27.04  |
| L8     | S62°43'11"W | 85.94  |
| L9     | N15°24'53"W | 90.00  |
| L10    | N15°24'53"W | 83.85  |

| Line # | Direction   | Length |
|--------|-------------|--------|
| L11    | S15°24'53"E | 84.51  |
| L12    | S15°24'53"E | 92.58  |
| L13    | S74°35'07"W | 15.00  |
| L14    | N15°24'53"W | 15.00  |
| L15    | S74°35'07"W | 5.00   |
| L16    | S15°24'53"E | 10.00  |
| L17    | S74°35'07"W | 10.00  |
| L18    | S15°24'53"E | 99.90  |
| L19    | N15°24'53"W | 203.25 |

| Curve # | Length | Radius  | Delta     | Chord Direction | Chord Length |
|---------|--------|---------|-----------|-----------------|--------------|
| C1      | 123.58 | 2982.79 | 2°22'26"  | S24°10'01"E     | 123.57       |
| C2      | 187.83 | 907.00  | 11°51'56" | S68°39'09"W     | 187.50       |
| C3      | 73.91  | 1004.00 | 4°13'05"  | S64°49'43"W     | 73.90        |
| C4      | 65.48  | 235.00  | 15°57'57" | S74°55'15"W     | 65.27        |
| C5      | 37.84  | 215.00  | 10°05'05" | S77°51'41"W     | 37.79        |
| C6      | 30.61  | 993.00  | 1°45'58"  | S73°42'07"W     | 30.61        |
| C7      | 185.76 | 897.00  | 11°51'56" | S68°39'09"W     | 185.43       |
| C8      | 13.53  | 30.00   | 25°50'17" | N28°20'16"W     | 13.41        |
| C9      | 13.53  | 30.00   | 25°50'31" | N28°20'09"W     | 13.42        |
| C10     | 13.53  | 30.00   | 25°50'31" | S02°29'38"E     | 13.42        |
| C11     | 13.53  | 30.00   | 25°50'31" | S02°29'38"E     | 13.42        |



**PURPOSE OF PLAT:**  
To correct a typographical error for the square footage and acreage in the metes and bounds description and the square footage for Lot 1, Block 1.

**NOTES:**

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 28, 2010. Property is in Zone X.
- Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

© Copyright 2017 Brockette/Davis/Drake, Inc. All Rights Reserved.  
This drawing is the property of Brockette/Davis/Drake, Inc.  
Any modification or use of this drawing without the express written authorization of Brockette/Davis/Drake, Inc. is prohibited.

**AMENDING FINAL PLAT**  
**SHERMAN CROSSROADS MEDICAL**  
**LOTS 1 & 2, BLOCK 1**  
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS  
BEING A PORTION OF A 44,830 ACRE TRACT  
AND BEING SITUATED IN THE  
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

**OWNER:**  
HERITAGE DEVELOPMENT PARTNERS, LLC  
2600 N. U.S. HIGHWAY 75  
SHERMAN, TEXAS 75090

**SURVEYORS:**  
BROCKETTE/DAVIS/DRAKE, INC.  
Civil & Structural Engineering Surveying  
4144 North Central Expressway, Suite 1100  
Dallas, Texas 75204  
(214) 824-3647  
fax (214) 824-7064

SHEET 1 OF 2  
FEBRUARY, 2017  
C16114 FP.dwg

**OWNER'S CERTIFICATE**  
**STATE OF TEXAS**  
**COUNTY OF GRAYSON**

WHEREAS HERITAGE DEVELOPMENT PARTNERS, LLC, are owners of a 3.0522 acre tract of land situated in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and being part of that tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed, recorded in Volume 5676, Page 216 and Volume 5676, Page 224 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and also being part of that tract of land conveyed to Sherman Crossroads Ltd. by Special Warranty Deed with Vendor's Lien, recorded in Volume 5054, Pg. 925 (D.R.G.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the southwest corner of a tract of land conveyed to the City of Sherman, recorded in Volume 866, Page 150 (D.R.G.C.T.), same being in the North line of said Heritage Development Partners tract;

THENCE, N 75°12'26" E, along the South line of said City of Sherman tract and the North line of said Heritage Development Partners tract, a distance of 251.99 feet to a point for corner from which a 1/2-inch unreadable capped iron rod found bears N 71°10' W, 1.1 feet, said capped iron rod being the southeast corner of said City of Sherman tract and in the West line of Interstate Highway 75 (variable width R.O.W.) and a non-tangent curve to the left;

Along said non-tangent curve to the left and the West line of said Interstate Highway 75, same being the East line of said Heritage Development Partners tract, through a central angle of 20°42'25", an arc length of 1078.00 feet, having a radius of 2982.79 feet, and a chord bearing and distance of S 12°37'35" E, 1072.14 feet to a concrete monument set in a non-tangent curve to the left and the POINT OF BEGINNING;

Along said non-tangent curve to the left, through a central angle of 02°22'26", an arc length of 123.58 feet, having a radius of 2982.79 feet, and a chord bearing and distance of S 24°10'01" E, 123.57 feet to a concrete monument set for corner;

THENCE S 27°20'42" E, continuing along the West line of Interstate Highway 75, a distance of 22.70 feet to a concrete monument set for corner;

THENCE S 62°43'11" W, a distance of 90.08 feet to a concrete monument set at the beginning of a tangent curve to the right;

Along said tangent curve to the right, through a central angle of 11°51'56", an arc length of 187.83 feet, having a radius of 907.00 feet, and a chord bearing and distance of S 68°39'09" W, 187.50 feet to a concrete monument set for corner;

THENCE S 74°35'07" W, a distance of 405.33 feet to a concrete monument set for corner;

THENCE N 15°24'53" W, a distance of 203.25 feet to a concrete monument set for corner;

THENCE N 74°35'07" E, a distance of 225.50 feet to a concrete monument set for corner;

THENCE S 15°24'53" E, a distance of 3.25 feet to a concrete monument set for corner;

THENCE N 74°35'07" E, a distance of 442.57 feet to the POINT OF BEGINNING in the aforementioned West line of said Interstate Highway 75, containing 132,953 square feet or 3.0522 acres of land, more or less.

**OWNER'S CERTIFICATE OF DEDICATION:**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That HERITAGE DEVELOPMENT PARTNERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS MEDICAL, on addition to the City of Sherman, Grayson County, Texas, being 3.0063 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at Sherman, Grayson County, Texas, this 22<sup>nd</sup> day of February, 2017.

HERITAGE DEVELOPMENT PARTNERS, LLC

By: Richard Jelsma  
Richard Jelsma, Manager

**STATE OF TEXAS**  
**COUNTY OF GRAYSON**

BEFORE ME, the undersigned authority, on this day personally appeared Richard Jelsma, Manager, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22<sup>nd</sup> day of February, 2017.

Shwella Seagraves  
Notary Public in and for the State of Texas  
11/9/2017  
My Commission Expires On:

**STATE OF TEXAS**  
**COUNTY OF GRAYSON**

Approved this 20<sup>th</sup> day of September, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Shirley  
Chairman

Scott Shadden  
Secretary

Accept by the City Council of the City of Sherman:  
Mayor JP Date 02/28/2017

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS MEDICAL to the City of Sherman, was submitted to the City Council on the 12<sup>th</sup> day of October, 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 28<sup>th</sup> day of February, A.D. 2017.

Linda Ashby  
City Clerk, City of Sherman, Texas

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

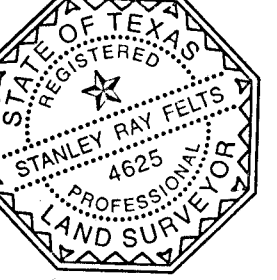
Stanley Ray Felts  
Registered Professional Land Surveyor, No. 4625  
FEBRUARY, 2017

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, on this day personally appeared Stanley Ray Felts, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 20<sup>th</sup> day of February, 2017.

Denise A. Hunter  
Notary Public in and for the State of Texas  
05-25-2017  
My Commission Expires On:



**AMENDING FINAL PLAT**  
**SHERMAN CROSSROADS MEDICAL**  
**LOTS 1 & 2, BLOCK 1**  
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS  
BEING A PORTION OF A 44,830 ACRE TRACT  
AND BEING SITUATED IN THE  
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

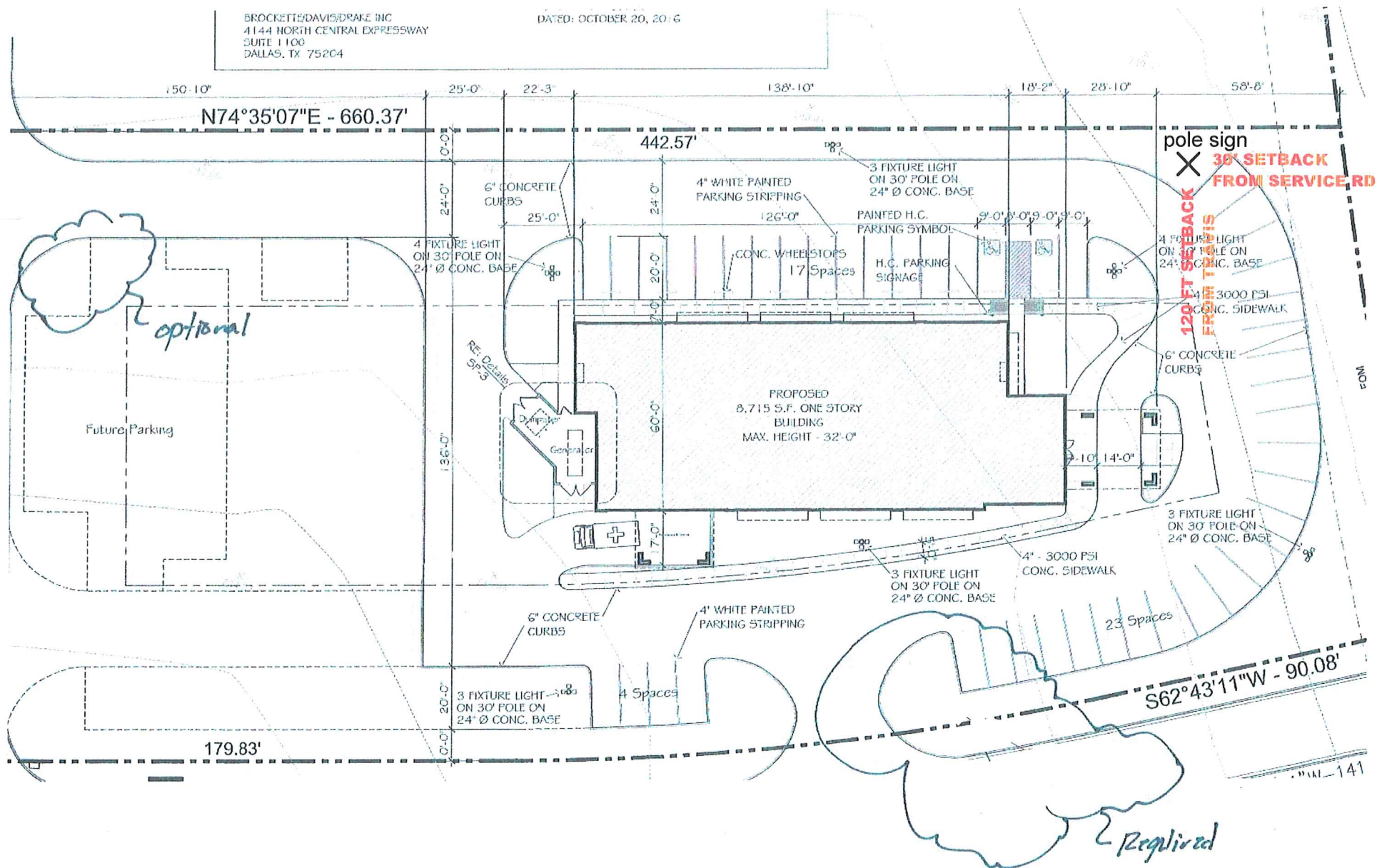
**OWNER:**  
HERITAGE DEVELOPMENT PARTNERS, LLC  
2600 N. U.S. HIGHWAY 75  
SHERMAN, TEXAS 75090

**SURVEYORS:**  
BROCKETTE/DAVIS/DRAKE, INC.  
Civil & Structural Engineering Surveying  
4144 North Central Expressway, Suite 1100  
Dallas, Texas 75204  
(214) 824-3647  
fax (214) 824-7064

SHEET 2 OF 2  
FEBRUARY, 2017  
C16114 FP.dwg

4624  
FILED FOR RECORD  
March 7, 2017  
at 10:00 a.m.  
Recorded in Vol. 54 Page 93  
PLAT  
WILMA BLACKSHEAR BUSH  
County Clerk, Grayson Co., Texas  
By Regina Foster  
Deputy

DATED: OCTOBER 20, 2016







**TRUSTED+ER**  
TEXOMA

50' Overall Height  
Total Sign Dimensions:  
20' wide by 10' tall

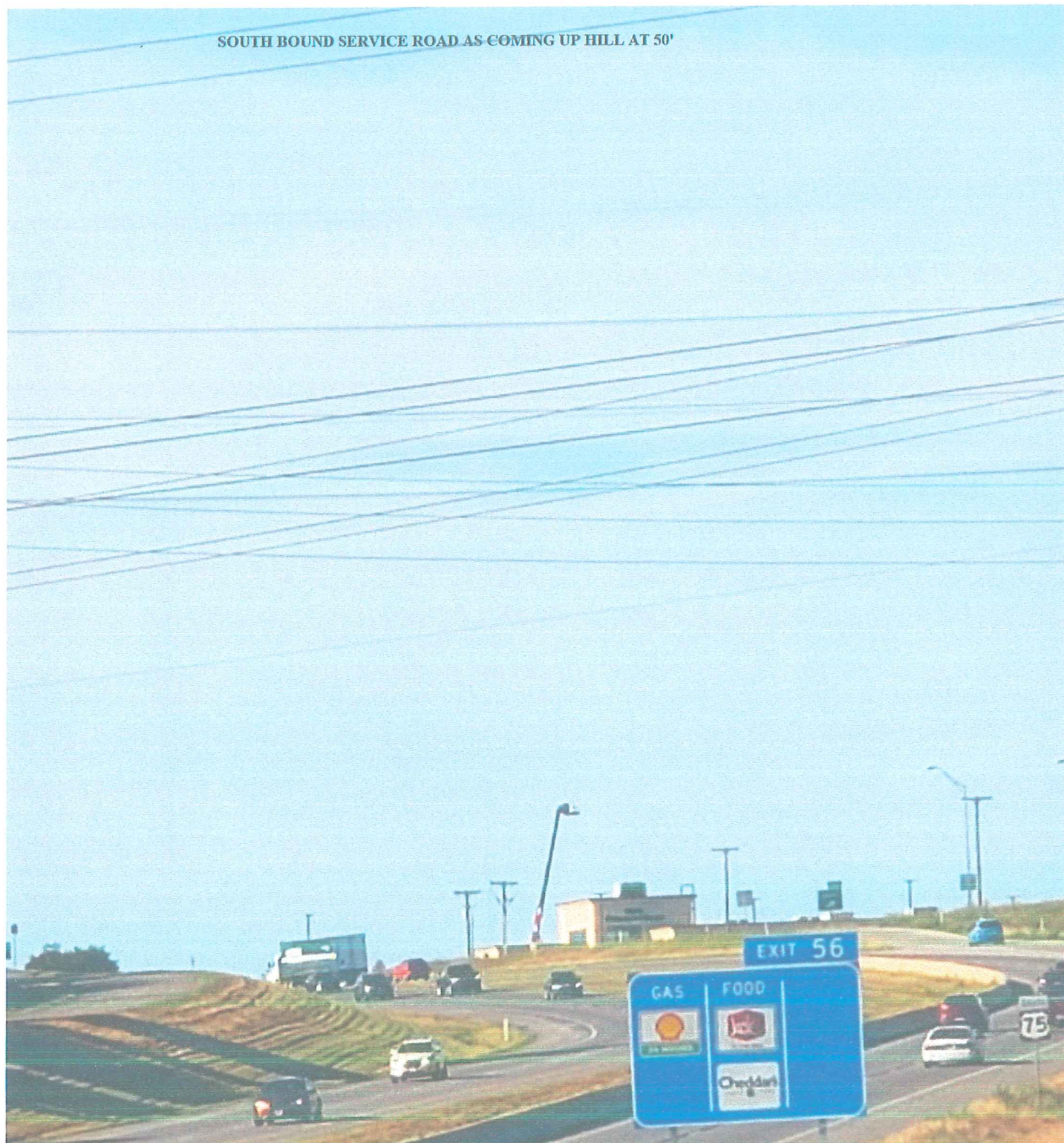


NORTH BOUND SERVICE RD AT 50'





SOUTH BOUND SERVICE ROAD AS COMING UP HILL AT 50'





NORTH BOUND SERVICE ROAD AT REDLIGHT ON 1417 AT 50'





IN FRONT OF SUNNY D ON 1417 AT 30'



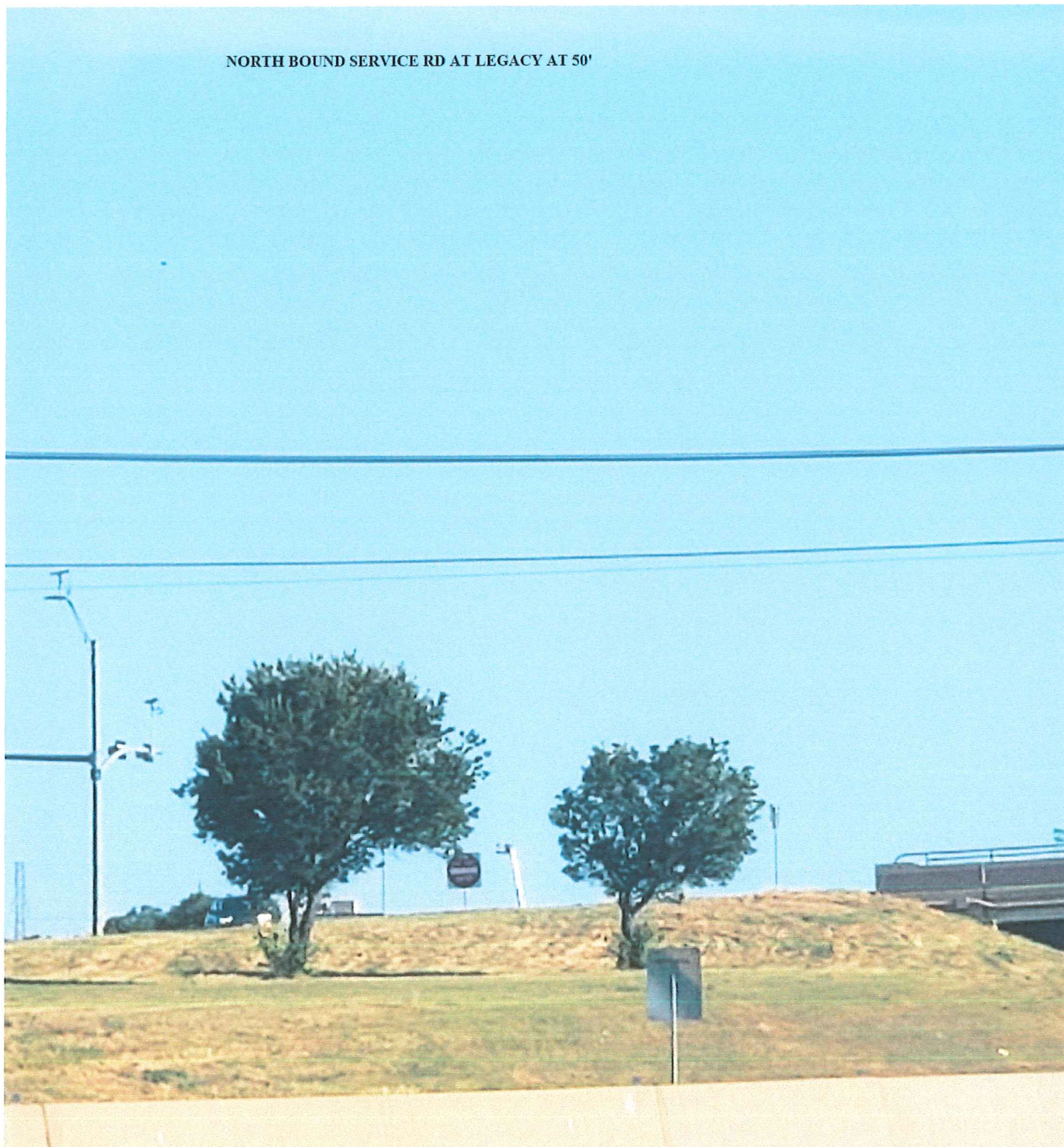


IN FRONT OF SUNNY D ON 1417 AT 50'





NORTH BOUND SERVICE RD AT LEGACY AT 50'





BY EQUIPMENT DEPOT AT 50'



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**STAFF REVIEW LETTER**

July 8, 2019

Sherman FEC Real Estate LLC  
204 Medical Dr., Ste. 200  
Sherman, TX 75092

Todd Bass  
1602 E. Houston St.  
Sherman, TX 75090

Dear Applicants,

The request for an exception and variance to allow a 200 square foot, 50' tall freestanding sign 30' from the Highway 75 South property line in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 115 West Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

**Zoning**

1. All aspects of the Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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





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

12.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**\* 802 NORTH CLEVELAND AVENUE**

The request of Oraporn & Kham Sansavath (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 802 North Cleveland Avenue, being part of Lot 9 and all of Lot 10, Block 7, College Park Addition, as follows:

***Planning and Zoning Commission***

Replat approval of College Park Addition, Block 7, Lots 10R1 & 10R2, a Replat of part of Lot 9 & all of Lot 10, Block 7, College Park Addition.

**Background:**

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

**Adjacent Zoning:**

R-1 (One Family Residential) District

**Origination:**

Oraporn & Kham Sansavath (Owners)  
Preston Trail Land 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:**

206

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addn Blk 7, Lots 10R1 & 10R2

Staff Review Letter

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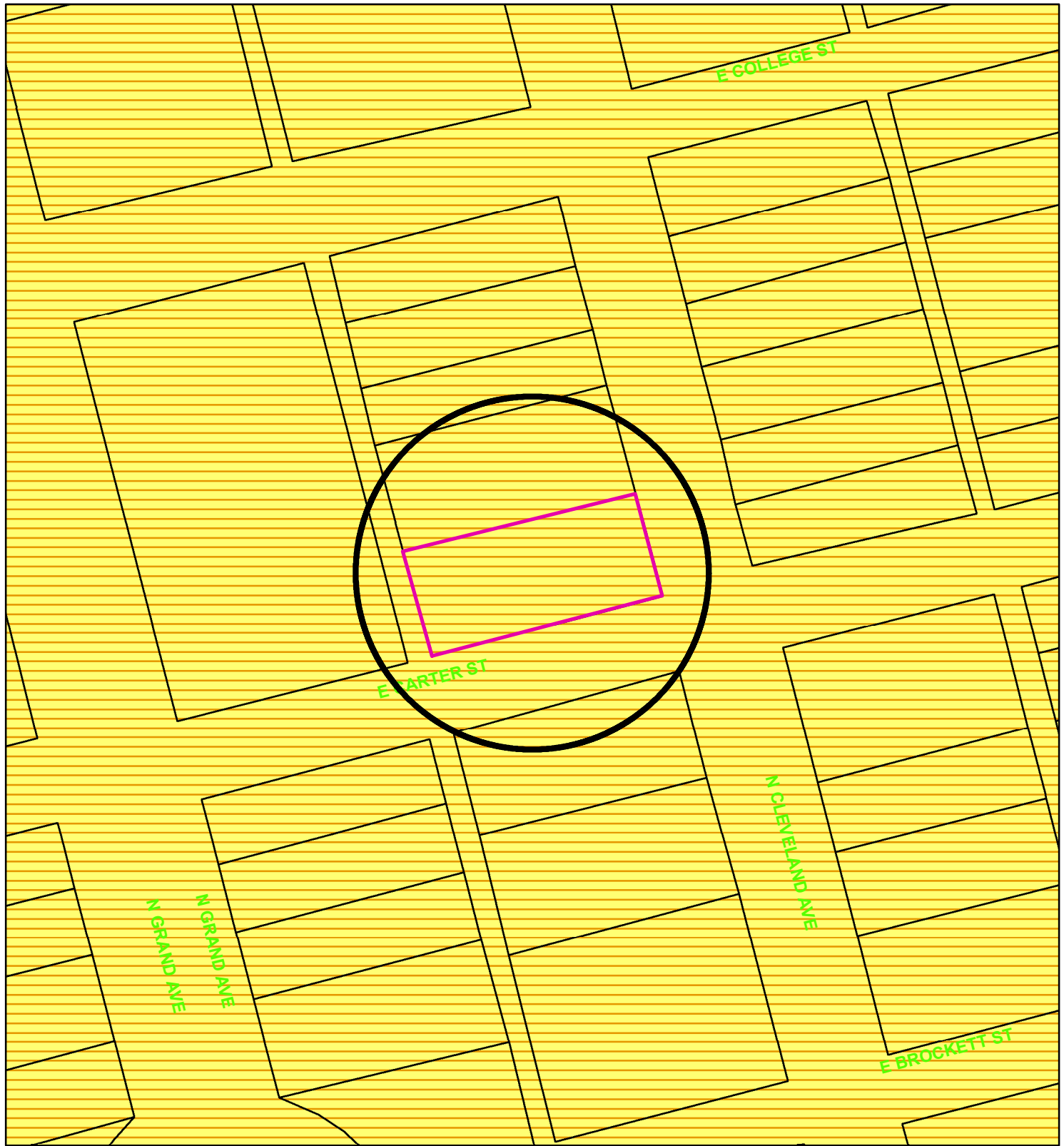
802 North Cleveland Avenue



1 in = 331 ft

City of Sherman, Texas  
Developmental Services Department





## Zoning - 802 North Cleveland Avenue

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

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

#### Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



NOT TO SCALE

1 in = 100 ft



## 802 North Cleveland Avenue



83493 N. State Hwy 293, Suite 5  
Pettiberg, TX 75076  
www.prestatrainbandsurveying.com  
903-795-6029





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## STAFF REVIEW LETTER

July 9, 2019

Oraporn Sansavath & Kham Sansavath  
554 County Road 1452  
Bonham, TX 75418

Preston Trail Land Surveying  
83493 N. State Hwy. 289, Ste. 5  
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of College Park Addition, Block 7, Lots 10R1 & 10R2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove directions on street names.
6. The existing structures on the lot will need to meet all setback requirements.
7. Private utility easement required to serve Lot 10R1 with sanitary sewer.
8. Private utility easement required to serve Lot 10R2 with water.
9. City of Sherman does not maintain alleys.
10. Drive approaches and parking areas must be approved prior to any construction being done.
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  
Billy Hartsfield, Fire Marshal

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



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

13.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**\* 3200-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer), McDonald's USA, LLC (Developer) and JPH Land Surveying, Inc. (Surveyor) concerning the property located in the 3200-3600 blocks of South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase II, containing 13.497 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

***Planning and Zoning Commission***

Replat approval of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2, a Replat of Lot 1, Block 2, Sherman Crossroads, Phase II

**Background:**

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

**Adjacent Zoning:**

Blalock Industrial Park

Blalock Commercial Overlay District

**Origination:**

Sherman Crossroads, LTD (Owners)

ClayMoore Engineering, Inc. (Engineer)

McDonald's USA, LLC (Developer)

JPH Land Surveying, Inc. (Surveyor)



**Master Plan Designation:**

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

**Number of notices mailed:**

Not required.

**Objections Received:**

0

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**Attachments**

Location Map

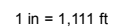
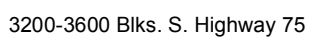
Zoning Map

Replat Sherman Crossroads Phase II Lots 1R, 4 & 5, Blk. 2

Staff Review Letter

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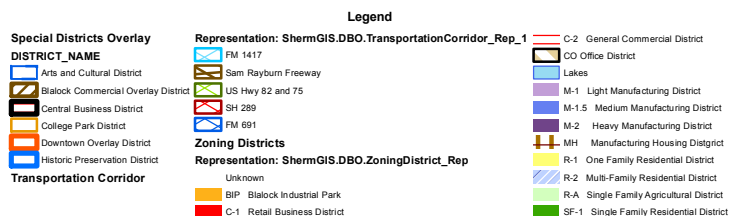




## Zoning - 3200-3600 Blocks South U.S. Highway 75



City of Sherman, Texas  
Developmental Services Department


$$1 \text{ in} = 700 \text{ ft}$$







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## STAFF REVIEW LETTER

July 9, 2019

Sherman Crossroads, Ltd.  
4455 Lyndon B. Johnson Freeway, Ste. 812  
Dallas, TX 75244

JPH Land Surveying, Inc.  
785 Lonesome Dove Trail  
Hurst, TX 76054

McDonald's USA, LLC  
511 E. Carpenter Freeway, Ste. 375  
Irving, TX 75062

Dear Applicants,

The request for approval of the Final Plat of Sherman Crossroads, Phase II, Lots 1R, 4 & 5, Block 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Indicate is a Replat of the AMENDING PLAT of Lot 1, Block 2, Sherman Crossroads, Phase II.
6. Detention plans must be approved by City of Sherman Engineering Department prior to the filing of this plat.
7. Description of curve referred to in metes and bounds description items 4 & 5; 6 & 7; 8 & 9 incomplete. Please complete on metes and bounds description.
8. Show access easements on plat.
9. Entrances/Exits off Hwy. 75 Service Road will be Right-in, Right-out only.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

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

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

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

Respectfully,



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

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

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





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

14.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**\* 3612 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), ClayMoore Engineering, Inc. (Engineer) and Matt Moore (Representative) Rogue Architects (Architect) and Daniel Reece (Landscape Architect) concerning the property located at 3612 South U. S. Highway 75, being part of Lot 1, Block 2, Sherman Crossroads, Phase 2, containing 1.527 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

***Planning and Zoning Commission***

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District.

**Background:**

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

**Adjacent Zoning:**

Blalock Industrial Park

Blalock Commercial Overlay District

**Origination:**

Sherman Crossroads, LTD (Owners)

ClayMoore Engineering, Inc. (Engineer)

Matt Moore (Representative)

Rogue Architects (Architect)

Daniel Reece (Landscape Architect)

**Master Plan Designation:**

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

**Number of notices mailed:**

47

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Survey

Replat Sherman Crossroads Phase II Lots 1R, 4 & 5, Blk. 2

Site Plan

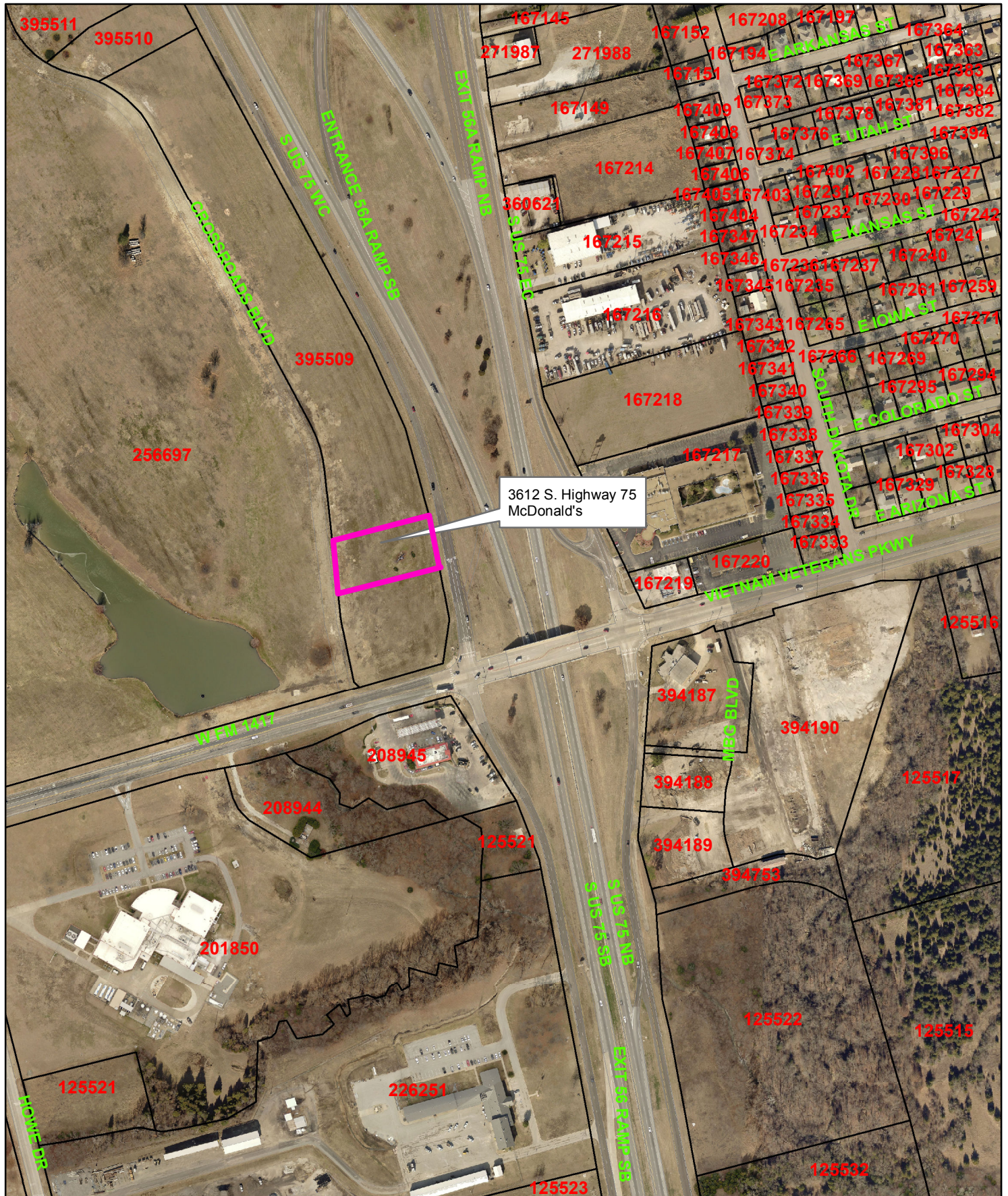
Building Elevations

Landscape Plan

Staff Review Letter

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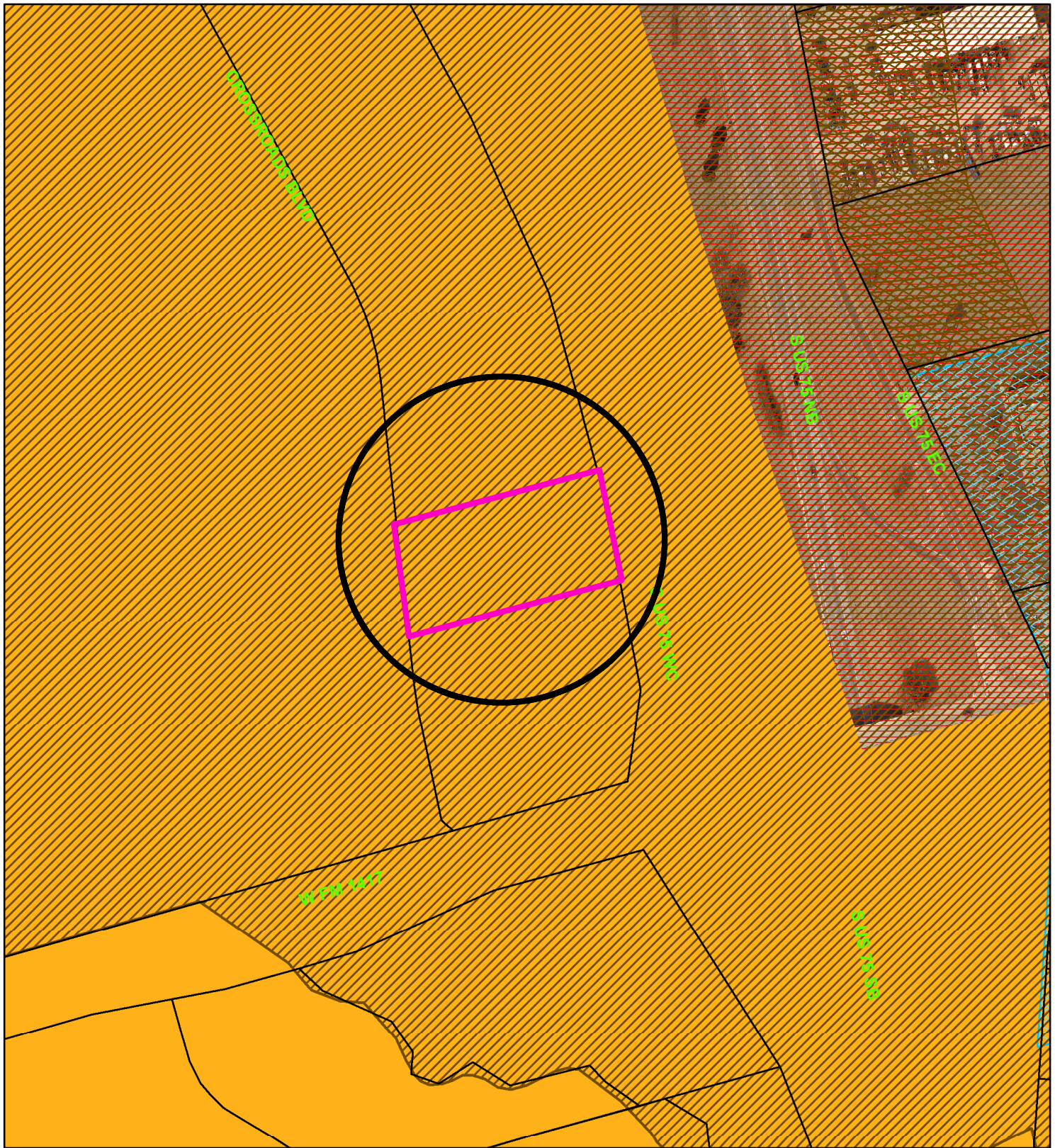
3612 South U.S. Highway 75



1 in = 397 ft

City of Sherman, Texas  
Developmental Services Department





## Zoning - 3612 South U.S. Highway 75

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

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

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- BIP Ballock Industrial Park
- C-1 Retail Business District

#### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- 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 = 200 ft



## 3612 South U.S. Highway 75



FINAL PLAT  
SHERMAN CROSSROADS, PHASE II  
LOT 5, BLOCK 2  
BEING A REPLAT OF PART OF  
LOT 1, BLOCK 2  
SHERMAN CROSSROADS, PHASE II  
(INSTRUMENT NUMBER 2019-133, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS)  
1.527 ACRES out of the  
HEIRS OF PRESTON KITCHEN SURVY, ABSTRACT NO. 667  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

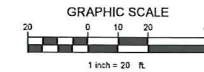
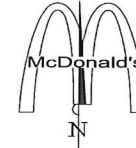
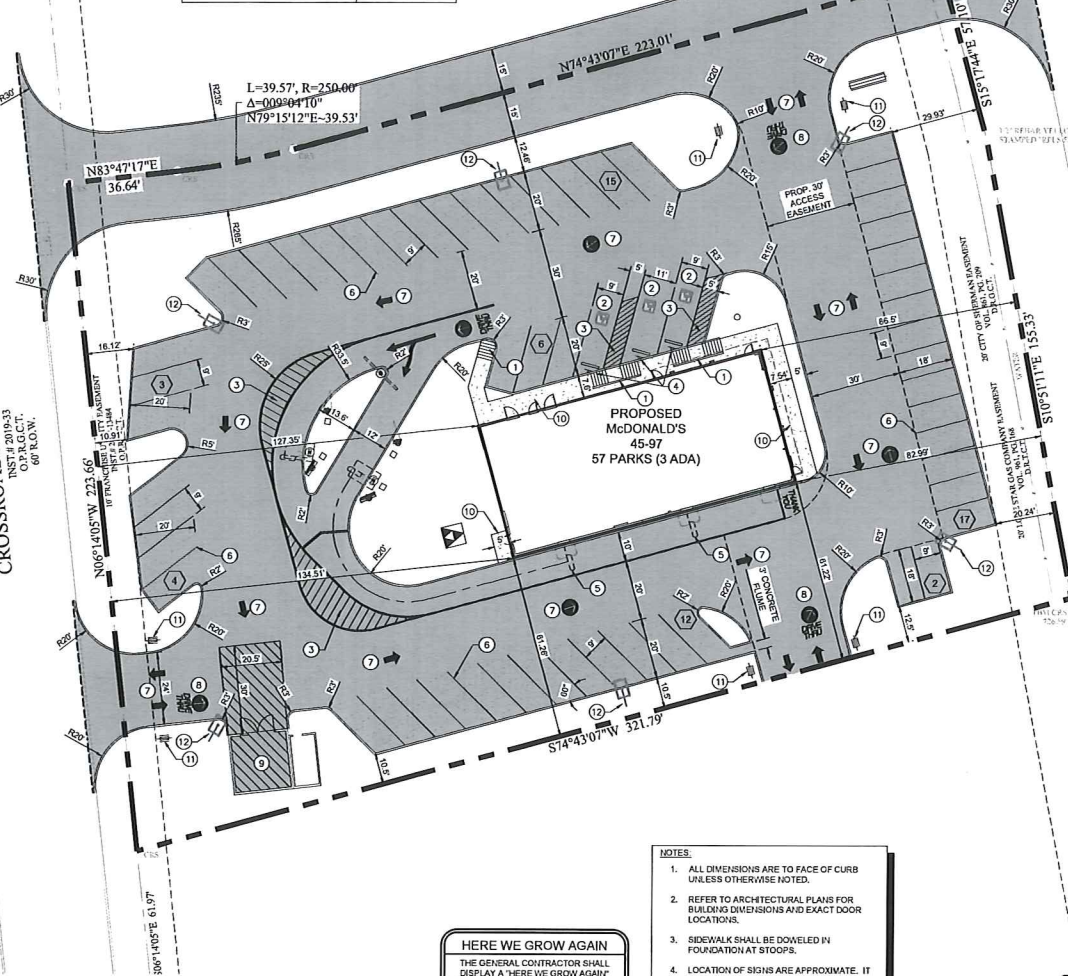




# CROSSROADS BOULEVARD

TRAILER PARKWAY  
TRAILER PARKWAY  
66' R.O.W.

| SITE DATA                 |                          |
|---------------------------|--------------------------|
| TOTAL SITE AREA           | 66,512 SF (1.527 AC)     |
| PROP. ZONING              | BALCOCK OVERLAY DISTRICT |
| BUILDING USE              | RESTAURANT               |
| PARKING TABLE             |                          |
| STANDARD PARKING PROVIDED | 54                       |
| HANDICAP PARKING PROVIDED | 3                        |
| TOTAL PARKING PROVIDED    | 57                       |



| LEGEND    |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| [Pattern] | HEAVY DUTY CONCRETE PAVEMENT PER DETAILS SHEET C-10                         |
| [Pattern] | STANDARD DUTY CONCRETE PAVEMENT PER DETAILS SHEET C-10                      |
| [Pattern] | CONCRETE PAVEMENT FOR DUMPSTER AREA PER DETAILS SHEET C-10                  |
| [Pattern] | PRIVATE SIDEWALK PER DETAILS SHEET C-10                                     |
| [Pattern] | FULL-DEPTH SAWCUT CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT |
| [Pattern] | PROPOSED CONCRETE CURB AND GUTTER PER DETAIL SHEET C-10                     |
| [Symbol]  | PARKING COUNT                                                               |
| [Symbol]  | TYPICAL LIGHT POLE                                                          |
| [Symbol]  | FIRE LANE STRIPING PER DETAIL SHEET C-11                                    |

| CONSTRUCTION SCHEDULE |                                                            |
|-----------------------|------------------------------------------------------------|
| 1                     | HANDICAP RAMP                                              |
| 2                     | HANDICAP SYMBOL                                            |
| 3                     | PAVEMENT STRIPING                                          |
| 4                     | HANDICAP SIGN                                              |
| 5                     | DETECTOR LOOP (LOCATION TO BE APPROVED BY MC DONALD'S)     |
| 6                     | 4' PARKING STALL STRIPING COLOR: WHITE (TYP)               |
| 7                     | TYPICAL DIRECTIONAL TRAFFIC ARROW                          |
| 8                     | DRIVE THRU WITH ARROW TYPICAL AT ALL ENTRIES COLOR: YELLOW |
| 9                     | DUMPSTER WITH ENCLOSURE PER ARCH PLANS                     |
| 10                    | SIDEWALK                                                   |
| 11                    | PROPOSED McDONALD'S DIRECTIONAL SIGNAGE                    |
| 12                    | SITE LIGHT POLE                                            |

BENCHMARK DESCRIPTION  
REFER TO PLAN AND SURVEY

CITY PROJECT NUMBER

SURVEY INFORMATION

PREPARED BY:  
JPM LAND SURVEYING, INC.  
207 BLUEBERRY CIRCLE, SUITE C  
KELLER, TX 76248  
PH: 817.431.4571

LEGAL DESCRIPTION:  
1.527 ACRES (648,512 S.F.) PORTION OF  
LOT 1, BLOCK 2 SHERMAN CROSSROADS,  
PHASE 8 B & T, #2019-33 O.P.R.G.C.T.

ADDRESS:  
LOT 1, BLOCK 2 SHERMAN CROSSROADS

CITY: SHERMAN STATE: TX

COUNTY: GRAYSON SURVEY: ABSTRACT NO.:

DE NUMBER: 042-3270 SHEET NAME: CITY SITE PLAN

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
  3. SIDEWALK SHALL BE DOWELED IN FOUNDATION AT STOPS.
  4. LOCATION OF SIGNS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SET-BACK, SIZE/HEIGHT, AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.

## HERE WE GROW AGAIN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH WORLD WIDE COMPANY, OAKBROOK, IL. PH: 1-800-937-1871

STOP!  
CALL BEFORE YOU DIG

DIG TESS  
1-800-DIG-TESS  
(@ least 72 hours prior to digging)

| REV | DATE | DESCRIPTION | BY | REF |
|-----|------|-------------|----|-----|
|     |      |             |    |     |

1903 CENTRAL DR  
PHONE: 817.331.0572  
WWW.CLAYMOORE.COM

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS  
CLAYMOORE, CLAY, CROSBY  
P.C. 10/20/2012, REV. 3/25/2019

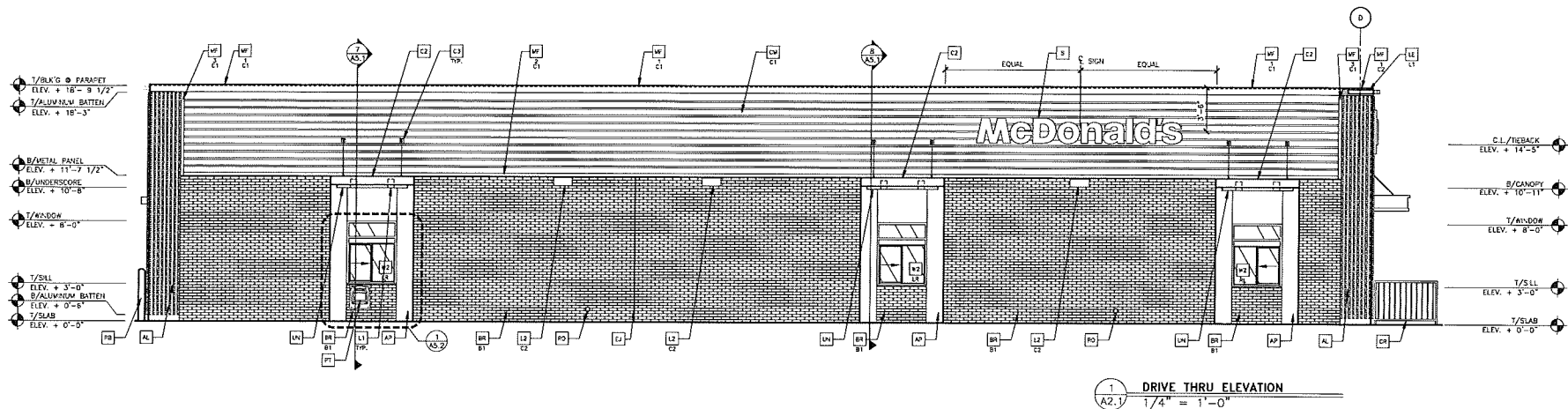
McDONALD'S  
511 E. JOHN CARPENTER FRWY, SUITE 375, RING, TX 75062  
FM 1417 & E. US HWY 75  
SHERMAN, TEXAS  
McDONALD'S, L.C. 042-3270  
CLAYMOORE ENG. NO. 2018-154

| PLAN APPROVALS          |            | DATE | BY  |
|-------------------------|------------|------|-----|
| SIGNATURE (IF REQUIRED) |            |      |     |
| REGIONAL MGR            |            |      |     |
| COUNTY MGR              |            |      |     |
| OPERATIONS DEPT         |            |      |     |
| REAL ESTATE DEPT        |            |      |     |
| CONTRACTOR              |            |      |     |
| OWNER                   |            |      |     |
| STATUS                  | DATE DRAWN | DATE | BY  |
| DATE DRAWN              | 5/28/2019  | TX   | HCV |
| PLAN CHECKED            | 5/28/2019  | CLC  |     |
| ASBUILT                 |            |      |     |
| SHEET NO.               | SP-1       |      |     |

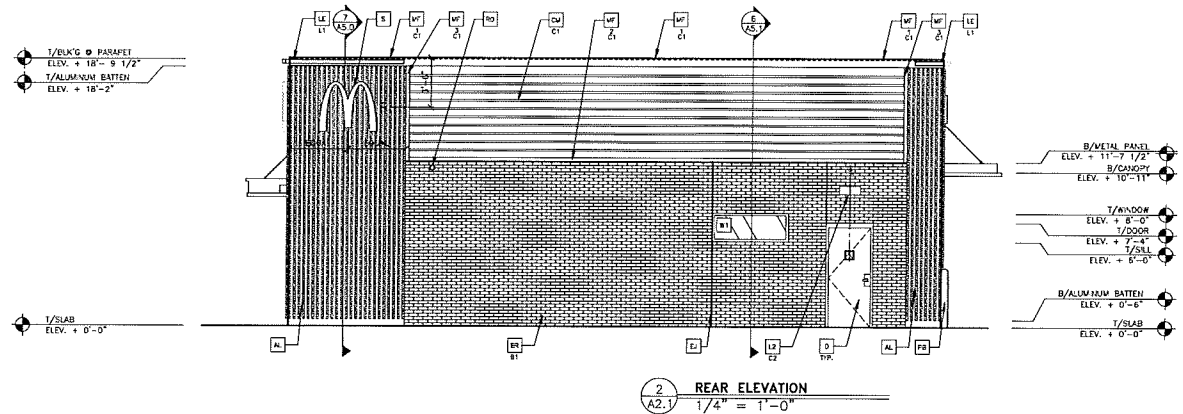


[illegible]





1 DRIVE THRU ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"

#### KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM  
W/FE ANCHORS  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKSAIL UNFINISHED, ENDCAIP PAINTED TO MATCH  
SUBSTRATE: 1/2" LP DOWNSBOARD  
SUBSTITUTE: COLOR: RAL 7022
- WF ALPOLIS METAL PANEL (COLOR: RAL 7022)
- RE MODULAR FACERICK  
B1 = "DARK GREY" W77 BY GLEN GERY  
C1 = "DARK GREY" W77 BY GLEN GERY  
C2 = "DARK GREY" W77 BY GLEN GERY
- CI ALUMINUM CANOPY SYSTEM W/FASCA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK  
COLOR: RAL 7022  
GO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TERRACE
- C4 CONTROL JOINT  
1 = EPS
- C5 1" REVEL METAL WALL PANEL SYSTEM BY METAL ART  
C1 = "DARK GREY" W77 BY GLEN GERY  
C2 = "DARK GREY" W77 BY GLEN GERY
- D INSULATED METAL DOOR  
PAINT: "CALANTLEY GREY" SW7019 BY SHERRIN WILLIAMS

- OK DECAL BY GRAPHICS SUPPLIER  
SURFACE: APLA CO. FIELD INSTALLED, PRE CUT, PRE SPACED  
SUPPLIERS:  
TODAY (855) 330-7337, info@today.com  
DEX INTERNATIONAL (847) 543-4500, mcdonalds@dex.com
- I EXTERIOR INSULATION FINISH SYSTEM (EIFS)  
COLOR:  
C1 = RAL 7022  
C2 = PLANKMID SLIDER
- E2 EXPANSION JOINT, SEE DETAIL 7/A1.1
- FB CO2 = BLK CO2 FILL BOX (ECPM SCHEDULE ITEM 69.02)  
BO = BLK CO2 FILL BOX (ECPM SCHEDULE ITEM 700.15)

- GL GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: RAL 7022
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: D60
- L2 RADIAL SCENE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR:  
C1 = WHITE  
C2 = PLANKMID SLIDER
- L3 ACCENT LIGHTING - SEE ELECTRICAL  
L1 = LED LIGHT  
L2 = 3-WAY LED (DOWN ONLY)  
L3 = INTERIOR CANOPY FIXTURE  
L4 = INTERIOR CANOPY FIXTURE

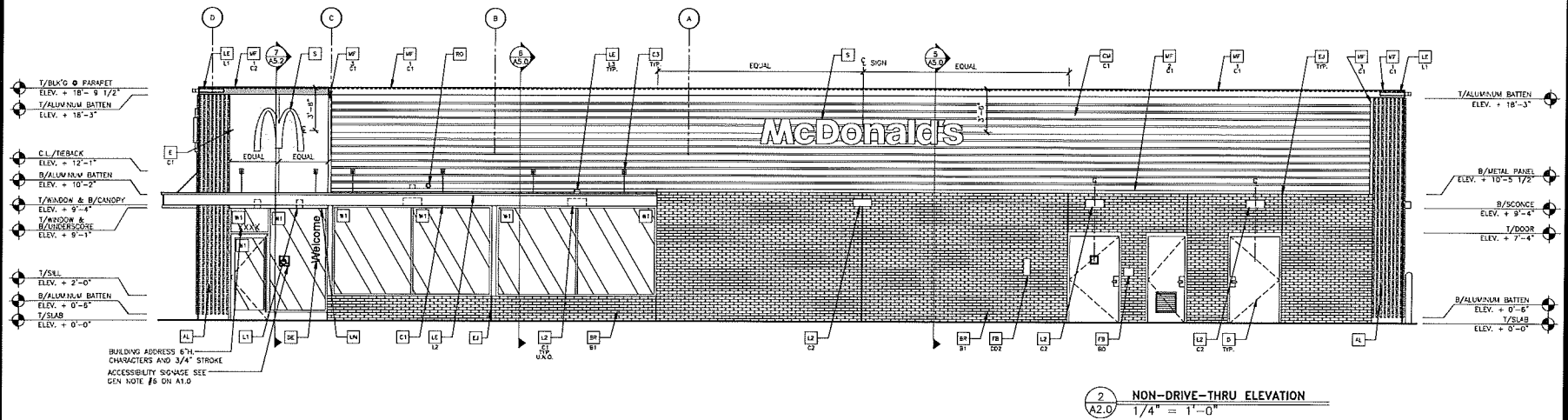
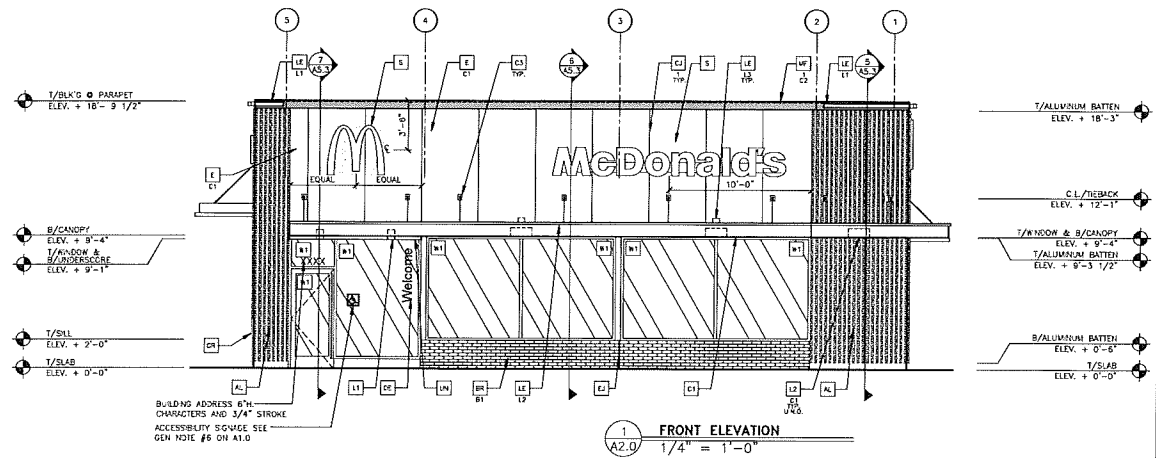
- WF METAL FASCA  
1 = TYPE  
2 = PRE-FAB ANCHOR-TIE FASCA  
3 = BOTTOM TRIM AT METAL REVEL PANEL  
4 = VERTICAL TRIM AT METAL REVEL PANEL, CORNERS, CLOSURES  
COLOR:  
C1 = WEATHERED ZINC  
C2 = RAL 7022
- PF PIPE BOLLARD - PAINTED YELLOW
- PM (RM-C) COIN COLLECTOR  
MODEL: 8881 STD  
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PRE PAINT TO MATCH SURROUNDING MATERIAL

- S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- UN METAL UNDERSOKE  
COLOR: D60
- W1 EXTERIOR WINDOW ASSEMBLY - TAMPONED GLASS  
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
GREEN ELECTRONIC RELEASE  
COLOR: D60 BRONZE  
BLUOE DIRECTION: BL = RIGHT TO LEFT  
UR = LEFT TO RIGHT

REGISTERED ARCHITECT  
JERRY WILLIAMS ARCHITECT  
PROFESSIONAL SEAL  
RECEIVED  
DESIGNER  
JERRY WILLIAMS ARCHITECT  
1000 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202  
DATE  
05/17/19

2018 BB20 STANDARD BUILDING  
A2.1  
ELEVATIONS

McDonald's USA, LLC



# KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM  
BYP PANELS  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKSAIL UNFINISHED, ENDOCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" 1/8" SHAPES  
SUBSTRATE COLOR: RAL 7022
- AP ALUMINUM METAL PANEL (COLOR: RAL 7022)
- BE ALUMINUM FACEBOOK
- BT = "DARK GREY" M77 BY GLEN GERY  
COLOR: WHITE
- CI ALUMINUM CANOPY SYSTEM #77ASCA
- CA ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CB ALUMINUM CANOPY TIEBACK  
COLOR: RAL 7022  
DO TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CD CONTROL JOINT  
1-TYPE: 1 = EPS
- CW 3" REVEAL METAL WALL PANEL SYSTEM BY METAL EXA  
CI-COLOR:  
CI = ZINC
- D HOLLOW METAL DOOR  
PAINT: "DARK GREY" M77 BY GLEN GERY  
COLOR: WHITE

- DE SEAL BY GUARANTEE SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PIPE SPACED.  
SOMELA (848) 330-7337, 800.848.8484, 800.848.8484  
SPL. SCHEDULE (847) 543-4100, mcdonaldsusa.com
- E EXTERIOR INSULATION FINISH SYSTEM (EIFS)  
CI-COLOR:  
CI = RAL 7022
- EA EXPANSION JOINT, SEE DETAIL 7/44.1
- FB CO2 = BLK CO2 FILL BOX (FORM SCHEDULE NEW 49.00)  
BO = BLK CO. FILL BOX (FORM SCHEDULE NEW 70.18)

- GA GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: RAL 7022
- LI RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: GOLD
- L2 FACIAL SOURCE LIGHT FIXTURE - SEE ELECTRICAL  
CI-COLOR:  
CI = WHITE  
CI = PLATINUM SILVER
- LE LED LIGHTING - SEE ELECTRICAL  
LI = SLIM LED (DOWN ONLY)  
L2 = INTEGRAL CANOPY FIXTURE  
L3 = UP ONLY FLOOD FIXTURE

- MF METAL FASCIA  
1-TYPE: PRE-FAB AND/OR-TITE FASCIA  
1 = BOTTOM TRIM AT METAL REVEAL PANEL  
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES  
COLOR:  
CI = WEATHERED ZINC  
CI = RAL 7022
- PR PIPE BOLLARD - PAINTED YELLOW
- PP (PVC) COIN COLLECTOR  
MODEL: HAPT 270  
CALL 1-888-743-7425 TO ORDER
- PD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

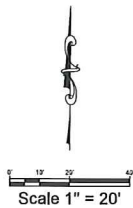
- S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE POINT.
- JH METAL UNDERSOPE  
COLOR: GOLD
- EXTERIOR WINDOW ASSEMBLY - TAMPONED GLASS  
COLOR: EXTRA DARK BROUZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
HOLLOW BOX CORNER, 34" SERVICE HEIGHT WITH TRANSLUCENT MANUAL  
COLOR: SEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT



McDonald's USA, LLC

|                                                          |                                                           |
|----------------------------------------------------------|-----------------------------------------------------------|
| PROJECT NO. 2018-8620 STANDARD BUILDING                  | DATE 05/17/19                                             |
| PROPOSED ARCHITECT DATE 05/17/19                         | RECEIVED 05/17/19                                         |
| DESCRIPTION 4307 - 7425 W. MEDLOCKE, DALLAS, TEXAS 75244 | PROJECT NAME 4307 - 7425 W. MEDLOCKE, DALLAS, TEXAS 75244 |
| DATE 05/17/19                                            | DATE 05/17/19                                             |

A2.0  
ELEVATIONS



| <u>TREES</u>                                                                        | <u>CODE</u> | <u>COMMON NAME / BOTANICAL NAME</u>                               | <u>CONT.</u> | <u>CAL.</u>    | <u>SIZE</u> | <u>QTY</u> |
|-------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------|--------------|----------------|-------------|------------|
|  | WCM         | Drepe Myrtle / Lagerstroemia indica 'Watermelon Red'<br>m, 3 cans | CONT.        | 2' cal         | 6-10' rt    | 7          |
|  | LQK         | Live Oak / Quercus virginiana                                     | CONT.        | 2' cal         | 6-10' rt    | 5          |
|  | QTK         | Shumard Oak / Quercus shumardi                                    | CONT.        | 2' cal         | 6-10' rt    | 2          |
| <u>SHRUBS</u>                                                                       | <u>CODE</u> | <u>COMMON NAME / BOTANICAL NAME</u>                               | <u>SIZE</u>  | <u>QTY</u>     |             |            |
|  | GA          | Glossy Abelia / Abelia grandiflora<br>36" e.c.                    | 5 gal        | 42             |             |            |
|  | RY          | Red Yucca / Yucca rostrata                                        | 3 gal        | 10             |             |            |
|  | DY          | Dwarf Yaupon / Ilex vomitoria 'Nana'<br>24" e.c.                  | 5 gal        | 19             |             |            |
|  | DMX         | Dwarf Wax Myrtle / Myrica pauciflora<br>36" e.c.                  | 3 gal        | 46             |             |            |
| <u>SHRUB AREAS</u>                                                                  | <u>CODE</u> | <u>COMMON NAME / BOTANICAL NAME</u>                               | <u>CONT.</u> | <u>SPACING</u> | <u>QTY</u>  |            |
|  | LA          | Astro Grass / Linum catharticum 'Astro'                           | 1 gal        | 12" e.c.       | 759         |            |
| <u>GROUND COVERS</u>                                                                | <u>CODE</u> | <u>COMMON NAME / BOTANICAL NAME</u>                               | <u>CONT.</u> | <u>QTY</u>     |             |            |
|  | CD          | Bermuda Grass / Cynodon dactylon 'Tif-419'                        | sod          | 16,796 sf      |             |            |

[illegible]

LANDSCAPING SHALL CONSIST OF A COMBINATION OF SUCH MATERIALS AS GRASSES, GROUND COVER, SHRUBS, VINES, HEDGES, TREES, OR OTHER SUCH MATERIALS. GRASSES AND GROUND COVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.

| SURVEY INFORMATION                                                                           |         |                                                                                                                   |  |
|----------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------|--|
| PREPARED BY:                                                                                 |         | LEGAL DESCRIPTION:                                                                                                |  |
| JPH LAND SURVEYS, INC.<br>807 BILGEPANETT RD. SUITE C<br>FELLER, TX 76248<br>PH (817)4368571 |         | 1.527 ACRE (PM5 S12 S3) PORTION OF<br>LOT 7, BLOCK 3, SHERMAN CROSSROADS<br>PHASE III NST, # 2019-30 O.P.R.G.C.T. |  |
| ADDRESS:                                                                                     |         |                                                                                                                   |  |
| NEW BUILD                                                                                    |         |                                                                                                                   |  |
| ADDRESS:                                                                                     |         |                                                                                                                   |  |
| LOT 1, BLOCK 2 SHERMAN CROSSROADS                                                            |         |                                                                                                                   |  |
| CITY:                                                                                        |         | STATE:                                                                                                            |  |
| SHERMAN                                                                                      |         | TX                                                                                                                |  |
| COUNTY:                                                                                      | SURVEY: | ABSTRACT NO.                                                                                                      |  |
| GRAYSON                                                                                      |         | -                                                                                                                 |  |
| LIC# MATEES                                                                                  |         | SHEET NAME                                                                                                        |  |
| 043-3270                                                                                     |         | <div>LANDSCAPE</div> <div>PLANTING</div>                                                                          |  |



5-19-19

OFFICE  
 GREATER SOUTHWEST REGION  
 511 E JOHN CARPENTER FRWY SUITE 375/592D  
 TX 75292

ADDRESS  
 511 E JOHN CARPENTER FRWY SUITE 375/592D  
 TX 75292

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION  
 AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT

McDONALD'S  
 1417 E. US HWY 75  
 SHERMAN, TEXAS

McDONALD'S U.S. 04-3370  
 ATYMGRE INC. NO. 2014-164

|                                                      |  |                      |     |
|------------------------------------------------------|--|----------------------|-----|
| PLAN APPROVALS                                       |  | DATE                 |     |
|                                                      |  | SIGNATURE (REQUIRED) |     |
|                                                      |  | REGIONAL MGR         |     |
|                                                      |  | CONST. MGR           |     |
|                                                      |  | OPERATIONS DEPT.     |     |
|                                                      |  | REAL ESTATE DEPT.    |     |
|                                                      |  | CO-SIGN SIGNATURE    |     |
| STATUS                                               |  | DATE                 | BY  |
| DATE DRAWN                                           |  | 5/23/2019            | HCV |
| PLAN CHECKED                                         |  | 5/23/2019            | CLC |
| ASBUILT                                              |  |                      |     |
| SHEET NO.                                            |  |                      |     |
| <div style="text-align: center;"> <b>LP-1</b> </div> |  |                      |     |





---

**STAFF REVIEW LETTER**

July 9, 2019

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

JPH Land Surveying, Inc.  
785 Lonesome Dove Trl.  
Hurst, TX 76054

ClayMoore Engineering, Inc.  
Matt Moore  
301 S. Coleman, Ste. 40  
Prosper, TX 75078

Rogue Architects  
513 Main St., Ste. 300  
Ft. Worth, TX 76102

McDonald's  
511 E. John Carpenter Frwy., Ste. 375  
Irving, TX 75062

Dear Applicants,

The request for site plan approval for McDonald's Restaurant with Drive-thru in the Blalock Industrial Park/ Blalock Commercial Overlay District for the property located at 3612 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the Blalock Industrial Park/Blaylock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant - 1 space for every four seats.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
11. The mutual access drive shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. Review the zoning and development ordinance for additional requirements.

14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Platting of the property is required.
16. Refer to legal description as Amended Replat and ensure lot and block are correct.
17. Water and sewer pro-rata will be due at the time of development.
18. The location of trash receptors must be approved by the Public Works Department.
19. Verify fire lane requirements with Fire Marshall.
20. Sidewalk required along Crossroads Blvd.
21. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
22. Mutual Access Agreement required for lot-to-lot access.
23. Coordinate Quik Trip drive approach with Quik Trip. Not shown correctly.
24. Civil plans must be submitted to City of Sherman Engineering Department for review and approval.
25. Entrances/Exits off Hwy. 75 Service Road will be Right-in, Right-out only.

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

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

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

Respectfully,



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

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

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





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

15.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners) Bryan Klein, ION Design Group (Representative) Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 245.83 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

***Planning and Zoning Commission***

Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Terra Perpetua Village

**Background:**

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). It is currently zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

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

Terra Perpetua, LLC would like to develop a 245.8 acre tract for Terra Perpetua Village, a Planned Development with an integrated mix of commercial and residential with land set aside for parks, open space or other village amenities.

Halff Associates, Inc. has reviewed the Terra Perpetua Planned Development and recommends approval.

**Adjacent Zoning:**

R-1 (One Family Residential) District  
C-2 (General Commercial) District  
Blalock Industrial Park

**Origination:**

Terra Perpetua LLC (Owners)  
Bryan Klein, ION Design Group (Representative)  
Bush Architects, LLC (Architect)  
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:**

26

**Objections Received:**

0

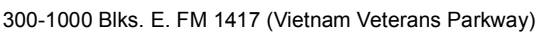
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**Attachments**

Location Map  
Zoning Map  
Zoning Sign Photo  
Planned Development Ordinance  
Survey  
Development Plan  
Development Plan Map  
Concept Plan  
Halff Associates, Inc. Review Comments  
Staff Review Letter

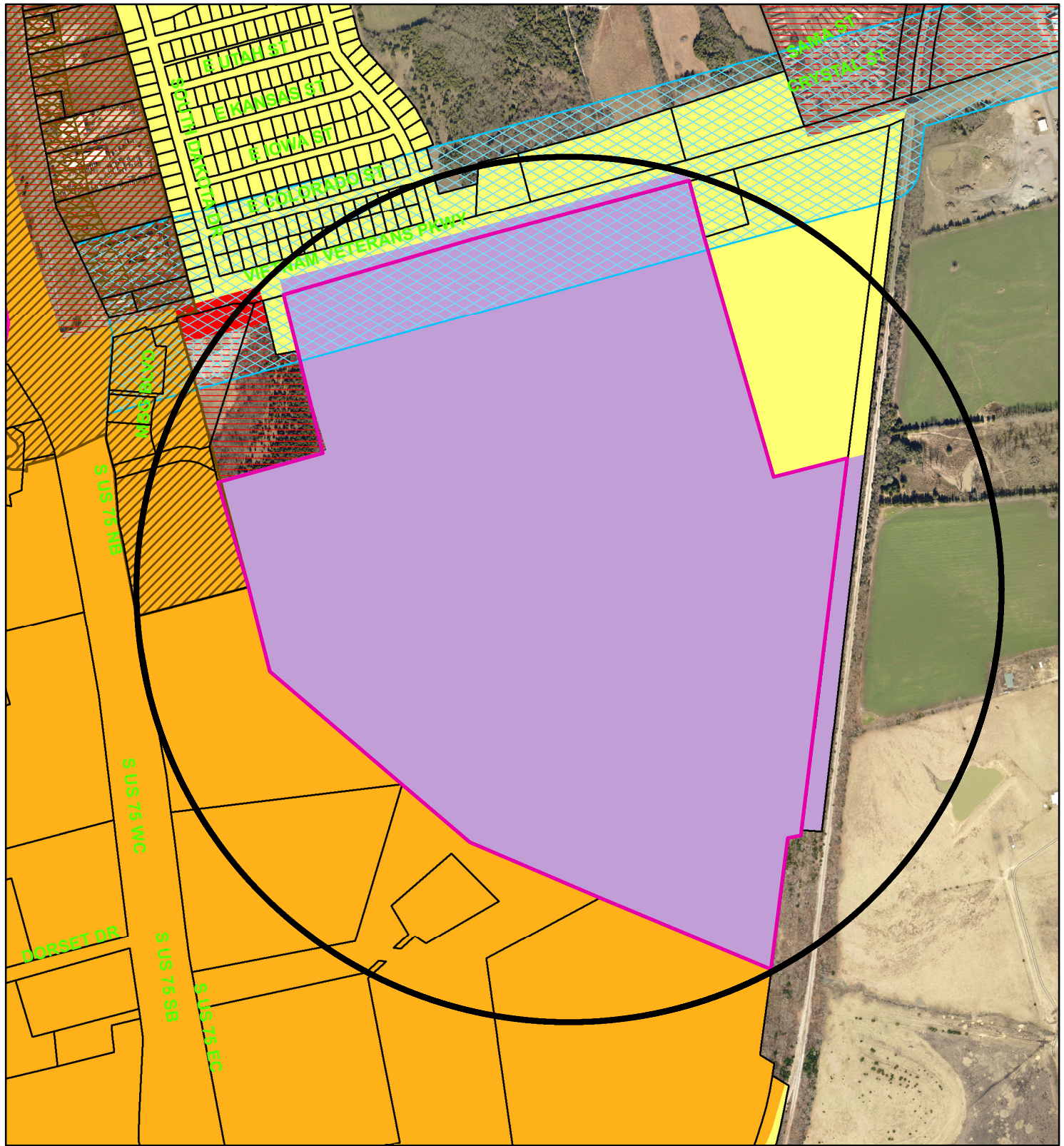
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City of Sherman, Texas  
Developmental Services Department





## Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

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

#### Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

#### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- 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
- MH1 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 = 800 ft



**300-1000 East FM 1417  
(Vietnam Veterans Parkway)**



## **Sec. 6.11. PD (Planned Development) District.**

(1) Introduction. The Planned Development (PD) district is a tool intended to facilitate the planning, design, and development of integrated land uses on large tracts of that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

(2) Intent and Purpose.

(a) A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance. A PD district can permit greater flexibility and creativity to encourage design plans unique to individual projects that are responsive to changing market conditions. The PD district also provides assurance of high-quality standards and a consistent vision across the scope, scale, and term of the project.

(b) To ensure that each PD is established to achieve specific, unique planning and design objectives, and to guard against its misuse simply to obtain variances and exceptions for an otherwise conventional development project, PD submittal and approval criteria are provided herein to establish minimum requirements, standards, and procedures.

(3) Establishment of a PD District. The governing body may create a PD district by ordinance through an amendment to the zoning map, pursuant to [Section 12](#) and the procedures established therein. The PD ordinance shall establish the boundaries of the district and assign a project name and number. No base zoning district will be directly paired with a PD district. Any overlay districts that apply to land within the PD project boundaries shall be integrated into the PD district.

(4) Minimum Qualification of a Proposed PD District. To be eligible for consideration, a proposed PD district shall adhere to the following:

(a) Minimum Size. A PD district shall be established with a minimum of 200 acres, sufficient to accommodate a large master-planned community. The City Council may consider requests for a PD smaller than 200 acres if it is demonstrated that the project satisfies all other eligibility and approval criteria except for the minimum size. In no case shall the development area of a new PD district be less than 100 acres.

(b) Mix of Land Uses. To ensure a mix of supporting and integrated land uses, a PD district shall contain at least:

- \* two housing types (single-family, attached housing/townhouse, or multifamily);
- \* retail, office, business/employment; and
- \* a public destination (large park, public plaza, town center, school/library, or similar community gathering place)

Each of the above uses shall be of large enough area to demonstrate capacity as an integral



component of the overall land-use mix within the project. At the discretion of the City, the area, density, and intensity of each proposed land use shall be evaluated by staff for overall compliance with existing plans and PD requirements.

(5) Planned Development Components. The Director shall ensure that a completed application related to a PD district has been submitted by the applicant that includes the information and materials necessary to render an informed decision. The applicant shall prepare a Statement of Justification for the PD district to explain the rational basis for why the proposed project should be accommodated with a PD in lieu of conventional base zoning. The Director shall clearly describe and publish required information for each component. During review, the Director, Planning and Zoning Commission and/or the City Council may require the submission of additional information as needed to meet the objectives of these requirements.

The PD ordinance shall comprise the following components:

(a) Development Plan. The Development Plan contains the written terms and standards necessary to ensure compliance with the PD objectives and approved plans. The Development Plan shall include a narrative of PD purpose, intent, and guiding principles. The Development Plan shall also include, at a minimum, a list or table of permitted land uses and associated special development standards within the district, including, but not limited to, intensity, density, lot dimensions and coverage, setbacks, building height, floor-to-area ratio, parking, access, screening, landscape elements, signage, lighting, management associations, and other requirements deemed necessary and appropriate by the governing bodies. Graphical and narrative explanations of proposed uses, design integration and compatibility shall demonstrate the applicant's understanding of the proposed regulations. Proposed deviations from specific City of Sherman standards for public improvements (e.g., streets, sidewalks, utility assignments, etc.) shall be similarly detailed in the plan, with concurrence of City staff.

(b) Conceptual Plan. The Conceptual Plan shall graphically demonstrate the applicant's intent for the development of the proposed Planned Development. The plan exhibit shall show general land use areas, acreages and maximum densities, primary street circulation and access points, floodplains, open space and parkland, pedestrian and trail circulation, and general location of amenities and other programming, if applicable. This plan stage is intended to be neither exhaustive nor absolute and is expected to be refined further in the Detailed Site Plan.

(c) Detailed Site Plan. The Detailed Site Plan shall refine the Conceptual Plan to show precise locations of land uses, building envelopes and architectural elevations, local street circulation and access points, parking areas, final locations and alignments of pedestrian and trail circulation, park and amenity details, buffering, screening and landscape areas, drainage facility locations, and other details as applicable to the project. For phased PD projects, multiple Detailed Site Plans may be submitted within the project boundaries, but no development shall occur on a site without approval of a Detailed Site Plan.

(6) Development Criteria. As part of the application review process, the Director, Planning and Zoning

Commission, and City Council shall determine whether the proposed PD provides an adequate framework for enhanced land design and integration of uses, and that the proposal exceeds the minimum standards of the zoning regulations. The Commission and Council may elect to impose supplemental conditions to the Conceptual/Detailed Site Plan and/or Development Plan to ensure justification for approval of the PD. Approval of a PD and subsequent development within the boundaries thereof shall adhere to the following:

(a) Consistency with the Comprehensive Plan. As the intent of the PD district is to provide for use and design flexibility, any combination of uses may be considered for the district provided that each use is specifically identified along with any appropriate conditions or limitations. The elements of the proposed PD shall be consistent with and promote the goals of the comprehensive plan.

(b) Enhanced Project Design. It is the intent of these regulations to encourage excellence in project design for PD districts to further implement the policies contained in the comprehensive plan. In exchange for greater design flexibility, PD districts are expected to exceed the minimum regulatory standards applicable to non-PD districts. The following criteria will be used to evaluate PD project design:

- 1) The project should be appropriately compatible with surrounding neighborhoods relative to architectural design; scale, massing, and building height; historical character; and disposition and orientation of buildings. Transitions to surrounding development shall be made when the proposed project contains differing use and scale.
- 2) Land uses, buildings, streets, open space, pedestrian circulation, and landscape should be arranged to produce a cohesive, orderly and creative layout that is complementary and supportive of the mix of uses.
- 3) The project should preserve the natural resources and historical aesthetic character of the site to the greatest extent practicable. Floodplains and riparian areas including wetlands and stream channels, existing specimen trees, other native woody vegetation, and natural topographical features should be identified, demarcated, and preserved as open areas.
- 4) A variety of housing product types should be included and integrated in an appropriate manner to provide market options within the development.
- 5) Streets shall be designed with enhancements to the pedestrian realm including sidewalks and shared-use paths separated from vehicular movement with a vegetated parkway buffer and street trees.
- 6) The street network shall comprise a hierarchy of street types and demonstrate principles supportive of multi-modal users and enhanced connectivity. Streets shall be designed to accommodate expected users, taking into consideration the characteristics of the site and vicinity, such as connections to the existing street network and pedestrian system improvements, existing structures, and natural features.

7) Residential and non-residential building design should demonstrate enhanced architectural elements such as masonry and finishes. Primary building facades should be oriented towards pedestrians to enhance and activate streetscapes.

8) The project shall include a network of connected, common open spaces for use as community gathering places and recreational resources. The openspace network should incorporate amenities such as trails, seating, shade, lighting, and wayfinding sufficient to accommodate all expected users in compliance with all federal, state, and local jurisdictions. Wherever possible, the open-space network should connect to trails and parks outside of the project.

(7) Planned Development Approval Authority. The components of a PD district, described in subsection (5) Planned Development Components, shall be considered by the Planning and Zoning Commission and City Council in the manner described below:

(a) Conceptual Plan. The Conceptual Plan shall be considered for approval by the City Council along with a Development Plan to establish the PD district, with a recommendation from the Planning and Zoning Commission. In certain cases, following a thorough analysis of the submittal, the Director may recommend to the Planning and Zoning Commission that the project proceed directly to Detailed Site Plan for initial PD establishment. In such instance, the applicant shall submit both a Conceptual Plan and Detailed Site Plan, along with a Development Plan, to the Planning and Zoning Commission for consideration and recommendation to the City Council.

(b) Detailed Site Plan. The Detailed Site Plan shall be considered for approval either by the Planning and Zoning Commission for a PD District initially established with a Conceptual Plan, or by the City Council if submitted for initial PD establishment, provided that the Detailed Site Plan accounts for the entire project site. In the instance that a Detailed Site Plan is submitted for initial PD establishment, the Planning and Zoning Commission shall make a recommendation on the Detailed Site Plan and Development Plan. If changes are proposed to a Development Plan that was initially established with a Conceptual Plan, the Planning and Zoning Commission is granted authority to consider approval of the changes for consistency with the objectives in the original PD district approval or defer the changes to the City Council with a recommendation.

(c) Development Plan. The Development Plan shall be considered for approval by the Planning and Zoning Commission and City Council accompanied by either a Conceptual Plan or Detailed Site Plan, as established in this section.

(8) Development within a Planned Development District.

(a) An approved PD district shall regulate the use and development of property within the district boundaries per the Development Plan. All building permits and development requests shall be in accordance with the plan until and unless it is amended by the City Council.

(b) The PD district shall not modify the procedures of the application or approval process for development or building within the PD district. Such processes shall follow and adhere to the normal



procedures and requirements established by these regulations.

(9) Modifications and Amendments to PD Districts. Revisions or modifications to adopted regulating documents of a PD district shall be as follows:

(a) Development Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning and Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(b) Conceptual Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning and Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(c) Detailed Site Plan. All modifications to an approved Detailed Site Plan shall be approved by the Planning and Zoning Commission.

(d) Major Modifications. A major modification is described as a change that increases the number of dwelling units/lots, building heights, or lot coverages, change to primary street connection location, reduction in parkland or open space (without corresponding reduction in dwelling units), and other changes deemed by the Director to be substantially different than the vision and principles established in the approved PD Development Plan. Areas and alignments shown on the Conceptual Plan may be adjusted and refined at the time of Detailed Site Plan but shall generally represent the vision that was approved upon establishment.

(10) Expiration of Approved PD District. A Detailed Site Plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

(11) Revocation of Approved Planned Development Districts. The property owner may request to abandon a PD and nullify an approved PD district by making an application for rezoning to an alternate zoning district. If the City determines that the project fails or ceases to comply with the applicable standards, criteria, or conditions of the PD district ordinance, the City Council may initiate a revocation by rezoning the property to the zoning district prior to the PD district, or another district as may be appropriate.

(Ordinance 6186 adopted 3/18/19)



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Long Beach, CA 90802

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (803)468-2181

# **TERRA PERPETUA VILLAGE DEVELOPMENT PLAN**

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**SUBMITTED TO: CITY OF SHERMAN, TX**

## **DESIGN TEAM**

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**MAY 16, 2019**



# TERRA PERPETUA VILLAGE DEVELOPMENT PLAN

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## I. Components of Terra Perpetua Village Development Plan

### A. Introduction

Terra Perpetua Village is a mixed-use community encompassing approximately 245 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial and residential opportunities complimented by almost one-quarter of the land area set aside as parks, open space or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE CENTER uses in proximity to one another.

*Note: Words as phrase shown in all CAPITAL LETTERS are defined in Appendix A – Definitions.*

### B. Village Development Objectives

The Terra Perpetua Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

### C. Key Village Elements

The following reviews the Key Elements of the Terra Perpetua Development Plan. These elements are: the Conceptual Plan, Development Districts; Use and Building Envelope Standards; Architectural Standards; Lighting, Parking and Signage Standards; Landscaping and Park/Open Space Standards; and Appendices.

#### 1. Conceptual Plan and Development Districts

The Terra Perpetua Village Development Plan includes the Concept Plan Map depicting the respective land uses and the Development Districts Map identifying the two regulating districts.

##### a. Conceptual Plan Map

- (1) The Conceptual Plan Map is a depiction of land uses to be developed within the Terra Perpetua Village Planned Development Districts. The allocation of land uses and proposed road network will be modified as specific development plans come forward at DETAILED SITE PLAN (See Appendix B – Conceptual Plan)
- (2) Uses included on Conceptual Plan Map are village center, mid-rise residential, village residential, traditional residential, a potential school site, amenity center, parks, open spaces, trails, buffers, and major street network.
- (3) The table below summarizes generalized land use acreages:

Summary Table of Terra Perpetua Village Acreages and Uses

|                                                                                                                      | Acres        | %           | Units        |                              | Acres       | %            |
|----------------------------------------------------------------------------------------------------------------------|--------------|-------------|--------------|------------------------------|-------------|--------------|
| <b>RESIDENTIAL (TOTAL)</b>                                                                                           | <b>148.0</b> | <b>60.2</b> | <b>4,404</b> | <b>COMMERCE (Total)</b>      | <b>6.8</b>  | <b>2.8</b>   |
| <b>Mid-Rise Residential</b>                                                                                          | <b>64.8</b>  | <b>26.4</b> | <b>3,110</b> | <b>Village Retail Center</b> | <b>6.8</b>  | <b>2.8</b>   |
| Mid-Rise Pod A                                                                                                       | 9.8          |             | 470          |                              |             |              |
| Mid-Rise Pod B                                                                                                       | 9.5          |             | 456          | <b>AMENITIES (Total)</b>     | <b>70.3</b> | <b>28.6</b>  |
| Mid-Rise Pod C                                                                                                       | 9.7          |             | 466          | Potential School Site        | 6.8         |              |
| Mid-Rise Pod D                                                                                                       | 9.0          |             | 432          | Amenity Center               | 6.4         |              |
| Mid-Rise Pod E                                                                                                       | 9.3          |             | 446          | Parks                        | 20.5        |              |
| Mid-Rise Pod F                                                                                                       | 9.5          |             | 456          | Open Space /Flood Plain      | 31.4        |              |
| Mid-Rise Pod G                                                                                                       | 8.0          |             | 384          | Buffer Areas                 | 5.2         |              |
| <b>Single-Family Residential</b>                                                                                     | <b>83.2</b>  | <b>33.8</b> | <b>1,294</b> | <b>MAJOR RIGHTS-OF-WAY</b>   | <b>20.7</b> | <b>8.4</b>   |
| <b>Village Residential</b>                                                                                           | <b>25.0</b>  |             | <b>596</b>   |                              |             |              |
| Village Pod A                                                                                                        | 4.1          |             | 98           |                              |             |              |
| Village Pod B                                                                                                        | 4.1          |             | 98           |                              |             |              |
| Village Pod C                                                                                                        | 4.2          |             | 100          |                              |             |              |
| Village Pod D                                                                                                        | 4.2          |             | 100          |                              |             |              |
| Village Pod E                                                                                                        | 4.2          |             | 100          |                              |             |              |
| Village Pod F                                                                                                        | 4.2          |             | 100          |                              |             |              |
| <b>Traditional Residential</b>                                                                                       | <b>58.2</b>  |             | <b>698</b>   |                              |             |              |
| Traditional Pod A                                                                                                    | 15.0         |             | 180          |                              |             |              |
| Traditional Pod B                                                                                                    | 10.9         |             | 130          |                              |             |              |
| Traditional Pod C                                                                                                    | 15.3         |             | 184          |                              |             |              |
| Traditional Pod D                                                                                                    | 17.0         |             | 204          |                              |             |              |
| <b>Total Acres</b>                                                                                                   |              |             |              |                              |             | <b>245.8</b> |
| <i>Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval</i> |              |             |              |                              |             |              |

## b. Development Districts

The Development Districts Map consists of two districts, the VILLAGE CENTER/MID-RISE RESIDENTIAL DISTRICT and the Village /Traditional Residential District. (See Appendix C – Development District Map)

- (1) VILLAGE CENTER/ MID-RISE RESIDENTIAL DISTRICT – land designated for the VILLAGE CENTER uses, MID-RISE RESIDENTIAL uses, and AMENITY CENTER uses.
- (2) VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED residential, some of which may consist of two – four family residential uses.

## 2. II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.



**3. III. Architectural Standards**

The ARCHITECTURAL STANDARDS section governs both VILLAGE CENTER/MID-RISE DISTRICT and the VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT architectural elements and appurtenances related to the FAÇADE materials, windows, roofs, service areas and other standards.

**4. IV. Lighting, Parking and Signage Standards**

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

**5. V. Landscaping and Park/Open Space and Other Recreation Standards**

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

**6. VI. Appendices**

The Appendices contain: Appendix A – DEFINITIONS; Appendix B – CONCEPTUAL PLAN MAP; Appendix C – DEVELOPMENT DISTRICT MAP; and Appendix D – Street Cross Sections.

## II. Use and Building Envelope Standards

### A. Village Center/Mid-Rise Residential District

#### 1. Permitted and Prohibited Uses

- a. Permitted uses
  - (1) VILLAGE CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.
  - (2) COMMERCIAL INDOOR AMUSEMENT
  - (3) HOTEL, FULL-SERVICE or LIMITED-SERVICE
  - (4) MID-RISE RESIDENTIAL
  - (5) SENIOR/ASSISTED LIVING FACILITY
  - (6) SCHOOL, PRIMARY OR SECONDARY
  - (7) SKILLED NURSING HOME FACILITY
- b. Permitted ACCESSORY USES
  - (1) AFFILIATED RESIDENTIAL USES
  - (2) AMENITY CENTER
  - (3) Home Occupations
  - (4) PARK/OPEN SPACE
  - (5) Special events
  - (6) STRUCTURED PARKING
- c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT
  - (1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site
  - (2) CIVIC BUILDING
  - (3) Telephonic, radio, television or microwave, communication antennas and tower
- d. Prohibited uses
  - (1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.
  - (2) Gas wells
  - (3) Industrial, manufacturing, and warehousing uses
  - (4) Outside storage, unscreened
  - (5) Sexually oriented business
  - (6) Tattoo parlors
  - (7) Vape businesses
  - (8) Vehicle-related sales or repair

## 2. Building Lot Dimensional Standards

### a. Dimensional Table

|                      | Min. Lot Width (ft) | Min. Lot Depth (ft) | Min. Front Yard Setback (ft) | Min. Rear Yard Setback (ft) | Min. Side Yard Setback (ft) | Max. Average Density / ac. | Max. Stories | Max. Building Height (ft) | Max. Lot Coverage (%) |
|----------------------|---------------------|---------------------|------------------------------|-----------------------------|-----------------------------|----------------------------|--------------|---------------------------|-----------------------|
| Village Center       | N/A                 | N/A                 | 0                            | 0                           | 0                           | N/A                        | 3            | 45'                       | 90                    |
| Mid-Rise Residential | N/A                 | N/A                 | 10                           | 10                          | 10                          | 48*                        | 5            | 70'                       | 80                    |

\*Maximum average density shall be based on averaging the density by tract for the mid-rise residential designated tracts as shown on the Conceptual Plan. This means that one tract may have a density of 35 units per acre and another could have a density of 60 units an acre thus achieving an overall density of 47.5 units per acre.

### b. Additional Dimensional Standards

- (1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN as determined by the BUILDING OFFICIAL.
- (2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.
- (3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:
  - (a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
  - (b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

## B. Village-Traditional Residential District

### 1. Permitted and Prohibited Uses

#### a. Permitted uses

- (1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)
- (2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)
- (3) SINGLE-FAMILY TWO-FOUR UNIT RESIDENTIAL (SFA+)

#### b. Permitted ACCESSORY USES

- (1) ACCESSORY BUILDING or STRUCTURE
- (2) AFFILIATED RESIDENTIAL USES
- (3) AMENITY CENTER
- (4) Home Occupations
- (5) PARK/OPEN SPACE

#### c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

- (1) CIVIC BUILDING
- (2) SCHOOL, PRIMARY OR SECONDARY
- (3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING
- (4) Special events



d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection "VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT" or not considered incidental to the primary permitted use.

**2. Village-Traditional Residential – Building Lot Dimensional Standards**

a. Dimensional Table

| Description                        | Single-Family Village Residential    | Single-Family Traditional Residential          |
|------------------------------------|--------------------------------------|------------------------------------------------|
| Building Type                      | Detached and Attached                | Detached                                       |
| Minimum Lot Area                   | 1200 square feet                     | 4000 square feet                               |
| Maximum Density                    | 24 units per acre                    | 12 units per acre                              |
| Minimum Lot Width                  | 20 feet                              | 40 feet                                        |
| Minimum Lot Depth                  | 50 feet                              | 90 feet                                        |
| Front Yard Setbacks (Alley-Loaded) | 5 feet                               | 10 feet                                        |
| Front Yard Setbacks (Front-Loaded) | N/A                                  | 10 feet (building); 25 feet (garage door)      |
| Side Yard Setbacks                 |                                      |                                                |
| Interior Lot                       | 0 feet (Attached); 5 feet (Detached) | 5 feet (each side); 1 & 9 feet (Zero Lot Line) |
| Corner Lot                         | 10 feet                              | 10 feet                                        |
| Minimum Rear Yard                  | None                                 | 10 feet                                        |
| Maximum Building Height            | 3 story, 50 feet                     | 3 story, 50 feet                               |

b. Additional Dimensional Standards

- (1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side for maintenance.
- (2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length of not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

### III. Architectural Standards

#### A. Architectural Standards – Village Center and Mid-Rise Residential

##### 1. Building FAÇADE Materials

- a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:
  - (1) MASONRY/STONE
  - (2) STUCCO/PLASTER
  - (3) Hardie-Plank™ equivalent or better siding
  - (4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval
- b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:
  - (1) Pre-cast masonry (for trim and cornice elements only)
  - (2) Gypsum reinforced fiber concrete (for trim elements only)
  - (3) Metal (for beams, lintels, trim elements and ornamentation only)
  - (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
  - (5) EIFS

##### 2. Building AWNINGS and CANOPIES

- a. Materials, Illumination and Location
  - (1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.
  - (2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

##### 3. Building Roofs

- a. Permitted Roof Materials
  - (1) Architectural asphalt shingles
  - (2) Tile, clay or concrete (faux clay)
  - (3) Slate (equivalent synthetic or better)
  - (4) Metal (standing seam, equivalent or better)
  - (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL
- b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

##### 4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

- a. Mechanical Equipment
  - (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical
  - (2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.
- b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

- c. Solid Waste Collection and Disposal
  - (1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.
  - (2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material
  - (3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

## **B. Architectural Standards – Village-Traditional Single-Family Residential**

### **1. Architectural Diversity**

- a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front FAÇADE.
- b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.
- c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4<sup>th</sup>) lot and be included in the DETAILED SITE PLAN:
  - (1) BALCONY
  - (2) Front Porch (may occur more often than every 4<sup>th</sup> lot)
  - (3) Chimney
  - (4) Patio courtyard
  - (5) MASONRY, stone, or cast stone accents
  - (6) Double entry doors
  - (7) Covered entry
  - (8) DORMERS
  - (9) Cedar shutters
  - (10) Natural stone (30% front FAÇADE)
  - (11) 10:12 or great roof pitch (may occur more often than every 4<sup>th</sup> lot)
  - (12) Gables with architecture feature
  - (13) Arch top windows
  - (14) Circle top windows
  - (15) Stained wood columns

### **2. Building FAÇADES**

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

- a. RESIDENTIAL buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.
- b. Wall openings shall not span vertically more than one story.



### 3. Building FAÇADE Materials

- a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:
  - (1) MASONRY/STONE
  - (2) STUCCO/PLASTER
  - (3) Hardie-Plank™ equivalent or better siding
  - (4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval
- b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:
  - (1) Pre-cast masonry (limited trim and cornice elements only)
  - (2) Gypsum reinforced fiber concrete (limited to trim elements only)
  - (3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)
  - (4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)
  - (5) EIFS
- c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:
  - (1) The area occupied by windows and doors (including garage doors); and
  - (2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

### 4. Building Windows

Windows shall conform to the following:

- a. Window Materials
  - (1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.
  - (2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.
- b. Window Configurations
  - (1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.
  - (2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.
- c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

### 5. Building Roofs and PARAPETS

- a. Permitted Roof Materials
  - (1) 30-year dimensional shingles.
  - (2) Tile, clay or concrete (faux clay).
  - (3) Slate (equivalent synthetic or better).
  - (4) Metal on porches and accent roofs.
  - (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.
  - (6) Roofing materials shall have a minimum 30-year rated warranty.
- b. Authorized Roof Configurations
  - (1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited

**6. Underground Utilities**

- a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

## IV. Lighting, Parking and Signage Standards

### A. Lighting

#### 1. STREET Lights

- a. STREET LIGHTS shall be install in accordance with the following:
  - (1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.
  - (2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.
  - (3) LOCAL STREETS – lighting shall be at each intersection.
- b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

#### 2. VILLAGE CENTER Lighting

- a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE CENTER.
- b. Lighting Standards
  - (1) Site lighting shall be of a design, height and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.
  - (2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.
  - (3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

### B. Parking

#### 1. Parking Standards

- a. SINGLE-FAMILY RESIDENTIAL
  - (1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.
  - (2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL developments at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.
- b. MID-RISE RESIDENTIAL
  - (1) A minimum of 1.6 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.
  - (2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per four (4) units.
- c. VILLAGE CENTER
  - (1) A Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how VILLAGE CENTER uses will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established by the City of Sherman as part of the approved DETAILED SITE PLAN.
  - (2) Required parking ratios for VILLAGE CENTER uses shall be:
    - (a) Office – 1 space per 300 square foot



- (b) Retail – 1 space per 250 square foot
- (c) Restaurant – 1 space per 150 square foot

## **2. On-Street Parking**

- a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.
- b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

## **C. Signage**

### **3. Signage Plan**

- a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.
- b. Only individual lettering on a VILLAGE CENTER signage may be internally lit.
- c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside of AWNING.

### **4. Prohibited or Limited Signs**

- a. Billboards, off-premise, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.
- b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

## V. Landscaping and Park/Open Space Standards

### A. Landscaping

#### 1. Landscaping – Trees

##### a. STREET TREES

- (1) MAJOR STREETS shall have STREET TREES planted within the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (2) MINOR and LOCAL STREETS shall have STREET TREES planted within the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.
- (4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

##### b. VILLAGE CENTER and MID-RISE TREES

- (1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE CENTER and MID-RISE use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.
- (2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:
  - (a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.
  - (b) Trees may be planted in groups with appropriate spacing for species.
  - (c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

##### c. SINGLE-FAMILY RESIDENTIAL TREES

###### (1) General

- (a) Required FRONT YARD TREES shall be in addition to the required STREET TREES
- (b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

###### (2) Required FRONT YARD TREES

- (a) For lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.
- (b) For lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

#### 2. Landscaping – Yards

##### a. VILLAGE CENTER and MID-RISE RESIDENTIAL Yards

- (1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

##### b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

- (1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

- (2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.
- (3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.
- (4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.
- (5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

### **3. Landscaping – Parking Lots**

- a. Five (5) linear feet of landscaped evergreen screening at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.
- b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:
  - (1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area;
  - (2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN
  - (3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.
  - (4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.
  - (5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

### **4. Landscaping – Fences/Walls**

- a. Fences/Walls – General
  - (1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.
  - (2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.
  - (3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.
  - (4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE CENTER and MID-RISE RESIDENTIAL.
  - (5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.
- b. Fencing/Walls – MAJOR STREETS
  - (1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.
  - (2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.
- c. Fences/Walls – RESIDENTIAL
  - (1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).



- (2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.
- (3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

**5. Landscaping – Irrigation**

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

**6. Landscaping – Completion**

- a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.
- b. Due to on-going drought conditions, the BUILDING OFFICIAL or designee authorizes may delay the planting of new landscape materials, in which case, a certificate of occupancy may be issued.
- c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

**B. Park/Open Space**

**1. PARK/OPEN SPACE**

- a. VILLAGE CENTER and MID-RISE RESIDENTIAL
  - (1) VILLAGE CENTER uses shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.
  - (2) MID-RISE RESIDENTIAL shall allocated and develop not less than ten percent (10%) of the lot(s) on which the development is to be constructed to PARK/OPEN SPACE
    - (a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.
    - (b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.
- b. SINGLE-FAMILY RESIDENTIAL
  - (1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.
- c. PARK/OPEN SPACE shall be maintained by either a property or homeowners association unless a public park maintained by the City of Sherman.

**2. PEDESTRIAN PATHWAYS**

- d. PEDESTRIAN PATHWAYS shall be twelve (12) feet in width on MAJOR STREETS, seven (7) feet in width on MINOR STREETS, and five (5) feet on LOCAL STREETS.
- e. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

## VI. Appendices

### A. Appendix – Definitions

The following words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

**ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT)** – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

**ACCESSORY USE** (see USE).

**AFFILIATED RESIDENTIAL USES** (see USE).

**ALLEY** – A public space or drive which affords secondary means of access to abutting property.

**AMENITY CENTER** – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

**AWNING** – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

**BALCONY** – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

**BLOCK** – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

**BUILDING HEIGHT** – For VILLAGE CENTER and MID-RISE uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

**BUILDING OFFICIAL** – The official appointed to enforce the ZONING ORDINANCE.

**CANOPY** – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

**CITY** – City of Sherman, Texas.

**CIVIC BUILDING** – Publicly- or privately-owned buildings that are open to the public for non-COMMERCE purposes.

**COMMERCIAL INDOOR AMUSEMENT** (see USE).

**CONCEPTUAL PLAN** – Proposed land uses as shown on the CONCEPTUAL PLAN.

**DETAILED SITE PLAN** – A site plan approved by the City of Sherman.

#### DEVELOPMENT DISTRICTS

**VILLAGE CENTER /MID-RISE RESIDENTIAL DISTRICT**– Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE CENTER/MID-RISE intended for more flexible development standards allowing for VILLAGE CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-RISE RESIDENTIAL uses.

**VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT** – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

**DORMER** – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

**EXTERIOR INSULATION AND FINISH SYSTEM or “EIFS”** – a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

**FAÇADE** – Exterior building face.

**FENESTRATION** – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

**FRONT SETBACK LINE** – The line at which the building FAÇADE shall be located adjacent to or behind.

**FRONT YARD TREE (see TREE, FRONT YARD).**

**HEIGHT (see BUILDING HEIGHT)**

**HOTEL, FULL SERVICE** – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities and STRUCTURED PARKING.

**HOTEL, LIMITED SERVICE** – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

**LOT, CORNER** – A lot that is bounded by intersecting STREETS.

**LOT COVERAGE** – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk and similar improvements are excluded from LOT COVERAGE computations.

**LOT LINE** – The lines bounding a lot.

**LOT WIDTH** – The width of the lot as measured at the FRONT SETBACK LINE.

**MAJOR STREET (see STREET, MAJOR).**

**MASONRY/STONE** – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY’S BUILDING OFFICIAL.

**MINOR STREET (see STREET, MINOR).**

**OFFICE BUILDING** – A building used to house OFFICE USES.

**PARAPET** – A low wall projecting from the edge of a platform, terrace, or roof.

**PARAPET HEIGHT** – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

**PARK (see OPEN SPACE).**

**PARK/OPEN SPACE** – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

**PARKWAY** – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

**PEDESTRIAN PATHWAY** – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

**PLANNING AND ZONING COMMISSION** – The Planning and Zoning Commission of the City of Sherman, Texas.

**PUBLIC SPACE** – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, parkways, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.



**REAR LOT LINES** – Lot lines located at the rear of the property and often abutting ALLEYS.

**RETAIL** (see USE).

**RESIDENTIAL** (see USE)

**RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.

**RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.

**RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as “apartments;” this definition does not include a HOTEL or any short-term stay facility (stays of less than six months).

**RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit but does not include MID-RISE RESIDENTIAL.

**SCHOOL, PRIMARY OR SECONDARY** – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

**SCHOOL, COLLEGE OR UNIVERSITY** – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

**SENIOR/ASSISTED LIVING FACILITY** – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

**SKILLED NURSING HOME FACILITY** – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

**STORY** – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

**STORY, GROUND** – The first level of a building at or above grade.

**STREET** – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

**STREET LIGHT** – A luminaire installed on both sides of a STREET within the public right-of-way.

**STREET, MAJOR** – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

**STREET, MINOR** – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

**STREET, LOCAL** – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

**STREET FRONTAGE** – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

**STREET TREE** (see TREE, STREET).

**STUCCO/PLASTER** – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability and fire resistive specifications.

**TREE, STREET** – A tree planted in the PARKWAY.

**TREE, FRONT YARD** – A tree planted in a front yard area.

## USES

**ACCESSORY USE** – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children’s play equipment, gazebo, picnic table, etc.

**AFFILIATED RESIDENTIAL USE** – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

**BUSINESS SERVICE USE** – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

**CIVIC USE** – Community uses including: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

**COMMERCIAL INDOOR AMUSEMENT USE** – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

**PERSONAL SERVICE USE** – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

**OFFICE USE** – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

**RESIDENTIAL USE** – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

**RETAIL SERVICE USE** – Establishments providing services, as opposed to products, to the general public, including restaurants, FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

**RETAIL SPECIALTY USE** – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

**RETAIL TRADE USE** – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

**STUDIO USE** – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

**VILLAGE CENTER USE** – Any use that is defined herein as a BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

**VILLAGE CENTER** – Terra Perpetua Village Center.

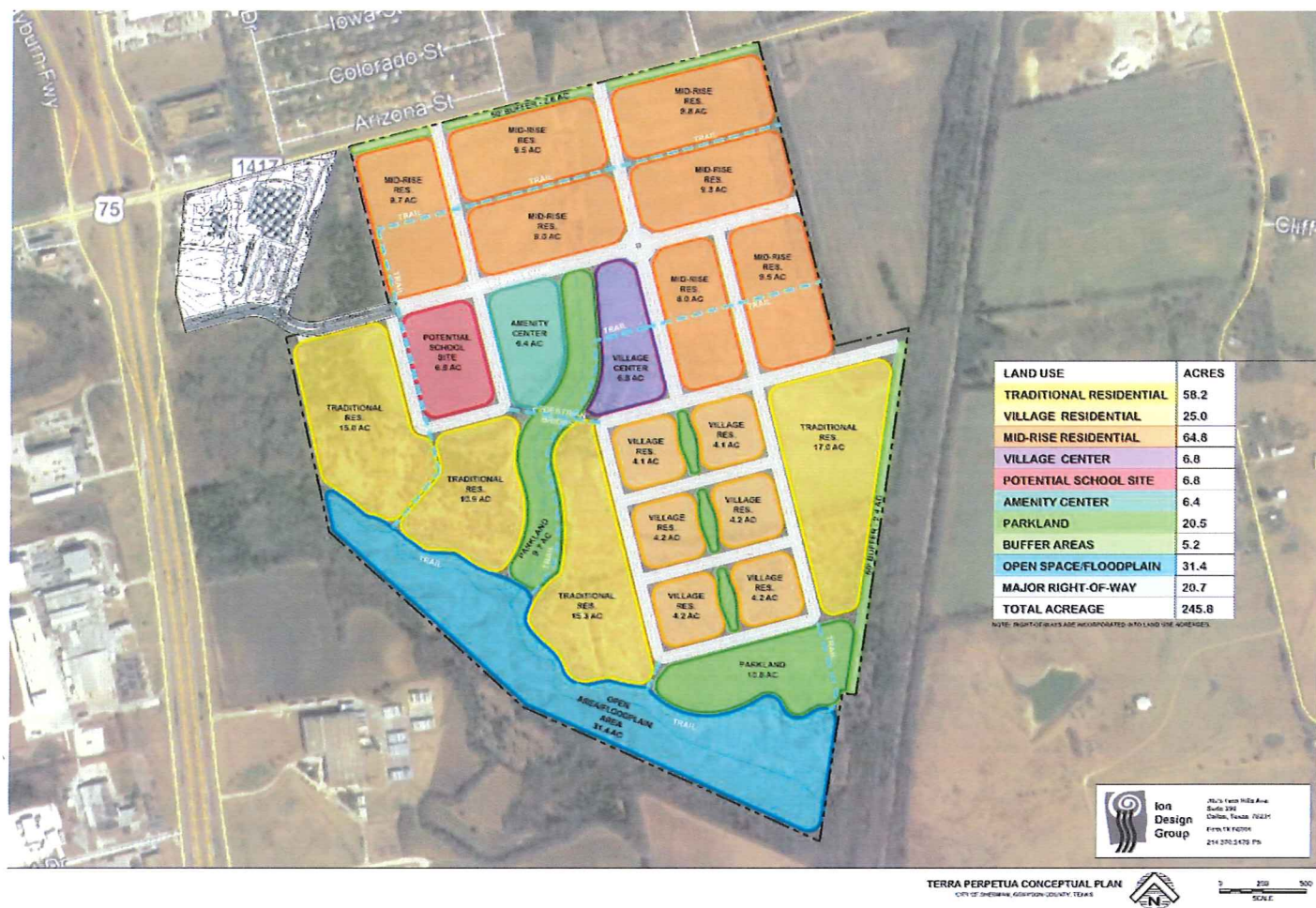
**VILLAGE CENTER USE** (see USE).

**VILLAGE CENTER BUILDING** – Any building used for a VILLAGE CENTER USE.

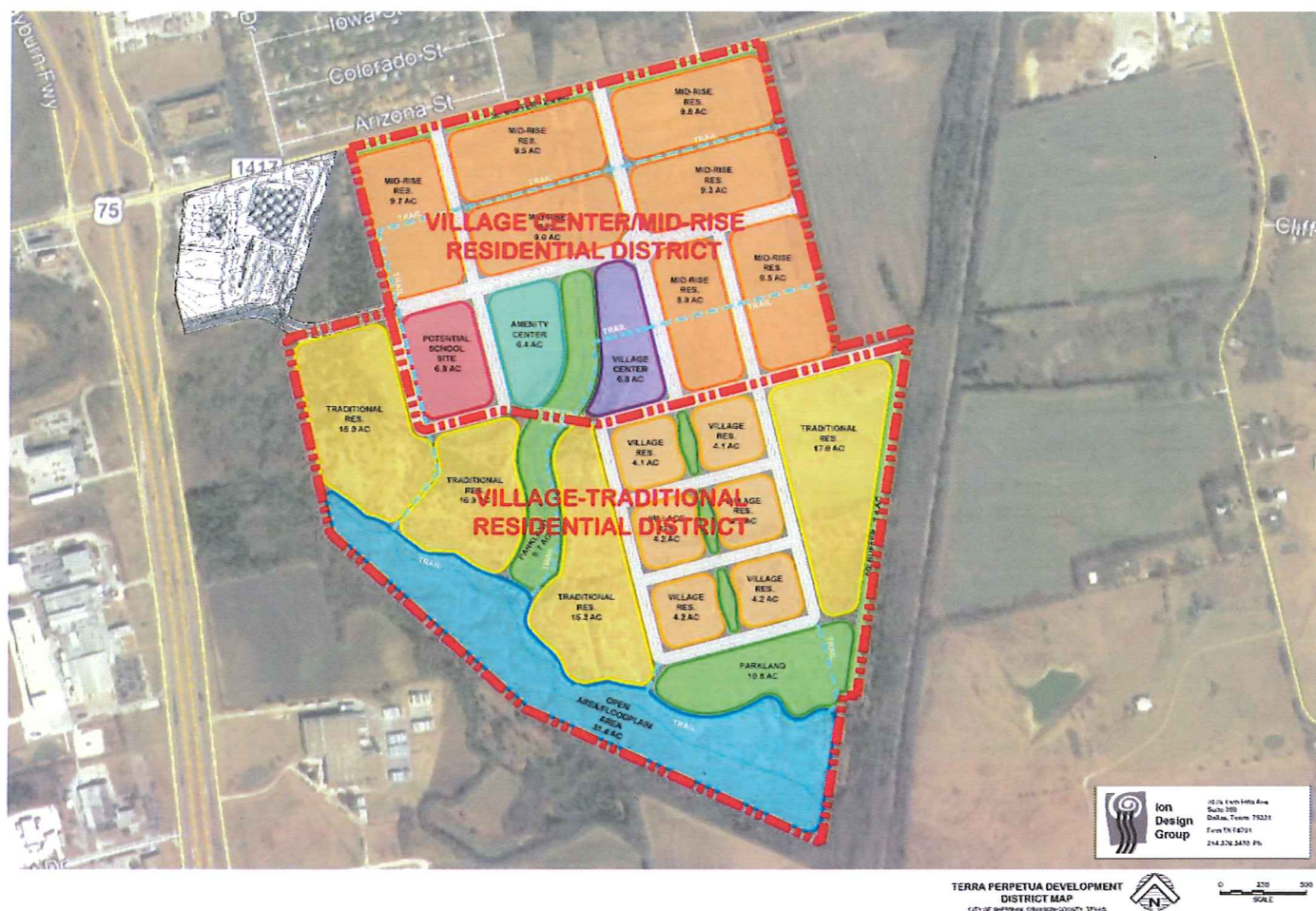
**ZONING ORDINANCE** – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.



## B. Appendix – Conceptual Plan Map

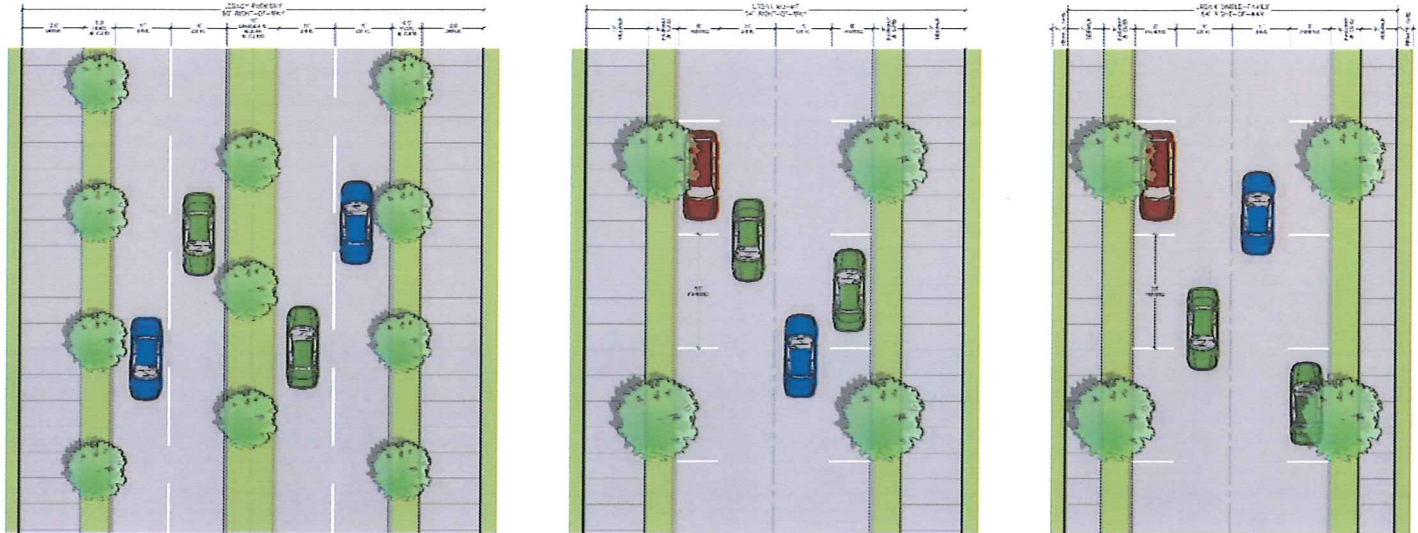


C. Appendix – Development Districts Map





## D. Appendix – Street Cross Sections



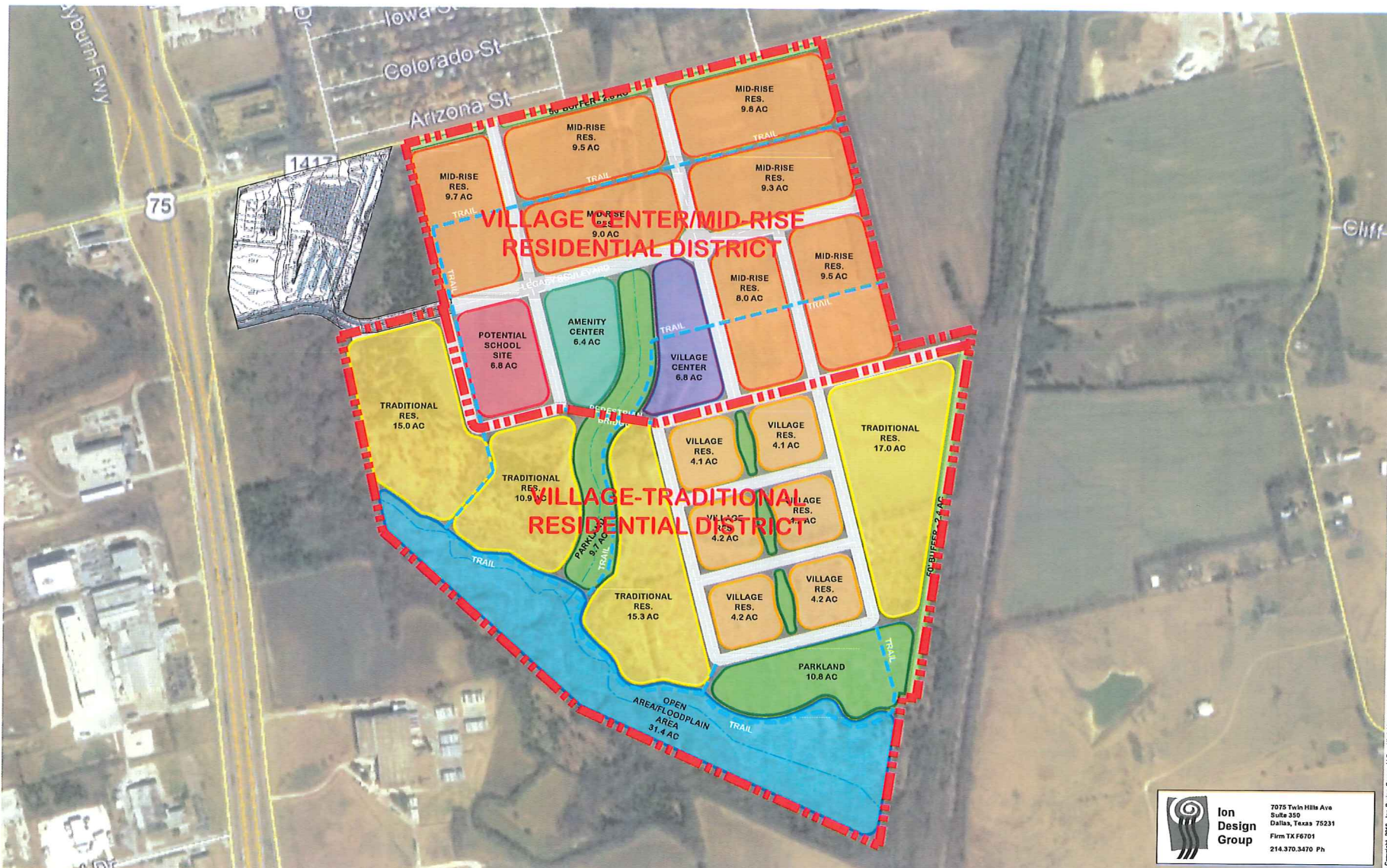
Typical Street Cross-Sections – Terra Perpetua Village  
City of Sherman, Grayson County, Texas  
May, 2019



**Ion  
Design  
Group**

7075 Twin Hills Ave  
Suite 350  
Dallas, Texas 75231  
Firm TX F6701  
214.370.3470 Ph







**Ion Design Group**

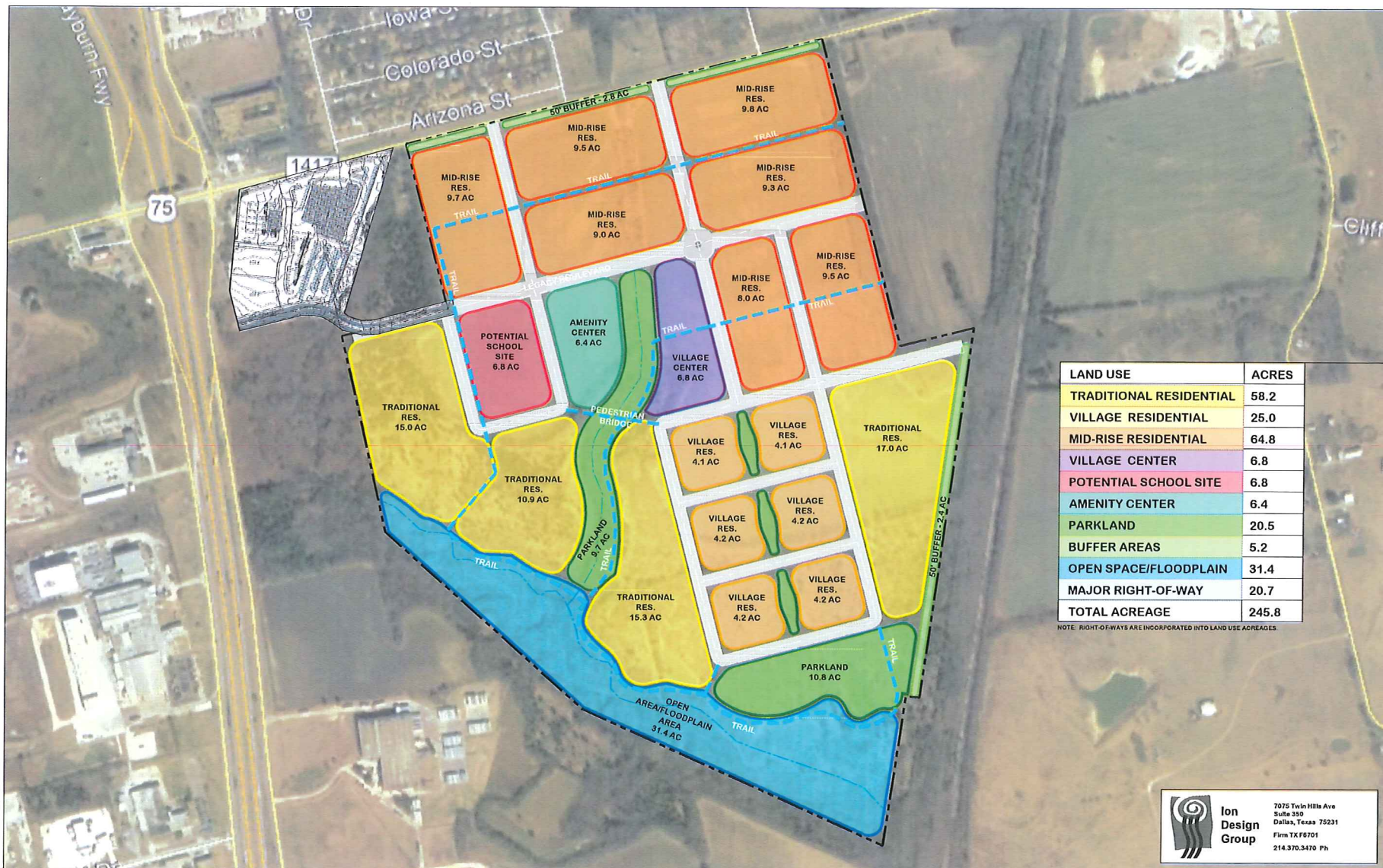
7075 Twin Hills Ave  
Suite 250  
Dallas, Texas 75231  
Firm TX F6701  
214.370.3470 Ph

**TERRA PERPETUA DEVELOPMENT  
DISTRICT MAP**  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



0 250 500  
SCALE





| LAND USE                | ACRES |
|-------------------------|-------|
| TRADITIONAL RESIDENTIAL | 58.2  |
| VILLAGE RESIDENTIAL     | 25.0  |
| MID-RISE RESIDENTIAL    | 64.8  |
| VILLAGE CENTER          | 6.8   |
| POTENTIAL SCHOOL SITE   | 6.8   |
| AMENITY CENTER          | 6.4   |
| PARKLAND                | 20.5  |
| BUFFER AREAS            | 5.2   |
| OPEN SPACE/FLOODPLAIN   | 31.4  |
| MAJOR RIGHT-OF-WAY      | 20.7  |
| TOTAL ACREAGE           | 245.8 |

NOTE: RIGHT-OF-WAYS ARE INCORPORATED INTO LAND USE ACREAGES

**Ion Design Group**

7075 Twin Hills Ave  
Suite 350  
Dallas, Texas 75231  
Firm TX F8701  
214.370.3470 Ph

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*Minimum PD Elements by Ordinance*

Sec. 6.11(5)a

*“The Development Plan shall include a narrative of PD purpose, intent, and guiding principles. The Development Plan shall also include, at a minimum, a list or table of permitted land uses and associated special development standards within the district, including, but not limited to, intensity, density, lot dimensions and coverage, setbacks, building height, floor-to-area ratio, parking, access, screening, landscape elements, signage, lighting, management associations, and other requirements deemed necessary and appropriate by the governing bodies. Graphical and narrative explanations of proposed uses, design integration and compatibility shall demonstrate the applicant’s understanding of the proposed regulations. Proposed deviations from specific City of Sherman standards for public improvements (e.g., streets, sidewalks, utility assignments, etc.) shall be similarly detailed in the plan, with concurrence of City staff.”*

Statement of Justification

- ☐ Provide rational basis for why the proposed project should be accommodated under a PD in lieu of conventional zoning **PROVIDED**
- ☐ Minimum qualifications needed to meet PD objectives
  - 200-ac. Minimum area; City may consider PD requests smaller than 200 acres but none less than 100 acres. **Proposed 245.8 ac.**
  - Mix of land uses
    - At least two distinct housing types, and **Proposed SF, mid-rise MF, and accessory**
    - Retail, restaurants, services, office, and **PROPOSED**
    - Public destination amenity: park, plaza, town center, school, library, etc. **PROPOSED**

Development Plan

- ☐ Permitted land uses by district **Provided tabular data & graphic**
- ☐ Building intensity
- ☐ Building density **Provided tabular data**
- ☐ Dimensions & coverage **Provided tabular data**
- ☐ Setbacks **Provided; Village SF allos “zero lot-line” approach; Consider allowing “build-to” lines for Village Center**
- ☐ Building height **Provided tabular data**
- ☐ FAR
- ☐ Parking **Provided; more information to be in Detailed Site Plan**
- ☐ Access



- ☐ Screening
- ☐ Landscape Provided; more information to be in Detailed Site Plan
- ☐ Signage Provided; more information to be in Detailed Site Plan
- ☐ Lighting Provided; more information to be in Detailed Site Plan
- ☐ Management, if applicable
- ☐ Explanatory graphic elements
- ☐ Narrative of proposed uses, design integration, compatibility
- ☐ Details of proposed deviation or variance from ordinance

#### Conceptual Plan

- ☐ Graphical depiction of proposed area configuration by land use
- ☐ Acreages and max. densities PROVIDED
- ☐ Primary vehicular circulation and points of access PROVIDED
- ☐ Trails and pedestrian circulation opportunities Indicated, more information needed in Detailed Site Plan
- ☐ Open-space and parklands Indicated; more information needed in Detailed Site Plan
- ☐ Floodplains Indicated
- ☐ General location of proposed large amenities & other critical programming; additional alternate configurations still in negotiation, preferred alternative to be selected for Detailed Site Plan

#### *Process*

*“As part of the application review process, the Director, Planning and Zoning Commission, and City Council shall determine whether the proposed PD provides an adequate framework for enhanced land design and integration of uses, and that the proposal exceeds the minimum standards of the zoning regulations. The Commission and Council may elect to impose supplemental conditions to the Conceptual/Detailed Site Plan and/or Development Plan to ensure justification for approval of the PD. Approval of a PD and subsequent development within the boundaries thereof shall adhere to the following:”*

Sec. 6.11(6)a

Conceptual Plan: The provided documents were prepared to a level between the code-defined basic Development Plan and the more refined Conceptual Plan; more detail is expected with the next iteration, either as a full Conceptual Plan or a Detailed Site Plan.

- ☐ Consistency with the Comprehensive Plan
- ☐ Enhanced Project Design – Exceeds the minimum base-zoning standards
  - ☐ Architecture compatible with surrounding context (massing, scale, character, etc.) N/A due to greenfield development
  - ☐ Enhanced architectural elements, façades, materials, and finishes YES
  - ☐ Cohesive mix of land uses, buildings, streets, open space, pedestrian circulation YES
  - ☐ Preservation of natural resources & historical character YES
  - ☐ Variety of housing types for optimizing market options YES

- ☐ Streets that emphasize the public pedestrian realm: sidewalks, shared-use paths, trees, planted parkways, etc. YES in basic configuration, but will need supporting detail in later iterations
- ☐ Hierarchy of street types that enhance connectivity and multi-modal use YES
- ☐ Networked, connected open spaces with amenities and furnishings such as trails, seating, shade, lighting, wayfinding YES in basic configuration, but will need supporting detail in later iterations

---

**STAFF REVIEW LETTER**

July 8, 2019

Terra Perpetua, LLC  
Ronny Guerrepo  
2800 N. Dallas Parkway, Ste. 210  
Plano, TX 75093

Bryan Klein  
7075 Twin Hills Ave., Ste. 350  
Dallas, TX 75231

Bush Architects, LLC  
4700 Westgrove Dr., Ste. 200  
Addison, TX 75001

Underwood Drafting & Surveying  
3404 Interurban Rd.  
Denison, TX 75021

Dear Applicants,

The request for a Planned Development for Terra Perpetua Village for the property located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

**Zoning**

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

**Engineering:**

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.



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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

16.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**1604 SOUTH SAM RAYBURN FREEWAY**

The request of CTG Group, LLC (Owners), Angela Stewart, Ironwood Auto Sales, LLC (Applicant/Tenant) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 1604 South Sam Rayburn Freeway, being a part of Lots 7, 8 & 9, Block 1, of the Correction Plat of Mayhew's Second Supplement, containing 0.344 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow used automobile sales in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

**Background:**

The property is located at 1604 South Sam Rayburn Freeway; the southwest corner of Staples and Sam Rayburn Freeway. The property is zoned a C-2 (General Commercial) District and located in the O-1.2 (Sam Rayburn) Overlay District. The building was formerly used as the Juicy Pig Restaurant, a tax office and recently Northern Lights, retail tobacco sales.

Ironwood Auto Sales, LLC is a family business and they would like to open a business for used automobile sales at this location. The proposed site will park sixteen cars for sale and allow three parking spaces for customers. They would like to install an ornamental black iron fence around the parking area and add signage to the existing building and freestanding sign.

**Adjacent Zoning:**

R-1 (One Family Residential) District

C-2 (General Commercial) District

**Origination:**

CTG Group, LLC (Owners)

Angela Stewart, Ironwood Auto Sales, LLC (Applicant/Tenant)

Underwood Drafting and Surveying, Inc. (Surveyor)

**Master Plan Designation:**

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

**Number of notices mailed:**

2

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Survey

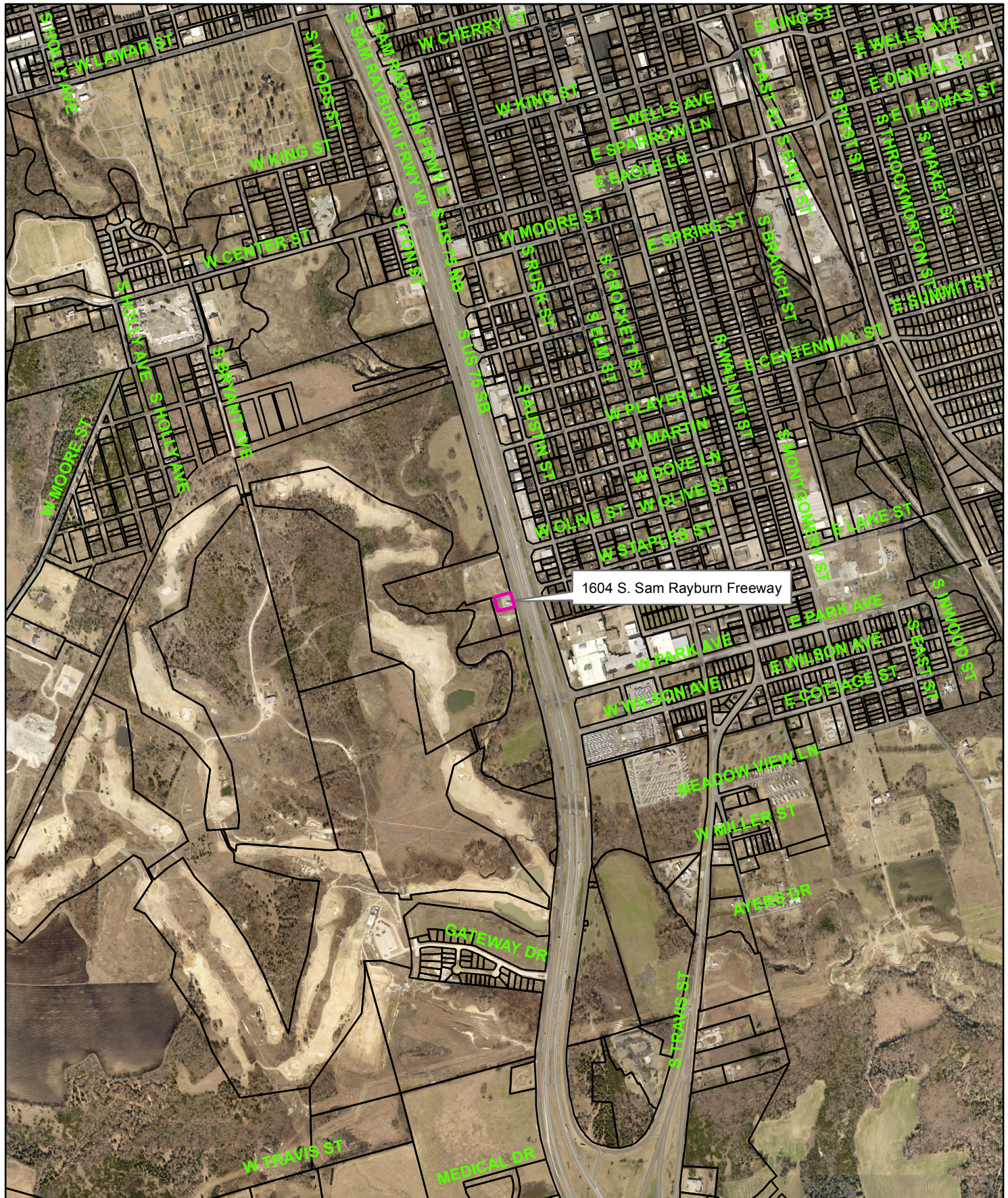
Site Plan

Building Elevations

Staff Review Letter

---





1604 S. Sam Rayburn Freeway



## 1604 South Sam Rayburn Freeway



1 in = 1,270 ft





## Zoning - 1604 South Sam Rayburn Freeway

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

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

#### Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



NOT TO SCALE

1 in = 100 ft







JOE NO. 9901054

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Samuel Biggs Survey, Abstract No. 86, and being a part of Lots 7, 8, and 9 of the Correction Plat of Mayhew's Second Supplement to said City of Sherman as shown by plat of record in Volume 425, Page 307, said Deed Records, and being the same tract of land conveyed by Gay L. Knox et ux to Kenneth B. King et ux by deed dated May 2, 1977, recorded in Volume 1385, Page 74, said Deed Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Northeast corner of the sold King tract at the point of intersection of the South right-of-way line of Staples Street and North line of sold Lot 7 with the West right-of-way line of U. S. Highway No. 75;

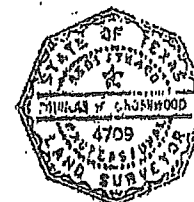
with the north right-of-way line of U. S. Highway No. 75;  
Thence South 14°22'00" East with said West right-of-way line  
of Highway No. 75 a distance of 100.00 feet to a 1 1/2" steel rod set  
marking the Southeast corner of the said King tract and the most  
Easterly Northeast corner of the tract of land conveyed by John C.  
Grider to George Bradley as set on by deed dated June 26, 1974,  
recorded in Volume 1285, Page 411, said Deed Records;

Thence South 75°43'00" West across said Lots 7, 8, and 9 a distance of 149.83 feet to a 1/2" steel rod set marking the Southwest corner of the said King tract and an inside "L" corner of the said Bradley tract;

Thence North 14°25'00" East a distance of 100.00 feet to a 1/2" steel rod set marking the Northwest corner of the said Bradley tract in the said South right-of-way line of Staples Street and North line of said Lot 9;

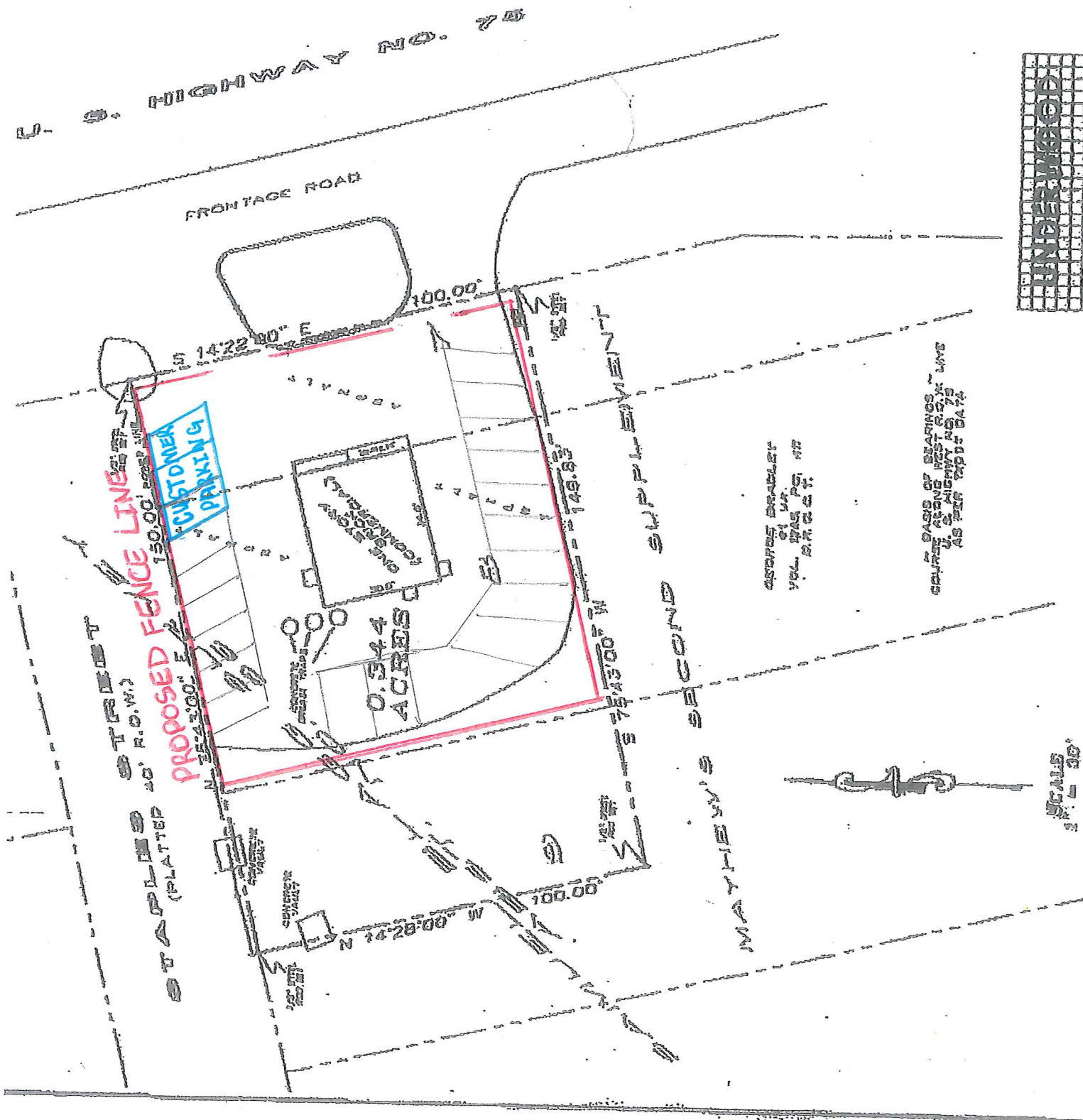
thence North 75°43'00" East with said right-of-way line and North line of said Lots 8, 9 and 7 a distance of 150.00 feet to the Point-of-Beginning and containing 0.324 acres of land more or less.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plan with it is a true, correct and accurate representation of the property legally described hereinabove. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, covenants, appurtenances, or encumbrances embraced by the subject property.



English  
of the sale  
right-of-way  
with the West  
Thence  
of Highway 1  
marking the  
Easterly Mark  
Order to Go  
recorded in  
Thence  
distance of  
Southwest 22  
the said line  
Thence  
1 1/2" steel in  
foot in the  
North line of  
Thence  
North line of  
Eastin - 21-86!

ਨਿਰਮਲਾ





1604 S SAM RAYBURN FWY, SHERMAN, TX 75090

The building is constructed of concrete cinder block and is painted a light beige color. We will apply matching touch up paint where needed. This building measures 1050.96 Square feet.











PROPOSED ORNAMENTAL 5FT BLACK IRON FENCING



CURRENT SIGNAGE ON SITE

---

**STAFF REVIEW LETTER**

July 8, 2019

CTG Group, LLC  
Jose Yuri Gonzalez  
2209 W. Parker Rd.  
Plano, TX 75023

Underwood Drafting & Surveying  
3404 Interurban Rd.  
Denison, TX 75021

Angela Stewart  
482 Hanna Dr.  
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow used automobile sales in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 1604 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. The use of the property must comply with all Federal, State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
8. All requirements of the Floodplain Ordinance must be followed.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Fence must be designed by structural engineers and submitted to City of Sherman Engineering Department for review and approval.
13. Any substantial improvements of 50% or more of property will require full compliance with Floodplain Ordinance.



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

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

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

Respectfully,



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

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

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



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

17.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**\* 2421, 2429 & 2435 SWAMY DRIVE**

The request of KANS Holding LLC (Owners) Stan Robinson, Kiss Development Company (Representative), PENH Studio, LLC (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property located at 2421, 2429 and 2435 Swamy Drive, being Lot 1, Shops of Grayson Addition, a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R, of the Replat of Lots 2 & 3, Block A, Dr. Swamy Addition, as follows:

***Planning and Zoning Commission***

Site plan approval for Three Retail Shell Buildings and a Clock Tower

**Background:**

The property is located at 2421, 2429 and 2435 Swamy Drive; the southeast corner of U.S. Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM 691) Overlay District. The owner would like to construct three (3) single-story, retail shell buildings for future commercial use and a clock tower. The floor area of the three buildings will be 8,549 square foot, 9020 square foot and 7,766 square foot. The exterior finish will be stucco and architectural panels. One hundred three parking spaces will be provided. The clock tower will be 35' tall.

**Adjacent Zoning:**

C-2 (General Commercial) District

**Origination:**

KANS Holding LLC (Owners)

Stan Robinson, Kiss Development Company (Representative)

PENH Studio, LLC (Architect)

Underwood Drafting and Surveying, (Surveyor)

**Master Plan Designation:**

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

and

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

**Number of notices mailed:**

Not required.

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Narrative

Plat

Site Plan

Building Elevations

Staff Review Letter

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2421, 2429 & 2435 Swamy Drive



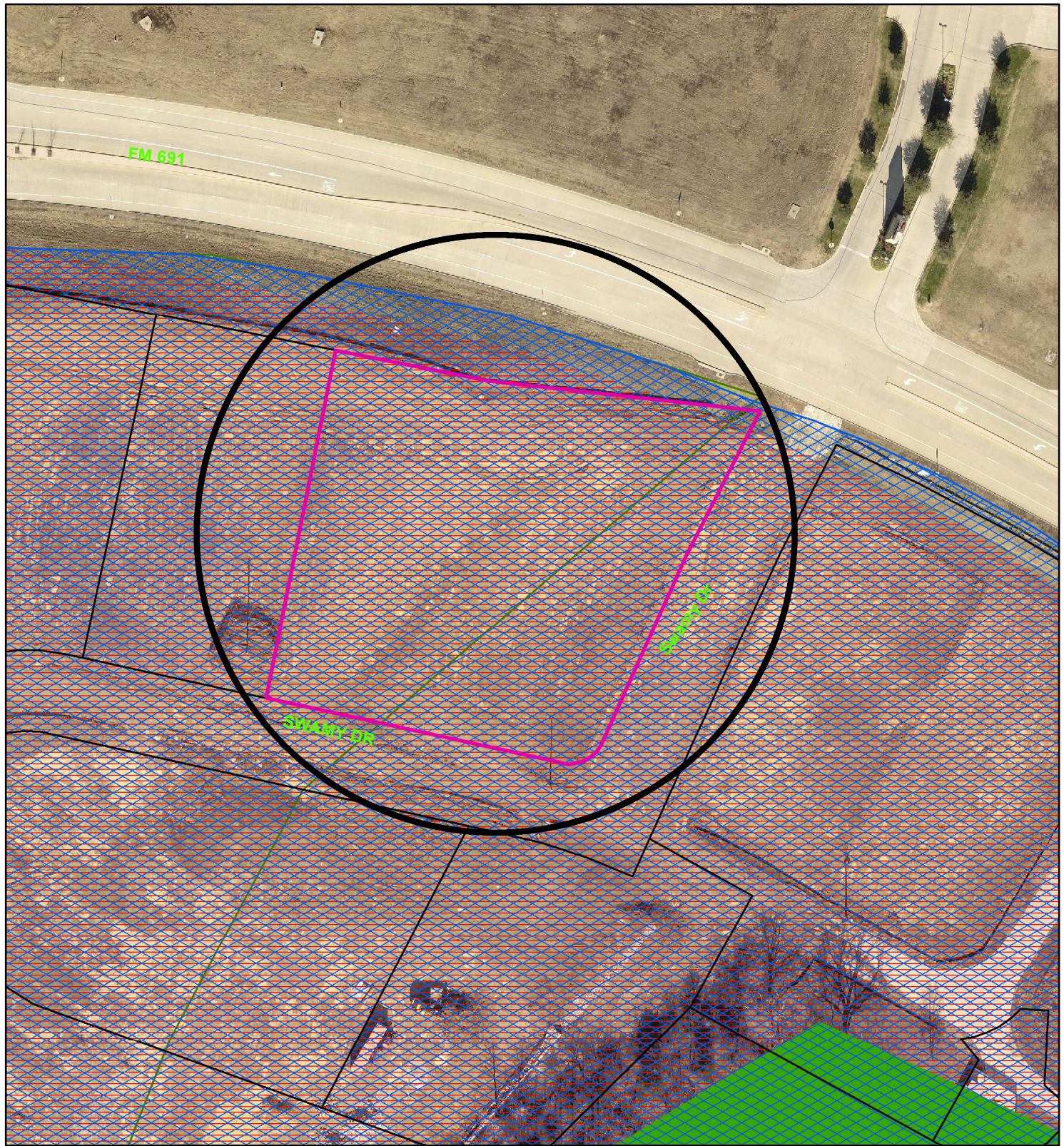
**2421, 2429 & 2435 Swamy Drive**



1 in = 300 ft

City of Sherman, Texas  
Developmental Services Department





## Zoning - 2421, 2429 & 2435 Swamy 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\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



City of Sherman, Texas  
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

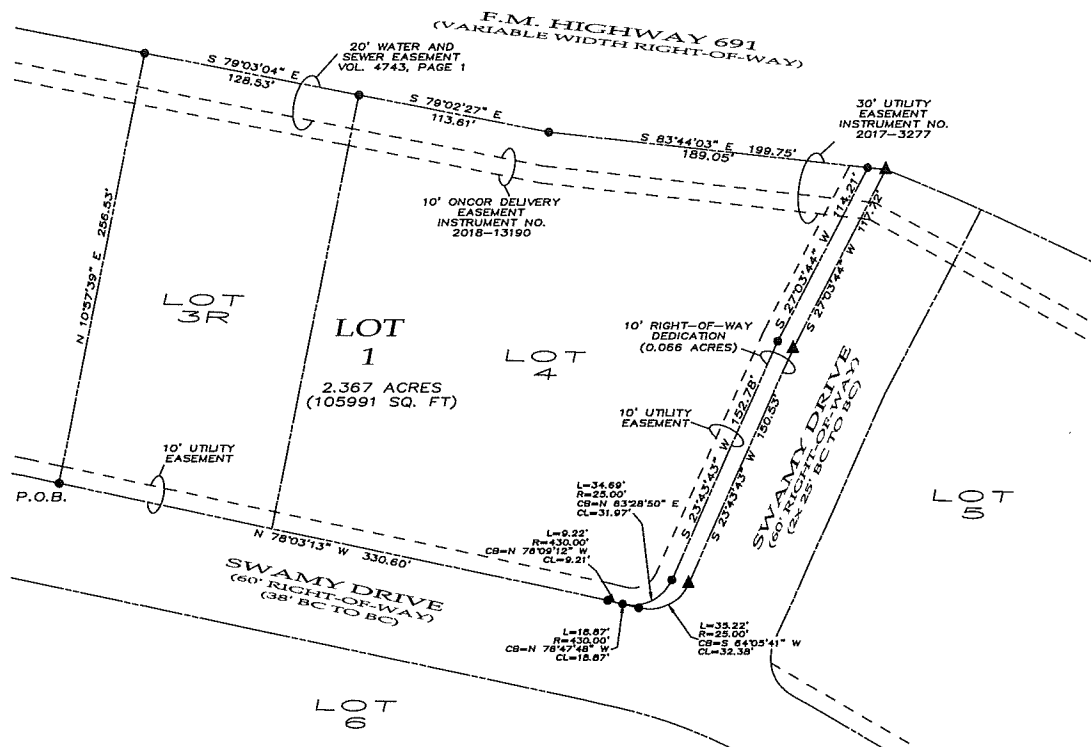


# Kiss Development Company, LLC

## **Retail Complex at Dr.FM HWY 691 and Swamy**

Proposing commercial development on 2.433 acres of land located in the south west corner of FM HWY 691 and Swamy Dr. The development will consist of three (3) Retail shell buildings for future tenant use. The floor area of the three buildings are respectively 8,549 S.F., 9,020 S.F. and 7,766 S.F. Total parking requirement is 01 parking spaces per 400 S.F. of floor area, therefore total requirement is 65 parking spaces. The proposed site plan accommodates total of 103 number of parking spaces including six (06) no. handicap stalls. All the buildings are single story.





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

FINAL PLAT  
SHOPS OF GRAYSON ADDITION

Being a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition an addition to the City of Sherman, Grayson County, Texas. Containing 2.433 acres of land

**OWNERS/DEVELOPER**  
**KANS HOLDINGS LLC.**  
**13558 MERCEDES LN.**  
**FRISCO, TX 75035**

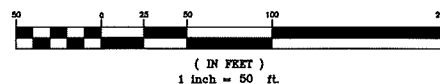
**SURVEYOR**  
**DOUGLAS W. UNDERWOOD**  
**R.P.L.S. NO. 4709**  
**3404 INTERURBAN ROAD**  
**DENISON, TEXAS**

10-24-18



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

GRAPHIC SCALE





## GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
- CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES.
- ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENT SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
- ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR TO BIDDING.
- CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
- PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
- RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES (IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
- GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
- ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
- SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REFER TO CIVIL DRAWING FOR SITE WORK.
- GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS (IF ANY) IN AREA OF NEW CONSTRUCTION.
- CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
- ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
- FLOOR OR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
- GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH T&S 4.5.

## KEYED NOTE

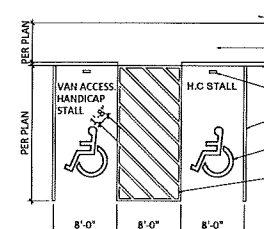
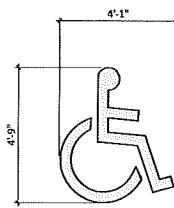
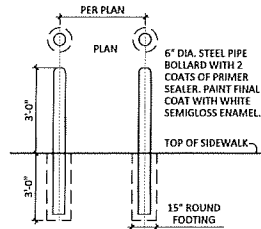
- |    |                                                                                                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------|
| 01 | HANDICAP SYMBOL                                                                                                                        |
| 02 | HANDICAP SIGN.                                                                                                                         |
| 03 | ADA / TAS STRIPPED AISLE.                                                                                                              |
| 04 | ADA / TAS COMPLIANT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL).                                                           |
| 05 | 6" CONCRETE WHEEL STOP.                                                                                                                |
| 06 | 20" LIGHT POLE, LIGHT FIXTURE WITH CUT OFF SHIELD.                                                                                     |
| 07 | 7" HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE.                                                                                            |
| 08 | 6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.                                                                                         |
| 09 | 6" TO INSTALL PROTECTIVE BOLLARD.                                                                                                      |
| 10 | TYP. PAVING, RE: CIVIL.                                                                                                                |
| 11 | LANDSCAPING ISLAND.                                                                                                                    |
| 12 | 25'-0" HIGH RISE I.D. SIGN.                                                                                                            |
| 13 | OBSTRUCTION: CONTRACTOR WILL REMOVE/RELOCATE ALL THE OBSTRUCTIONS OR VET & DRY UTILITIES ON THE PROPOSED SIDEWALK, RAMP AND DRIVEWAYS. |

LAND AREA : 2.367ACRES

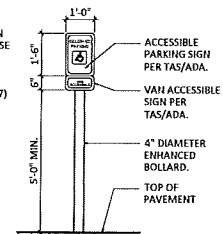
## PARKING SYNOPSIS:

| USE            | AREA(SQ.FT.) | REQUIRED |
|----------------|--------------|----------|
| RETAIL 01      | 8,549        | 22       |
| RETAIL 02      | 9,020        | 23       |
| RETAIL 03      | 7,766        | 20       |
| TOTAL REQUIRED |              | 65       |

|                  |     |
|------------------|-----|
| PARKING PROVIDED |     |
| STALLS           | 97  |
| HANDICAP STALLS  | 06  |
| TOTAL PROVIDED   | 103 |



BOLLARD ENHANCED HANDICAP SIGN WITH FIXED BASE BY IMPACT RECOVERY SYSTEMS (732) 736-4477 OR OWNER APPROVED EQUAL.



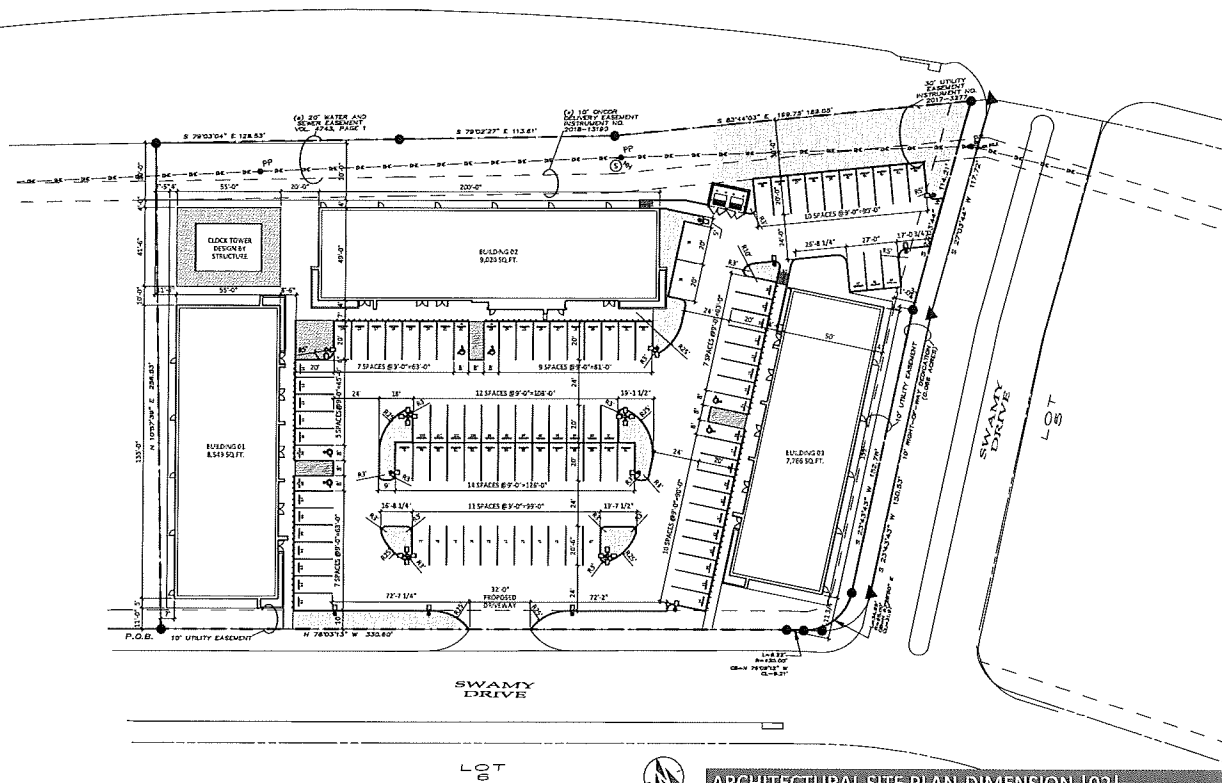
BOLLARD DETAIL | 13 | SCALE: NTS

H.C. PARKING SYMBOL | 09 | SCALE: NTS

H.C. SPACE & AISLE | 05 | SCALE: NTS

HANDICAP SIGN POST | 01 | SCALE: NTS

F.M. HIGHWAY 691



**PENH**  
STUDIO LLC

PHONE: (281) 687-4268; (832) 279-7693  
EMAIL: OFFICE@PENHSTUDIO.COM

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL.

PROFESSIONAL SEAL

SCOPE OF THE WORK: THIS DRAWING IS FOR THE RETAIL COMPLEX AT F.M. HWY 691, SHERMAN, TX. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL.

PROFESSIONAL SEAL

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX

2421, 2429, 2435 SWAMY DR.  
SHERMAN, TX 75020

PROJECT SCHEDULE:

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DRAWN BY: PE / HH

CHECKED BY:

SCALE  
AS NOTED

PENH STUDIO PROJECT NO.

19-106

DRAWING TITLE  
ARCHITECTURAL SITE PLAN

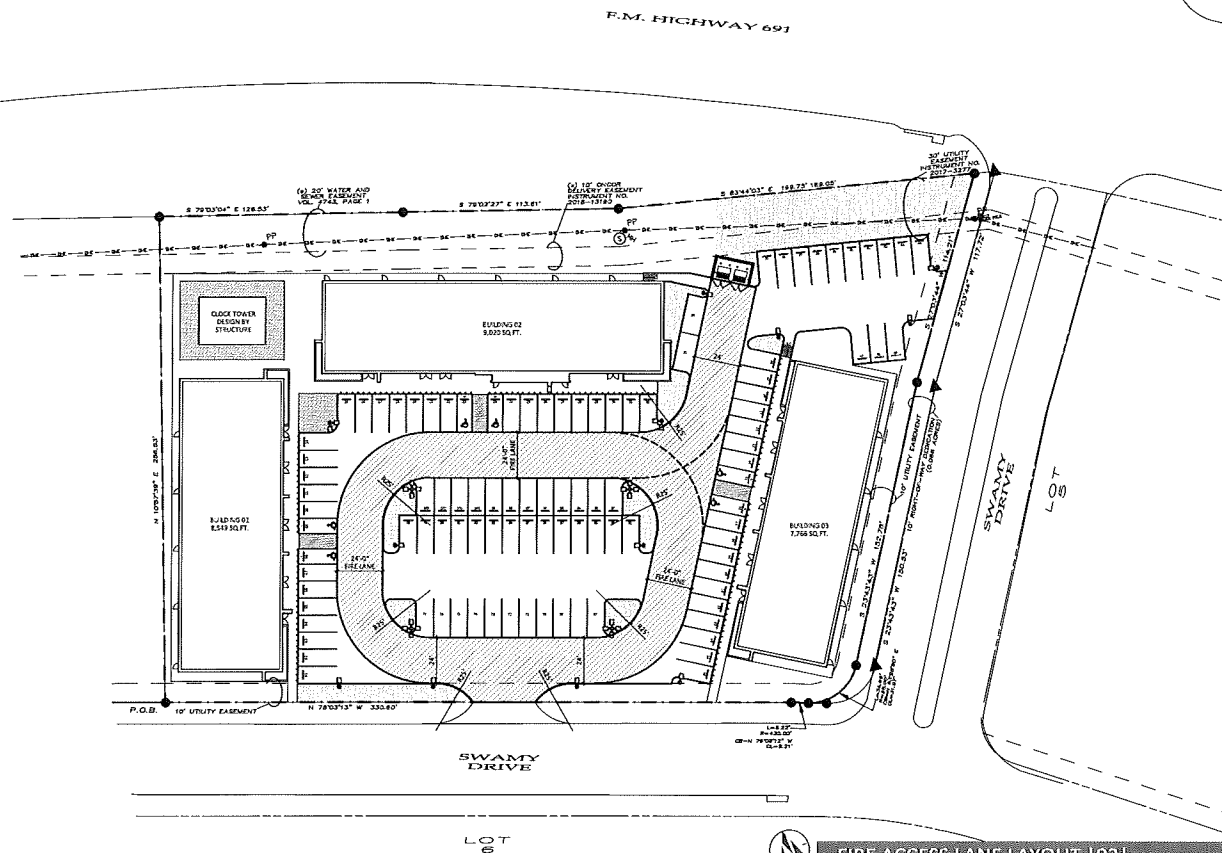
DRAWING NUMBER

A0.02



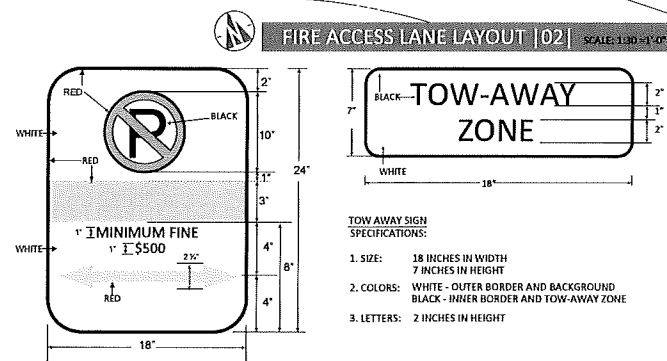
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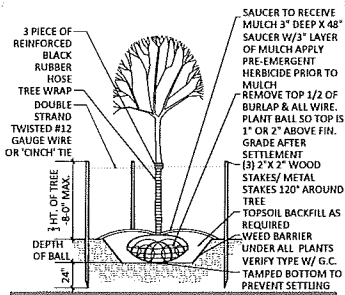
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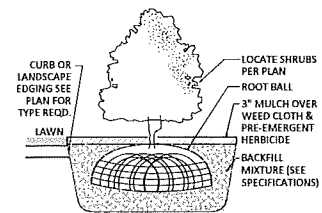
## FIRE LANE MARKING NOTES

- CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.
- WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVED TOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.
- HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.
- FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND NO HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.
- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE TO BE PROVIDED 20'-0" WIDTH WITH MINIMUM TURNING RADIUS OF 25'-0". CANOPY CLEARANCE HEIGHT SHOULD BE 13'-6" MINIMUM.
- FIRE LANE - TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

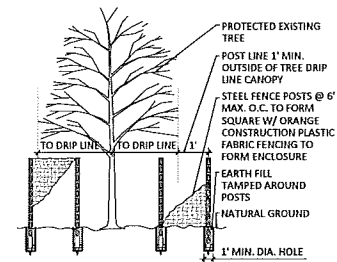




TREE PLANTING DETAIL | 20 |



SHRUB PLANTING DETAIL | 19 |



TREE PROTECTION BARRIER | 18 |

## GENERAL NOTES

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4\"/>

## TREE CALCULATION

### A. STREET TREES:

LENGTH OF PROPERTY LINE IN LINEAR FEET AS MEASURED ALONG ALL SIDES OF THE PROPERTY FRONTING ON A PUBLIC STREET(S). STREET FRONTAGE ON SWAMY DRIVE = 1072 LINEAR FEET / 40 = 27 STREET TREES REQUIRED.

### B. PARKING LOT TREES:

NUMBER OF NEW PARKING STALLS TO BE CONSTRUCTED 103 / 10 = 11. PARKING LOT TREES REQUIRED.

### C. TOTAL PLANTING REQUIREMENT:

A+B = 38 TOTAL REQUIRED NUMBER OF STREET AND PARKING LOT TREES TO BE PLANTED.

### D. SHRUBS:

TOTAL NUMBER OF STREET TREES REQUIRED, FROM A ABOVE X 10 = 27 X 10 = 270 SHRUBS.

### E. LANDSCAPE BUFFER:

6\"/>

## TREE LEGEND

SHADE TREES: PROPOSED LIVE OAK 4\"/>

ORNAMENTAL TREES: BERGUNDY RED CREPEMYRTLES 2 1/2\"/>

SHRUBS FOR SCREENING & BUFFER: 5 GAL. PLANTED 36\"/>

## TREE COUNT:

| TREE SHADE | COMMON NAME          | BOTANICAL NAME       | AMOUNT PROP. |
|------------|----------------------|----------------------|--------------|
|            | LIVE OAK             | QUERCUS VIRGINIANA   | 27           |
| ORNAMENTAL | CREPE MYRTLES        | LAGERSTROEMIA INDICA | 11           |
| SHRUBS     | A. JUNIPER           | JUNIPER PROCEMBENS   | 270          |
|            | B. WAXLEAF LIGUSTRUM | LIGUSTRUM JAPONICUM  | PLUS         |

**PENH**  
STUDIO LLC

PHONE: (281) 687 4268; (832) 279 7698  
EMAIL: OFFICE@PENHSTUDIO.COM  
PENH STUDIO, INC. SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE LANDSCAPE. PENH STUDIO, INC. SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE LANDSCAPE. PENH STUDIO, INC. SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE LANDSCAPE.

PROJECT NAME:

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX

PROJECT ADDRESS:  
2421, 2415, 2415 SWAMY DR.  
SHERMAN, TX 75000

PROJECT SCHEDULE:

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DRAWN BY: PE / KH

CHECKED BY:

SCALE

AS NOTED

PENH STUDIO PROJECT NO.

19-106

DRAWING TITLE

DEVELOPMENT PLAN

DRAWING NUMBER

A0.04

# RETAIL COMPLEX AT F.M. HWY 691, SHERMAN, TX

2421, 2429, 2435 SWAMY DR.  
SHERMAN, TX 75020



ARCHITECTURE: PENH STUDIO, LLC

CIVIL ENGINEER: HEYBECK ENGINEERING AND CONSULTANTS

MEP DESIGN: MEP GREEN DESIGN & BUILD, PLLC

STRUCTURAL DESIGN: STERLING ENGINEERING DESIGN GROUP

SURVEYOR: UNDERWOOD DRAFTING AND SURVEYING

IMPORTANT NOTES FOR CONTRACTOR: WORK DONE ON THE PREMISES OR IN CONNECTION WITH PROSECUTION OF THIS CONTRACT SHALL BE AT THE CONTRACTORS RISK AND CONTRACTOR SHALL ASSUME ANY AND ALL LIABILITY AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT OR THE DESIGNER, ENGINEERS AND ANY OTHER PERSON, FIRM, CORPORATION, THEIR AGENTS, SERVANTS, OR EMPLOYEES, OF AND FROM CLAIMS OR DEMANDS, COSTS, EXPENSES, LOSS OR DAMAGE ON ACCOUNT OF BODILY INJURY, SICKNESS OR DISEASE, INCLUDING DEATH, TO EMPLOYEES OF CONTRACTOR OR ANY OTHER PERSON, OR DAMAGE TO PROPERTY, INCLUDING LOSS OF USE THEREOF SUFFERED BY EMPLOYEES OF CONTRACTOR OR OF ANY PERSON, OR OF LIABILITY IMPOSED UPON SAID OWNER BY LAW, ARISING OUT OF THE OPERATION OF THIS CONTRACT.





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DRAWING NUMBER

## References

SCOPE OF THE WORK. THE DRAWING IS INDICATED THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL CONCEPT, THE EXTENT OF THE BUILDING, THE NUMBER OF FLOORS, LEVELS, AND THE TYPE OF MATERIALS, WORKMANSHIP, AND FINISHES. AS A GUIDE DOCUMENT, THE DRAWING DOES NOT NECESSARILY AGREE OR DISAGREE WITH THE REQUIREMENTS FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL REQUIREMENTS AND CONDITIONS. THE COMPLETION OF THE PROJECT ITEMS REQUIRED FOR THE PROPER DESIGN, CONSTRUCTION OF THE WORK. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION DETAILS AND NOTED AS INTENT FOR CLARIFICATION AND/OR.

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX  
BUILDING # 01

**PROFESSIONAL**  
2421 SWAMY DR., SHERMAN, TX 75020



| EXTERIOR FINISH SCHEDULE |                     |        |                     |                                                           |
|--------------------------|---------------------|--------|---------------------|-----------------------------------------------------------|
| TAG                      | TITLE               | MAJU   | MODEL / PRODUCT     | COMMENTS                                                  |
| A.1                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS  |
| A.2                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS |
| NP1                      | ARCHITECTURAL PANEL | NICHHA | VINTAGE WOOD SERIES | COLOR: CEDAR, SIZE: 6'X14'X1", SEALANT: OSI QUADRALUX     |

|    |                                                                                                                                                                                                                                        |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT PER MANUFACTURER RECOMMENDATIONS.                                                                                                           |
| 2. | ALL GLAZING TO BE TEMPERED, REFER WINDOW SCHEDULE.                                                                                                                                                                                     |
| 3. | VERIFY ALL JOINTS AND CORNERS FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.                                                                                                                          |
| 4. | CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.                                                                                                     |
| 5. | ALL MATERIALS AND FINISHES TO BE USED IN THIS PROJECT MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.                                                                                    |
| 6. | CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS WITH ALL OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.                                                                                                            |
| 7. | FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK, IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. |

C.I. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

E. EISTS TRAIL, MANUFACTURER; STO CORP. PRODUCT: STOTHELM  
F. METAL CANOPY BY OTHERS.  
G. UP AND DOWN LIGHT FIXTURE AT 12' AFF. ON CENTER REFER  
H. ELECTRICAL DWG FOR SPECIFICATIONS. AFFE NEED OWNER'S  
I. APPROVAL BEFORE INSTALLATION.  
J. OLD CASTLE BUILDING EVALUATE 3000 SERIES MULTI PLANE,  
K. FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ 1"  
L. DOUBBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE.  
M. PROVIDE WINDOW AS SUPPLIED, GC MUST VERIFY THE  
N. REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND  
O. INSTALLATION.  
P. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE  
Q. DRAWING TO BE 34" A.F.  
R. 26 GA GALVALENE STEEL METAL COPING.  
S. WALL PACK AT 12' AFF. REFER ELECTRICAL DWGS. FIRE TUNE NEEDS  
T. OWNER'S APPROVAL.  
U. ACCESS, LADDER RAILS, SHALL BE OSHA COMPLIANT.  
V. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR  
W. DETAILS.  
X. FIRESTONE FLOWLINE SCUPPER. REFER SECTION FOR DETAILS.  
Y. EMERGENCY LIGHT. REFER ELECTRICAL.  
Z. SIGN BY OTHERS.



**PROJECT SCHEDULE:**

[illegible]

### REVISION

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DRAWN BY: PE / NH

CHECKED BY:

SCALE  
AS NOTED

PENH STUDIO PROJECT NO.  
10-106

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

A2.02



SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE CONFORMANCE OF THE BUILDING TO THE MAJOR TECHNICAL ELEMENTS AND THE TYPE OF MATERIALS, WORKMANSHIP AND FINISHES. AS SCOPE DOCUMENT, THE DRAWING DOES NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL REQUIREMENTS, A SEPARATE, DETAILED CONTRACTOR'S SCHEDULE SHALL BE SUBMITTED FOR THE PROJECT DESIGN AND COMPLETION OF THE WORK. THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION, LACKING THEREIN ALL DETAILS AND NOTES REQUIRED FOR COMPLETION OF WORK.

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX  
BUILDING # 01

**FROM ADDRESS**  
2421 SWAMY DR., SHERMAN, TX 75020

**NORTH WEST ELEVATION | 03 |** SCALE: 3/16" = 1'-0"

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERIFY DIMENSIONS OF ALL GLAZING. FOR REFERENCES TO TOP OF FRAMING - REFER WALL SECTIONS AND DETAILS FOR SPECIFICS. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. ALL GLAZING SHALL BE EQUAL QUALITY. ALL GLAZING PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING WINDOW AND GLAZING LOCATIONS WITH THE ARCHITECT FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT, NOT TO EXCEED 144 S.F.

F. EFS TRN. MANUFACTURER: STO CORP. PRODUCT: STOTHEIM.  
F. METAL CANOPY BY OTHERS.  
F. G. UP AND DOWN LIGHT FIXTURES AT 12' A.F. ON CENTER REFER  
ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S  
APPROVAL FOR INSTALLATION.  
H. OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE,  
CENTER GLAZED CLARE ANOZIDED CLASS II FINISH ALUMINUM  
FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/1"  
DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE.  
H. WINDOW AND GLAZING. OWNER, GC MUST VERIFY THE  
REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND  
INSTALLATION.  
J. "TOTAL SECURITY SOLUTIONS" TRUO DRAWER, TOP OF THE  
DRAWER TO BE AT 36".  
K. 26 GA GALVALUME STEEL METAL COILING.  
L. WALL PACK AT 12' A.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS  
OWNER'S APPROVAL.  
M. ACCESS LADDER MUST BE OSHA COMPLIANT.  
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR  
DETAILS.  
P. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.  
P. EMERGENCY LIGHT. REFER ELECTRICAL.  
P. SIGN BY OTHERS.

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AS NOTED  
PENH STUDIO PROJECT NO.  
**19-106**  
DRAWING TITLE  
EXTERIOR ELEVATIONS  
DRAWING NUMBER

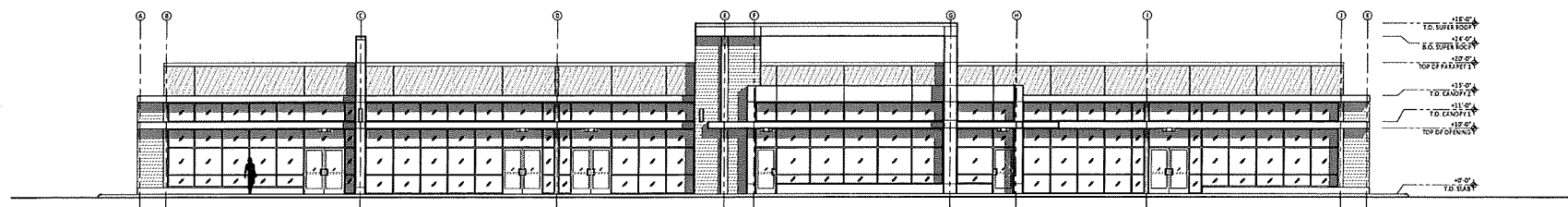
A2.03



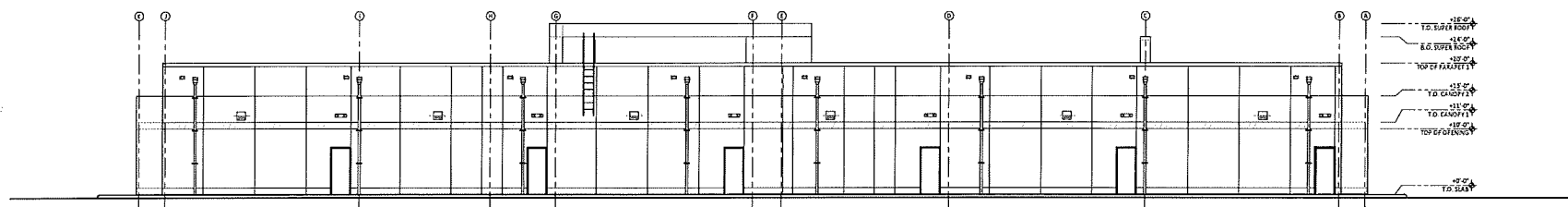
# PENH STUDIO LLC

PHONE: (281) 687-4268; (832) 279-7888  
EMAIL: OFFICE@PENHSTUDIO.COM  
PENHSTUDIO LLC SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING EXCEPT FOR THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS WHICH SHALL BE THE RESPONSIBILITY OF THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC ENGINEER. PENHSTUDIO LLC SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING EXCEPT FOR THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC SYSTEMS WHICH SHALL BE THE RESPONSIBILITY OF THE MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC ENGINEER.

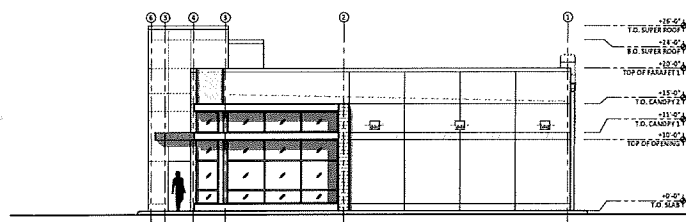
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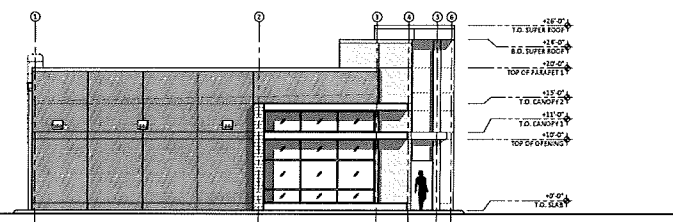
**SOUTH WEST ELEVATION | 03 |** SCALE: 1/8" = 1'-0"



**NORTH EAST ELEVATION | 02 |** SCALE: 1/8" = 1'-0"



**SOUTH EAST ELEVATION | 13 |** SCALE: 1/8" = 1'-0"



**NORTH WEST ELEVATION | 01 |** SCALE: 1/8" = 1'-0"

**RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX  
BUILDING # 02**

2419, SWAMY DR., SHERMAN, TX 75020

## PROJECT SCHEDULE:

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PENHSTUDIO PROJECT NO.

**19-106**

DRAWING TITLE

**EXTERIOR ELEVATIONS**

DRAWING NUMBER

**A2.01**

**PROJECT INFORMATION**

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX  
BUILDING # 02

2429, SWANBY DR., SHERMAN, TX 75020

**PROJECT SCHEDULE:**

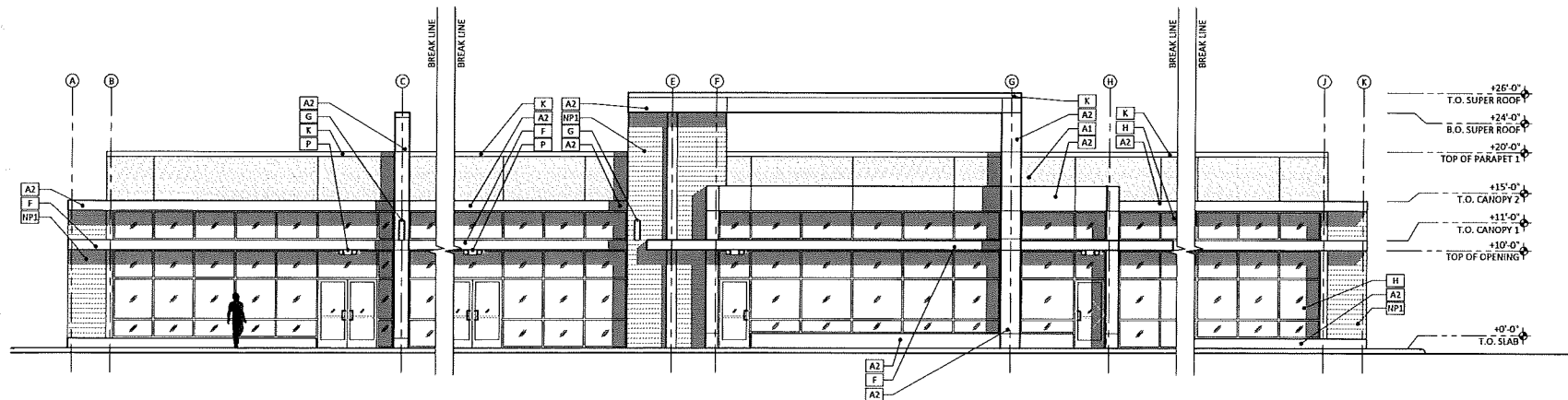
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PENH STUDIO PROJECT NO.  
19-106  
DRAWING TITLE  
EXTERIOR ELEVATIONS  
DRAWING NUMBER

A2.02



**SOUTH WEST ELEVATION | 03** SCALE: 3/16" = 1'-0"

| EXTERIOR FINISH SCHEDULE |                     |        |                     |                                                           |
|--------------------------|---------------------|--------|---------------------|-----------------------------------------------------------|
| TAG                      | TITLE               | MANU   | MODEL / PRODUCT     | COMMENTS                                                  |
| A.1                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS  |
| A.2                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS |
| NP1                      | ARCHITECTURAL PANEL | NICHHA | VINTAGE WOOD SERIES | COLOR: CEDAR, SIZE: 6"X18"X1", SEALANT: OSI QUAD CAULK    |

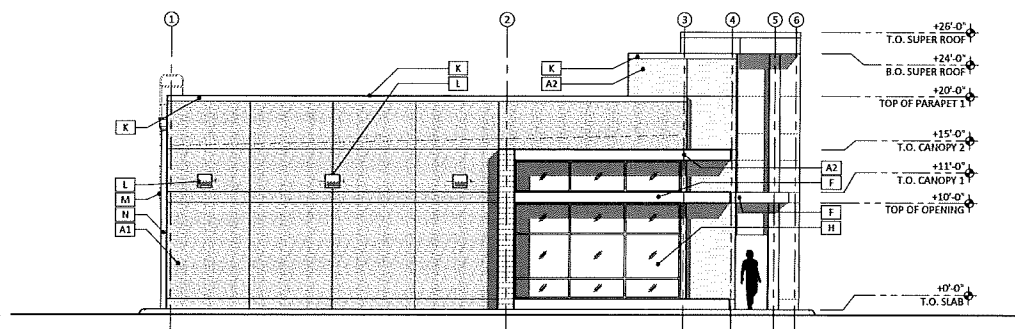
**GENERAL NOTES**

- ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
- VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
- CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

**ELEVATION KEYED NOTE:**

- E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.  
F. METAL CANOPY BY OTHERS.  
G. UP AND DOWN LIGHT FIXTURE AT 12" A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR TO INSTALLATION.  
H. OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE, CENTER GLAZED CLEAR ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ 1/4" DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE. SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION.  
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34" A.F.F.  
K. 22 GA GALVALUME STEEL METAL COPING.  
L. WALL PACK AT 12" A.F.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.  
M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.  
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.  
O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.  
P. EMERGENCY LIGHT. REFER ELECTRICAL.  
Q. SIGN BY OTHERS.



**NORTH WEST ELEVATION | 01** SCALE: 3/16" = 1'-0"

SCOPE OF THE WORK. THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DETERMINATION OF THE BUILDING, THE VERTICAL ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCORE DEVELOPMENT, THIS DRAWING DOES NOT NECESSARILY INDICATE THE EXACT POSITION OF THE WALLS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED ON THIS DRAWING, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER DESIGN AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND NOT BE ELIGIBLE FOR COST RECOVERY THEREON.

**PROGRAM ADDRESS:**  
2429, SWAMY DR., SHERMAN, TX 75020

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PENH STUDIO PROJECT NO.  
**19-106**

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

A2.03



### GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERIFY DIMENSIONS OF ALL GLAZING. REFER TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
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5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS OF THE PROJECT. VERIFY ALL CONDITIONS FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

ELEVATION KEYED NOTE:

- E. EPS TRIM, MANUFACTURER: STO CORP. PRODUCT: STOTHERM.  
M. METAL CANOPY BY OTHERS.  
U. UP AND DOWN LIGHT FIXTURE AT 12' AFF. ON CENTER REFER  
ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S  
F. FINISH AND INSTALLATION.  
H. OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI-PLANE,  
CENTER GLAZED CLARE ANODIZED CLASS II FINISH ALUMINUM  
FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ 1"  
DOUBLE PLANE LOW E GLAZING. REFER WINDOW SCHEDULE.  
K. WINDOW AND GLAZING BY OWNER. GC MUST REVIEW THE  
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INSTALLATION.  
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE  
DRAWER TO BE AT 34" AFF. E.  
L. 26 GA GALVALUME STEEL METAL COPING.  
M. WALL PACK AT 12' AFF. REFER ELECTRICAL DWGS. FIXTURE NEEDS  
OWNER'S APPROVAL.  
N. ACCESS LADDER, MUST BE OSHA COMPLIANT.  
N. FIRESTONE SCUPPER AND DOWNSPOUT, REFER SECTION FOR  
DETAILS.  
Q. FIRESTONE OVERLOUT SCUPPER. REFER SECTION FOR DETAILS.  
Q. SCUPPER AND DOWNSPOUT, REFER ELECTRICAL.  
Q. SIGN BY OTHERS.

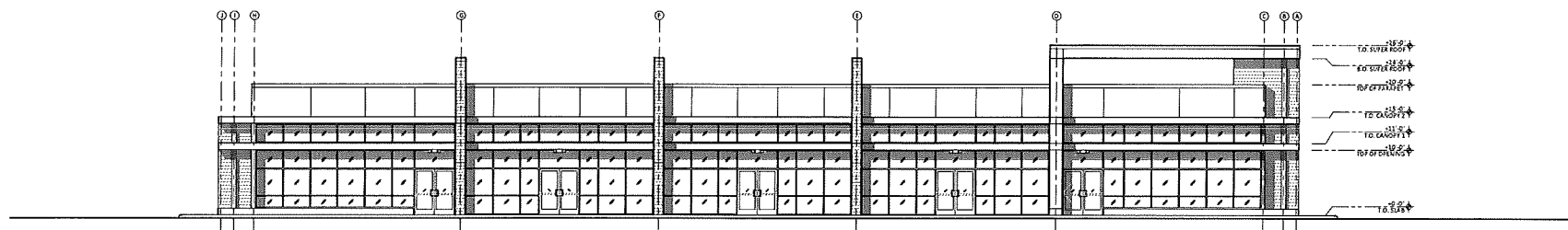




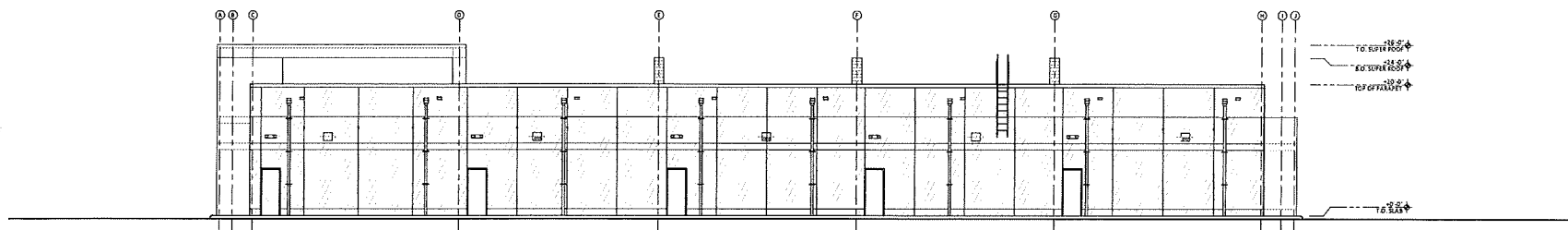
# PENH STUDIO LLC

PHONE: (817) 647-4204 | (832) 279-7893  
EMAIL: OFFICE@PENHSTUDIO.COM  
PENHSTUDIO LLC IS AN ARCHITECTURAL FIRM THAT PROVIDES ARCHITECTURAL SERVICES TO THE COMMERCIAL, RESIDENTIAL, AND INSTITUTIONAL SECTORS. THE FIRM IS A FULL-SERVICE ARCHITECTURAL FIRM THAT PROVIDES ARCHITECTURAL SERVICES TO THE COMMERCIAL, RESIDENTIAL, AND INSTITUTIONAL SECTORS. THE FIRM IS A FULL-SERVICE ARCHITECTURAL FIRM THAT PROVIDES ARCHITECTURAL SERVICES TO THE COMMERCIAL, RESIDENTIAL, AND INSTITUTIONAL SECTORS.

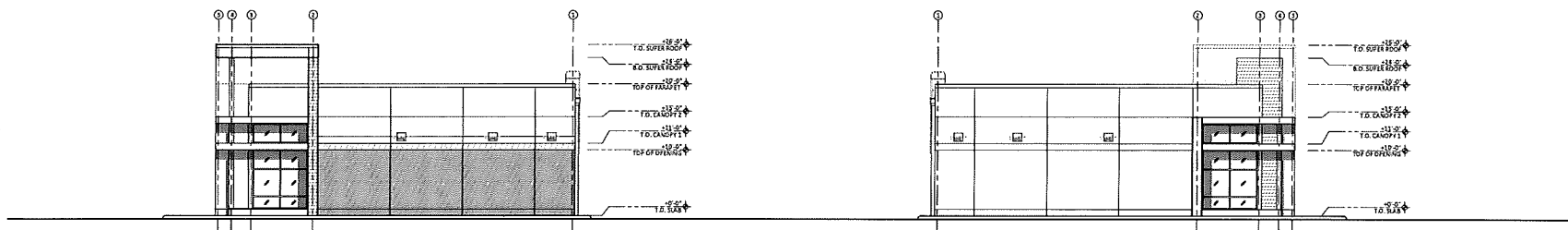
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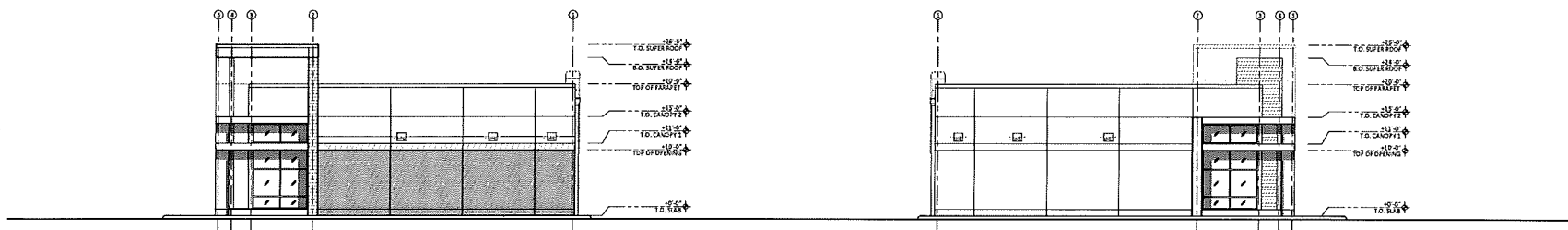
NORTH WEST ELEVATION | 03 | SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION | 02 | SCALE: 1/8" = 1'-0"



SOUTH WEST ELEVATION | 09 | SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION | 01 | SCALE: 1/8" = 1'-0"

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX  
BUILDING # 03

2435, SWARTY CR., SHERMAN, TX 75020

## PROJECT SCHEDULE:

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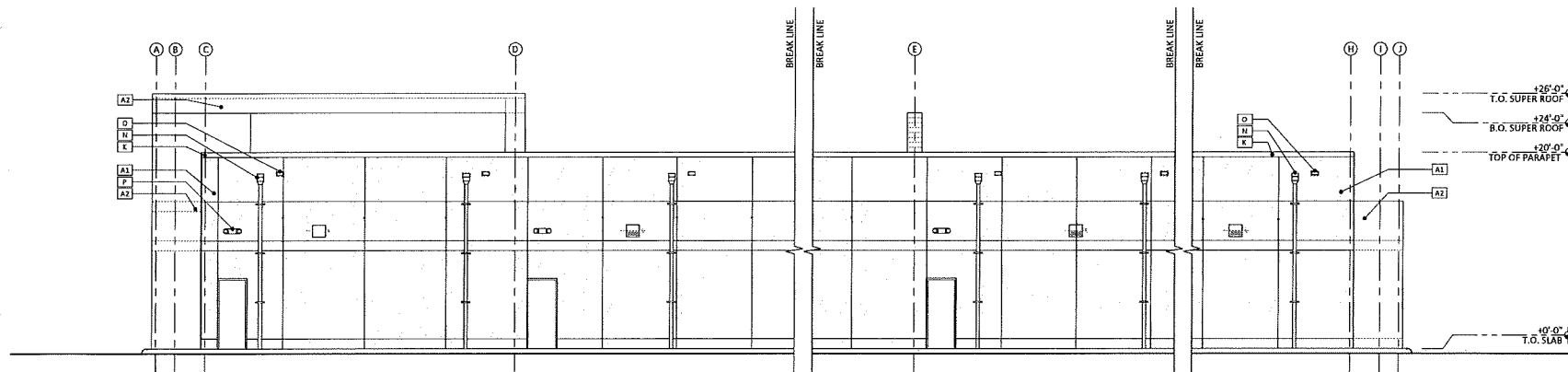
PENHSTUDIO PROJECT NO.  
19-106

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

A2.01





**SOUTH EAST ELEVATION | 03 |** SCALE: 3/16" = 1'-0"

| EXTERIOR FINISH SCHEDULE |                     |        |                     |                                                           |
|--------------------------|---------------------|--------|---------------------|-----------------------------------------------------------|
| TAG                      | TITLE               | MANU   | MODEL / PRODUCT     | COMMENTS                                                  |
| A.1                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS  |
| A.2                      | STUCCO              | STO    | STO POWER WALL      | COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS |
| NP1                      | ARCHITECTURAL PANEL | NICHHA | VINTAGE WOOD SERIES | COLOR: CEDAR, SIZE: 6"X18"X1/2", SEALANT: OSI QUAD CAULK  |

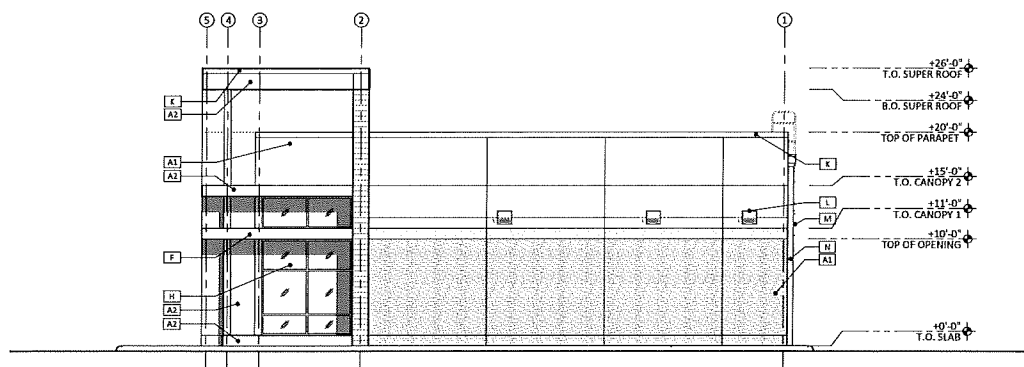
## GENERAL NOTES

- ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
- ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
- VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING. REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
- CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

## ELEVATION KEYED NOTE:

- E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.  
F. METAL CANOPY BY OTHERS.  
G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR TO INSTALLATION.  
H. OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI-PLANE, CENTER GLAZED CLEAR ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ 1/2" DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE. SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR TO BIDDING AND INSTALLATION.  
I. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34' A.F.F.  
J. 22 GA GALVALUME STEEL METAL COPING.  
K. WALL PACK AT 12' A.F.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.  
L. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.  
M. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.  
N. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.  
O. EMERGENCY LIGHT. REFER ELECTRICAL.  
P. SIGN BY OTHERS.



**SOUTH WEST ELEVATION | 01 |** SCALE: 3/16" = 1'-0"

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AS NOTED  
PENHSTUDIO PROJECT NO.  
19-106  
DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

A2.03



PENH  
STUDIO LLC

PHONE: (281) 687 4265; (832) 279 7888  
EMAIL: OFFICE@PENHSTUDIO.COM

A WARNING: THIS DRAWING, OR ANY PART THEREOF, IS THE PROPERTY OF PENHSTUDIO LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, MODIFICATION, OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PENHSTUDIO LLC IS PROHIBITED. PENHSTUDIO LLC SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE.

PROJECT: RETAIL

NOTES: THIS DRAWING IS THE PROPERTY OF PENHSTUDIO LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, MODIFICATION, OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PENHSTUDIO LLC IS PROHIBITED. PENHSTUDIO LLC SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE.

PROJECT NAME

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX

2421, 2429, 2435 SWAMY DR.  
SHERMAN, TX 75050

PROJECT SCHEDULE:

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AS NOTED

PENHSTUDIO PROJECT NO.  
19-106

DRAWING TITLE  
PERSPECTIVE

DRAWING NUMBER

A9.01





PROFESSIONAL SEAL



SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURE, DESIGN, CONCEPT, THE DETERMINATION OF THE BUILDING, THE MAIN ARCHITECTURE, THE ELEMENTS AND THE TYPE OF MATERIAL, MECHANICAL SYSTEMS, AND ELECTRICAL SYSTEMS. THE SCOPE OF THE DRAWING DOES NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE ACQUISITION OF THE CONTRACT DOCUMENTS, ON THE BASIS OF THE GENERAL SCOPE INDICATED BY THE DRAWING, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS "ISSUED FOR CONSTRUCTION MODE".

PROJECT NAME

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX

**PROJECT ADDRESS**  
2421, 2429, 2435 SWAMY DR.  
SHERMAN, TX 75020

**PROJECT SCHEDULE:**

[illegible]

REVISION

| NO | DESCRIPTION | DATE |
|----|-------------|------|
|    |             |      |
|    |             |      |
|    |             |      |

DRAWN BY: FE / NH CHECKED BY:

SCALE  
AS NOTED

PENH STUDIO PROJECT NO.  
19-106

DRAWING TITLE  
PERSPECTIVE

DRAWING NUMBER

A9.02





BUILDING-3 PERSPECTIVE |02|

PENH  
STUDIO LLC

PHONE: (281) 687-4268; (832) 279-7898  
EMAIL: OFFICE@PENHSTUDIO.COM  
CONCEPT AND DESIGN BY PENH STUDIO, INC. THE DESIGN, ARCHITECTURE, AND ENGINEERING SERVICES PROVIDED HEREIN ARE FOR THE EXCLUSIVE USE OF THE CLIENT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PENH STUDIO, INC. THE CLIENT AGREES TO HOLD PENH STUDIO, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THE SERVICES PROVIDED HEREIN.

DISCLAIMER

NOTE: THIS DRAWING INDICATES THE GENERAL SCHEME OF THE PROJECT AND IS NOT A FINAL DESIGN. THE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO HOLD PENH STUDIO, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THE SERVICES PROVIDED HEREIN.

DISCLAIMER

RETAIL COMPLEX AT F.M.  
HWY 691, SHERMAN, TX

2421, 2429, 2435 SWAMY DR.  
SHERMAN, TX 75020

PROJECT SCHEDULE:

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| REVISION | NO | DESCRIPTION | DATE |
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DRAWN BY: PE / MH      CHECKED BY:

SCALE  
AS NOTED  
PENH STUDIO PROJECT NO.  
19-106  
DRAWING TITLE  
PERSPECTIVE  
DRAWING NUMBER





PHONE: (281) 687 4268; (832) 279 7898  
EMAIL: OFFICE@PENIUSTUDIO.COM

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### ERGONOMICAL RISK

SCOPE OF THE WORK: THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF MATERIALS, FINISHES AND EQUIPMENT. EXISTING AS SHOWN ON PLANS. THE DRAWINGS DO NOT NECESSARILY INDICATE AN EXHAUSTIVE LIST OF MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE EXISTENCE DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROJECT. MATERIALS, WORKMANSHIP AND QUALITY OF THE WORK THE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SHOWN AND NOTED AS VALID FOR CONSTRUCTION WORK.

**2421, 2429, 2435 SWAMY DR.**  
**SHERMAN, TX 75020**

**PROJECT SCHEDULE:**

| REVISION |             |      |
|----------|-------------|------|
| NO       | DESCRIPTION | DATE |
|          |             |      |
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|          |             |      |

DRAWN BY: PE / NH      CHECKED BY:

SCALE  
AS NOTED

PENH STUDIO PROJECT NO.  
19-106

DRAWING TITLE  
PERSPECTIVE

DRAWING NUMBER

A9.04

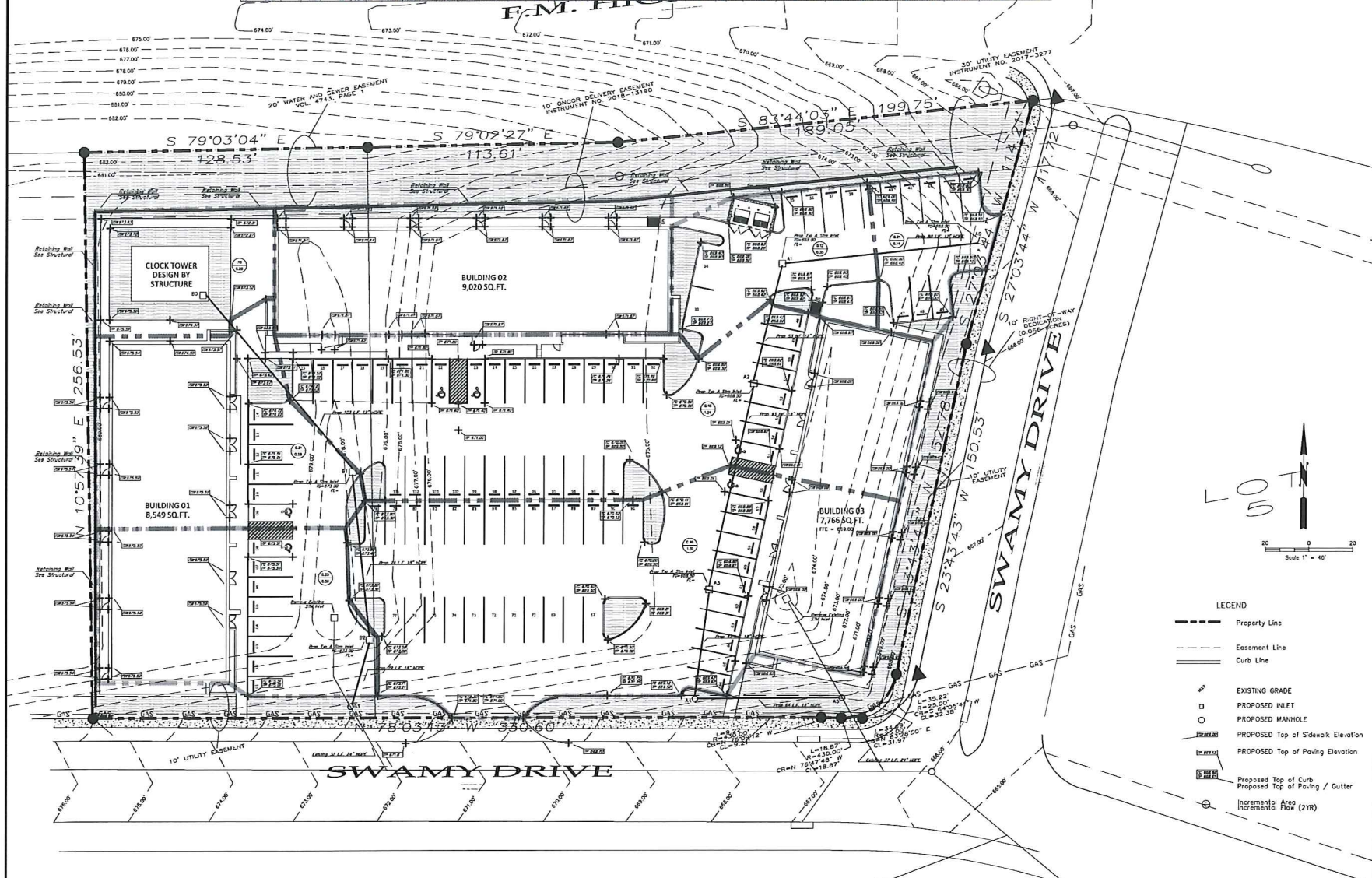


A9.05

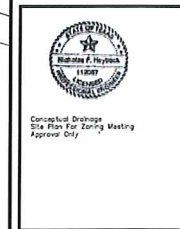


Subject Property:  
2.367 Acre Lot 1 Block A Dr. Swamy Addition

Flood Plain Information:  
The entire property lies within unshaded Zone X and no portions lie within the 100 YR Floodzone or per 43181C028CF Dated 9/29/2010.

[illegible]

**Shopes of Grayson**  
**Sherman, TX 75020**



Heybeck Engineering  
& Consulting  
Nicholas Heybeck, PE  
18406 Lost Maples CT  
Humble, TX 77346  
281-912-3509  
TXPE#112057  
Firm#14661

|            |           |
|------------|-----------|
| Plot Date: | 6/19/2019 |
| Drawn By:  | NH        |

|                       |
|-----------------------|
| Sheet Title:          |
| Drainage<br>Site Plan |



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**STAFF REVIEW LETTER**

July 8, 2019

KANS Holding, LLC  
Mohammad Khalil  
13558 Mercedes Ln.  
Frisco, TX 75035

Underwood Drafting & Surveying  
3404 Interurban Rd.  
Denison, TX 75021

Kiss Development Company  
Stan Robinson  
14025 West Road, Ste. 200  
Houston, TX 77041

Dear Applicants,

The request for site plan approval for Three Retail Shell Buildings and Clock Tower for the property located at 2421, 2429 and 2435 Swamy Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

**Zoning**

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Parking will be determined by use of the property; a parking space is considered to be 9' x 20'.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. Lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
8. The clock tower shall not exceed a height of 35' unless a variance is approved.
9. The trash dumpster will need to be located in the main building area.
10. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

**Engineering:**

13. The location of trash receptors must be approved by the Public Works Department.
14. Verify fire lane requirements with Fire Marshall.
15. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

16. Privately owned and maintained detention in accordance with City criteria will be required upon development. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
17. Water and sewer Pro-Rata will be due upon development.
18. Internal water and sewer lines will be privately owned and maintained.
19. Private light fixtures will not be permitted within public utility easements.
20. Civil plans must be submitted to 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,



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

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

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



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

18.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**3624 SOUTH U.S. HIGHWAY 75**

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

***Planning and Zoning Commission***

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 302 square foot, 75' tall multi-tenant freestanding sign, 34' from the South Highway 75 property line for the Sherman Crossroads Development and a 69 square foot, 8.5' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.

**Background:**

The property is located at 3624 South U.S. Highway 75, the northwest corner of U.S. Highway 75 North and FM 1417 (Heritage Parkway), QuikTrip is the proposed tenant. The property is in the Blalock Industrial Park and the Blalock Commercial Overlay District. The owners are requesting to erect a 302 square foot, 75' tall multi-tenant, free-standing sign, 34' from the Highway 75 property line for the Sherman Crossroads development and a 69 square foot, 8.5' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip.

**Adjacent Zoning:**

Blalock Industrial Park

Blalock Commercial Overlay District

**Origination:**

Sherman Crossroads, LTD (Owners)

John Pimentel, QuikTrip (Representative/Tenant)

Jonathan Schindler (Engineer)



**Master Plan Designation:**

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

**Number of notices mailed:**

47

**Objections Received:**

0

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**Attachments**

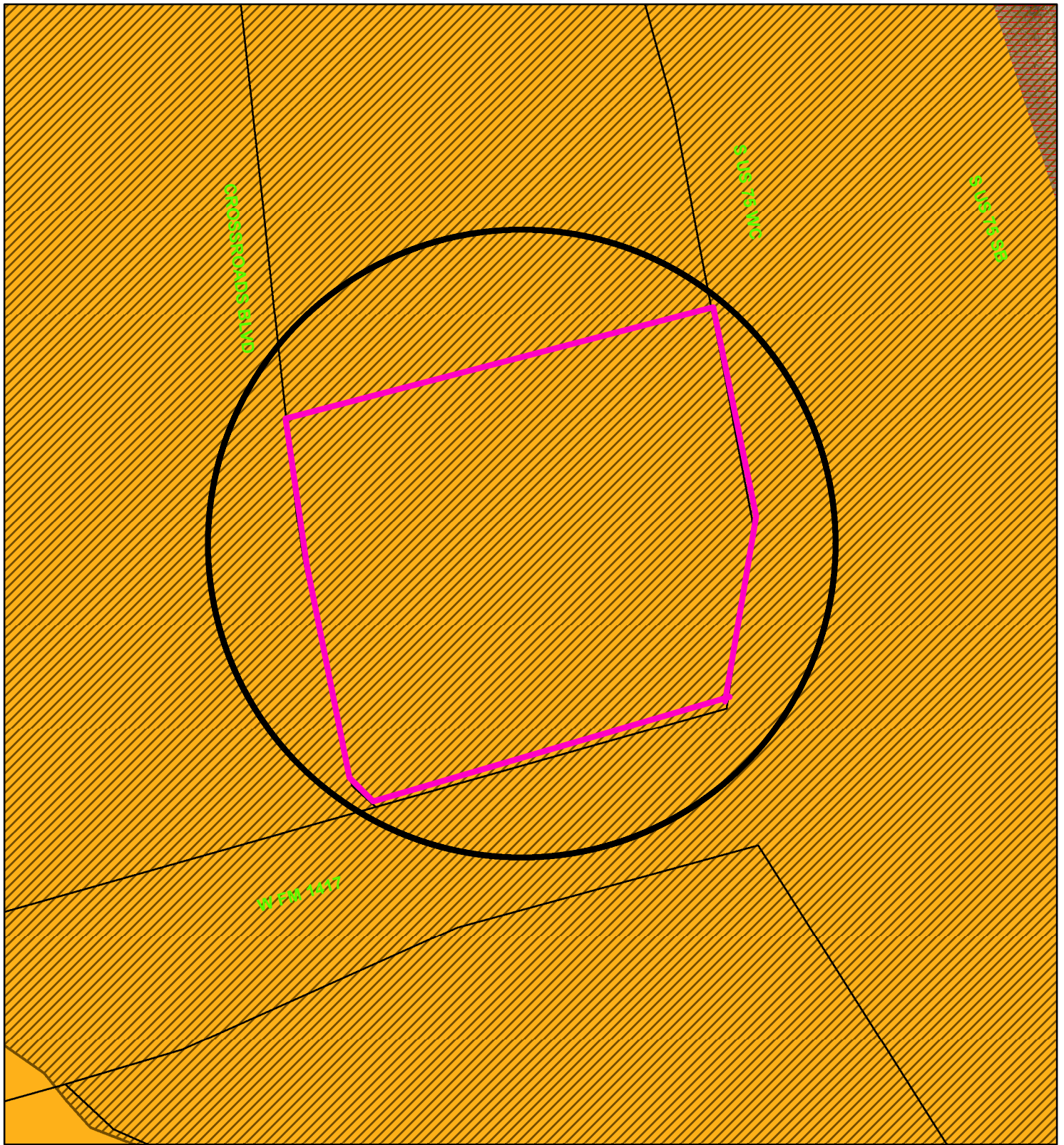
Location Map  
Zoning Map  
Zoning Sign Photo  
Plat  
Site Plan  
Sign Elevations  
Staff Review Letter

---









## Zoning - 3624 South U.S. Highway 75

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

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

#### Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



NOT TO SCALE

1 in = 100 ft



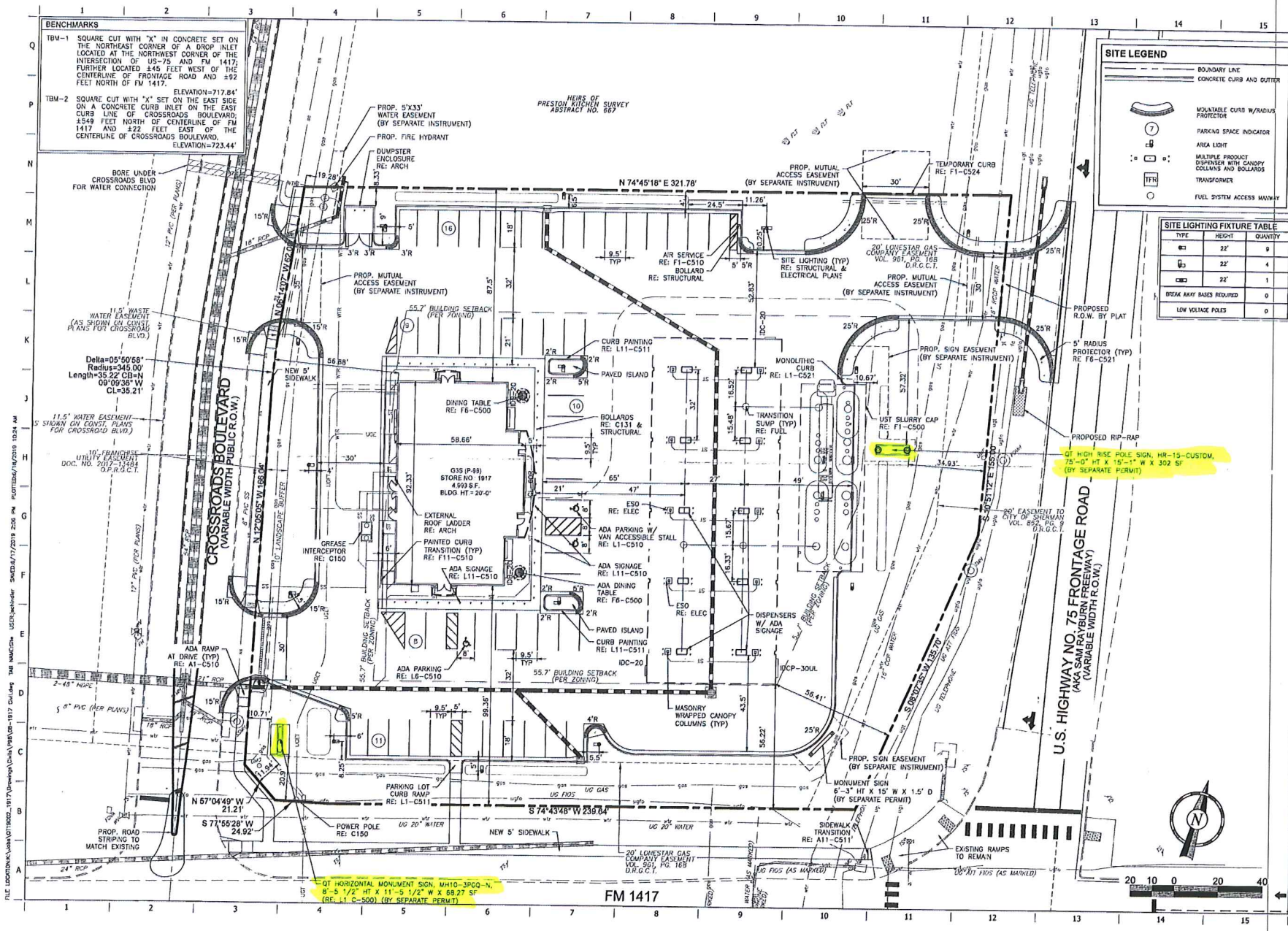


## 3624 South U.S. Highway 75









**BENCHMARKS**

TBM-1 SQUARE CUT WITH "X" IN CONCRETE SET ON THE NORTHEAST CORNER OF A DROP INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF US-75 AND FM 1417. FURTHER LOCATED ±45 FEET WEST OF THE CENTERLINE OF FRONTAGE ROAD AND ±92 FEET NORTH OF FM 1417.  
ELEVATION=717.84'

TBM-2 SQUARE CUT WITH "X" SET ON THE EAST SIDE ON A CONCRETE CURB INLET ON THE EAST CURB LINE OF CROSSROADS BOULEVARD, ±549 FEET NORTH OF CENTERLINE OF FM 1417 AND ±22 FEET EAST OF THE CENTERLINE OF CROSSROADS BOULEVARD.  
ELEVATION=723.44'

**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTAIN CURB W/ RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLLARS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MAINWAY

**SITE LIGHTING FIXTURE TABLE**

| TYPE                     | HEIGHT | QUANTITY |
|--------------------------|--------|----------|
| □                        | 22'    | 9        |
| □                        | 22'    | 4        |
| □                        | 22'    | 1        |
| BREAK ANY BASES REQUIRED |        | 0        |
| LOW VOLTAGE POLES        |        | 0        |

PRELIMINARY FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF, JONATHAN E. SCHINDLER, P.E. 106144  
DATE: 04/02/2019  
PROJECT NO. 2019002.1917



4521 Mark Avenue, Suite 210  
Granville, Texas 75051  
Phone: 817-488-4900  
Fax: 817-488-4905

**QuikTrip No. 1917**  
NWC FM 1417 & S. U.S. HWY 75  
SHERMAN, TEXAS



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PROTOTYPE: P-18 (04/01/19)  
DIVISION: 001  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

| REV | DATE | DESCRIPTION |
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SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C100**





**SHERMAN  
CROSSROADS**

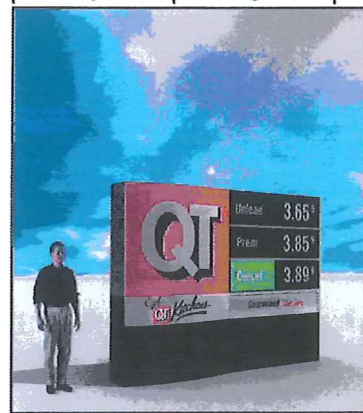


**A D/F PYLON SIGN**  
 ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/32" = 1' - 0"

**SIDE VIEW**

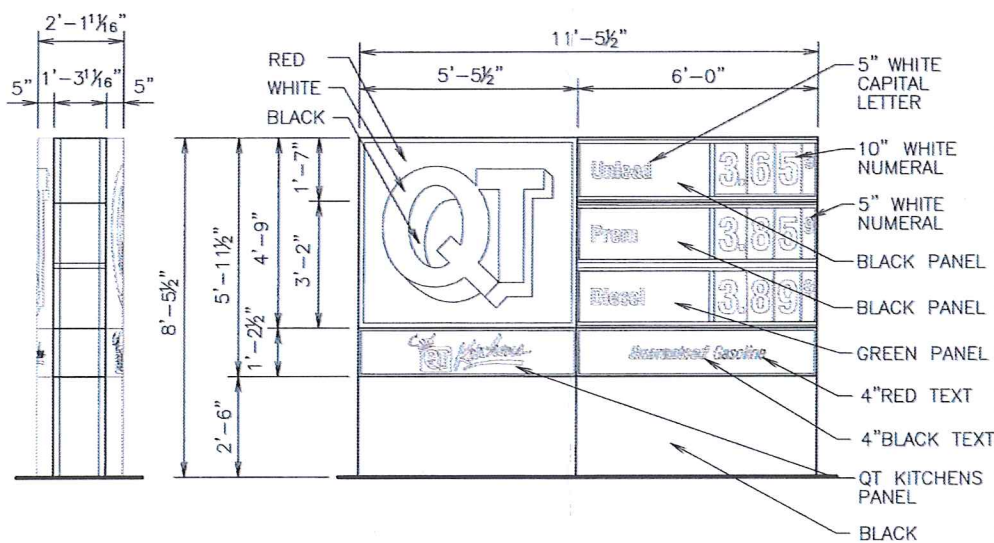
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design #</b>                                                                                                                                                                                                          |                                                                                                                                                                            |
| 0401152Ar3                                                                                                                                                                                                               |                                                                                                                                                                            |
| <b>Sheet 1 of 2</b>                                                                                                                                                                                                      |                                                                                                                                                                            |
| <b>Client</b>                                                                                                                                                                                                            |                                                                                                                                                                            |
| SHERMAN CROSSROADS                                                                                                                                                                                                       |                                                                                                                                                                            |
| <b>Address</b>                                                                                                                                                                                                           |                                                                                                                                                                            |
| US HWY 75 @ FM 1417<br>SHERMAN, TX. 75090                                                                                                                                                                                |                                                                                                                                                                            |
| <b>Account Rep.</b>                                                                                                                                                                                                      | RB/JT                                                                                                                                                                      |
| <b>Designer</b>                                                                                                                                                                                                          | RFF                                                                                                                                                                        |
| <b>Date</b>                                                                                                                                                                                                              | 09.17.18                                                                                                                                                                   |
| <b>Approval / Date</b>                                                                                                                                                                                                   |                                                                                                                                                                            |
| <b>Client</b>                                                                                                                                                                                                            |                                                                                                                                                                            |
| <b>Sales</b>                                                                                                                                                                                                             |                                                                                                                                                                            |
| <b>Estimating</b>                                                                                                                                                                                                        |                                                                                                                                                                            |
| <b>Art</b>                                                                                                                                                                                                               |                                                                                                                                                                            |
| <b>Engineering</b>                                                                                                                                                                                                       |                                                                                                                                                                            |
| <b>Landlord</b>                                                                                                                                                                                                          |                                                                                                                                                                            |
| <b>Revision/Date</b>                                                                                                                                                                                                     |                                                                                                                                                                            |
| R1 SR 10-11-18: mod quantity & red tag note + 10/15/18                                                                                                                                                                   |                                                                                                                                                                            |
| R2 RFF 01.15.19 added new red tag notes                                                                                                                                                                                  |                                                                                                                                                                            |
| R3 SR 5-1-19: chg top section to QT & 2nd position to price                                                                                                                                                              |                                                                                                                                                                            |
| <b>CHANDLER SIGNS</b>                                                                                                                                                                                                    |                                                                                                                                                                            |
| chandler signs.com                                                                                                                                                                                                       |                                                                                                                                                                            |
| <b>National Headquarters</b>                                                                                                                                                                                             | 14701 Coverly Road #101<br>Fort Worth, TX 76155<br>(817) 444-3880 Fax (817) 444-3884                                                                                       |
| <b>San Antonio</b>                                                                                                                                                                                                       | 11115 San Pedro Ave<br>San Antonio, TX 78222<br>(214) 344-8888 Fax (214) 344-8778<br>21120 San Pedro Ave Suite 100<br>Vista, CA 92081<br>(760) 344-1788 Fax (760) 344-0702 |
| <b>West Coast</b>                                                                                                                                                                                                        | 2411 Sunset Blvd<br>Los Angeles, CA 90027<br>(310) 491-8888 Fax (310) 491-8884                                                                                             |
| <b>Northeast US</b>                                                                                                                                                                                                      | 2544 Long Hill Farm Circle<br>Glenview, IL 60027<br>(847) 442-3320 Fax (847) 442-3322                                                                                      |
| <b>Florida</b>                                                                                                                                                                                                           | 211 Woodstone Place<br>Oviedo, FL 32765<br>(407) 321-8888 Fax (407) 321-8778                                                                                               |
| <b>Georgia</b>                                                                                                                                                                                                           | 170 Rock 125 206 Street Drive<br>Fountain, TX 75724<br>(409) 344-8888 Fax (409) 344-8884                                                                                   |
| <b>South Texas</b>                                                                                                                                                                                                       |                                                                                                                                                                            |
| This drawing is the property of Chandler Signs, LLC. All rights to its use for reproduction are reserved by Chandler Signs, LLC.                                                                                         |                                                                                                                                                                            |
| <b>FINAL ELECTRICAL CONNECTION BY CUSTOMER</b>                                                                                                                                                                           |                                                                                                                                                                            |
| THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & PROTECTION OF THE SIGN FROM WEATHER & LIGHTNING. |                                                                                                                                                                            |



**QuikTrip®**



Horizontal  
Monument Sign  
MH10-3PGQ



|            |         |
|------------|---------|
| NOTES      |         |
|            |         |
|            |         |
|            |         |
| DRAWN BY   |         |
| ISSUE DATE | 12/3/14 |

| SQUARE FOOTAGE |    |
|----------------|----|
| TYPEFACE       |    |
| INSIDE CAN     |    |
| ENTIRE SIGN    | 69 |

**SPECIFICATIONS:**

SCALE:

$$1/4'' = 1'-0''$$

---

**STAFF REVIEW LETTER**

July 8, 2019

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

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

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

Dear Applicants,

The request for an exception and variance to allow a 302 square foot, 75' tall multi-tenant freestanding sign, 34' from the South Highway 75 property line for the Sherman Crossroads Development and a 69 square foot, 8.5' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 3624 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

**Zoning**

1. All aspects of the Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

**Engineering:**

10. Platting of the property is required.
11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. Sidewalk required along Crossroads Blvd.
13. Mutual Access Agreement required for lot-to-lot access.



14. Coordinate McDonalds' drive approach with McDonalds. Not shown correctly.
15. Private light fixtures will not be permitted within public utility easements.
16. The location of trash receptors must be approved by the Public Works Department.
17. Verify fire lane requirements with Fire Marshall.
18. Entrances/Exits off Hwy. 75 Service Road will be Right-in, Right-out only.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City 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,



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

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

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



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

19.

**Meeting Date:** 07/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

---

**Requested Action/Proposed Use:**

**800, 802/804, 806/808, 810/812 NORTH BROUGHTON STREET**

The request of Lazy L Enterprises (Owner), William Magers (Representative), Holley Homes (General Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the following properties;

***Board of Adjustments***

- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6.5' side street setback in lieu of the required 10' for a single-family dwelling in an R-1 (One Family Residential) District/College Park Overlay District.
- 802/804 N. Broughton Street, being Lot 10, Block 1, Boyer & Lucas Addition - Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side setback (north) in lieu of the required 5' for a two-family, single story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

***Planning and Zoning Commission***

- 802/804, 806/808 & 810/812 N. Broughton Street, being Lots 8, 9 & 10, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District.
- 800 N. Broughton Street, being Lot 11, Block 1, Boyer & Lucas Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a single-story patio home in an R-1 (One Family Residential) District/College Park Overlay District.

**Background:**

The property is located at 800, 802/804, 806/808 and 810/812 North Broughton Street; the northwest corner of Broughton Street and East Carter Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow single-story patio homes on four lots, one single-family and three two-family. The exterior finish on the buildings will be hardy board siding. He is requesting a variance at 800 North Broughton to allow a 6.5' side street setback and a variance at 802/804 North Broughton for a 3' side setback.

**Adjacent Zoning:**

R-1 (One Family Residential) District

C-2 (General Commercial) District

**Origination:**

Lazy L Enterprises (Owner)

William Magers (Representative)

Holley Homes (General Contractor)

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:**

21

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevation - Single Family

Building Elevation - Two-Family

Staff Review Letter

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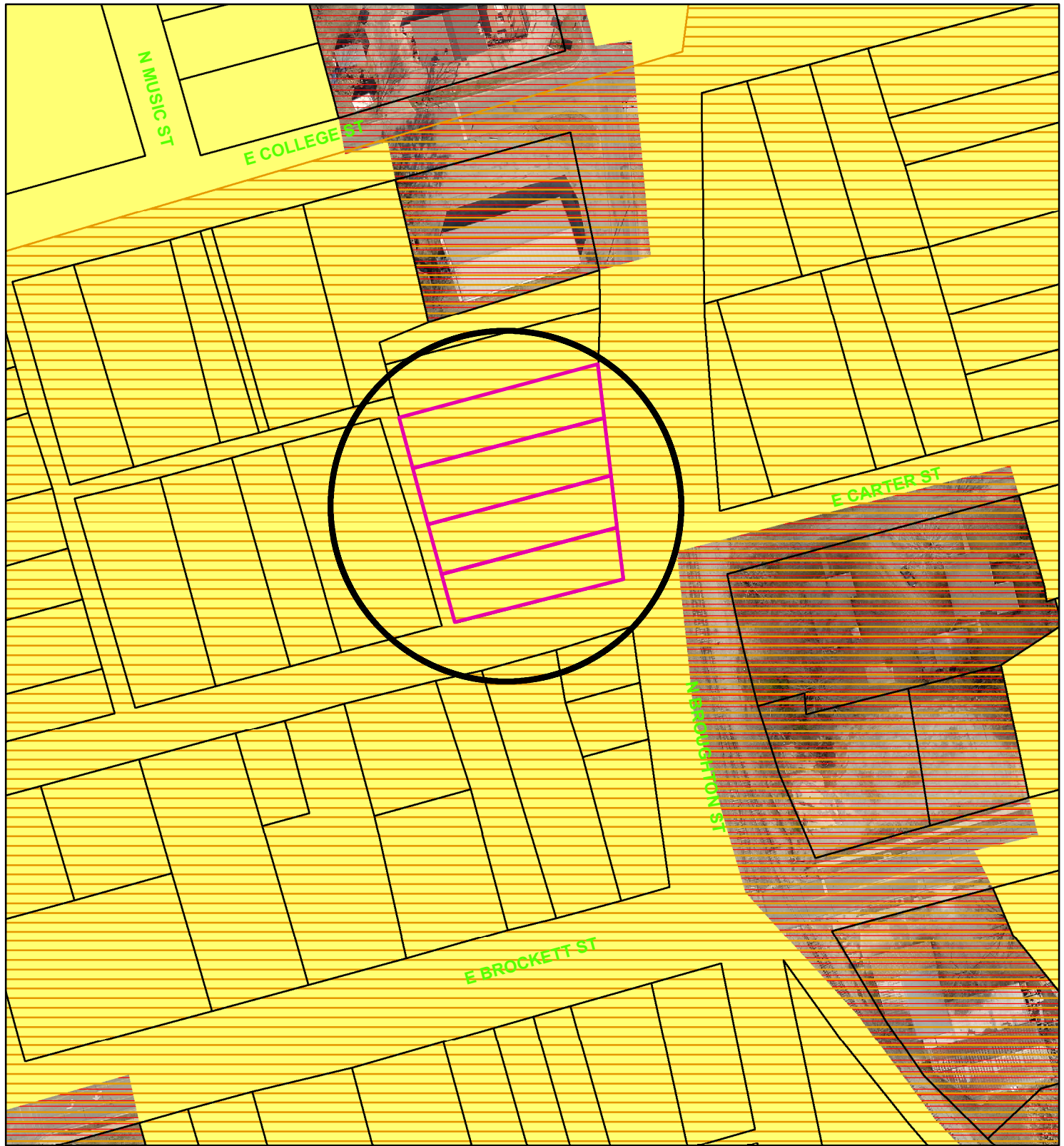
## 800 Blk. N. Broughton Street



NOT TO SCALE

1 in = 198 ft





## Zoning - 800 Block North Broughton 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\_1

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

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

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

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



City of Sherman, Texas  
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



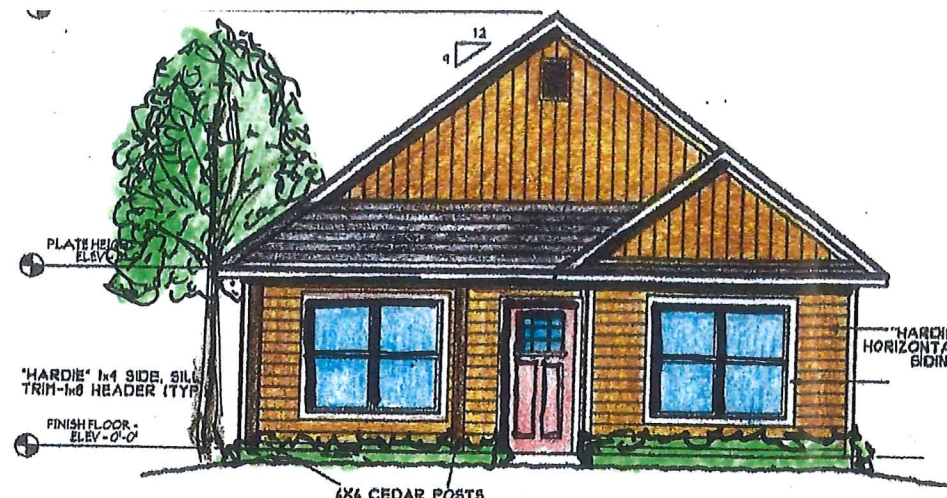
## 800 Block North Broughton Street



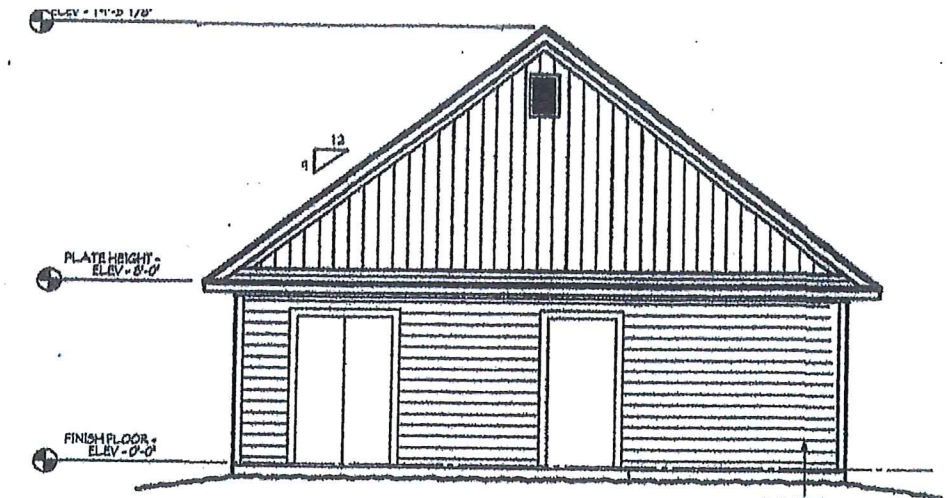






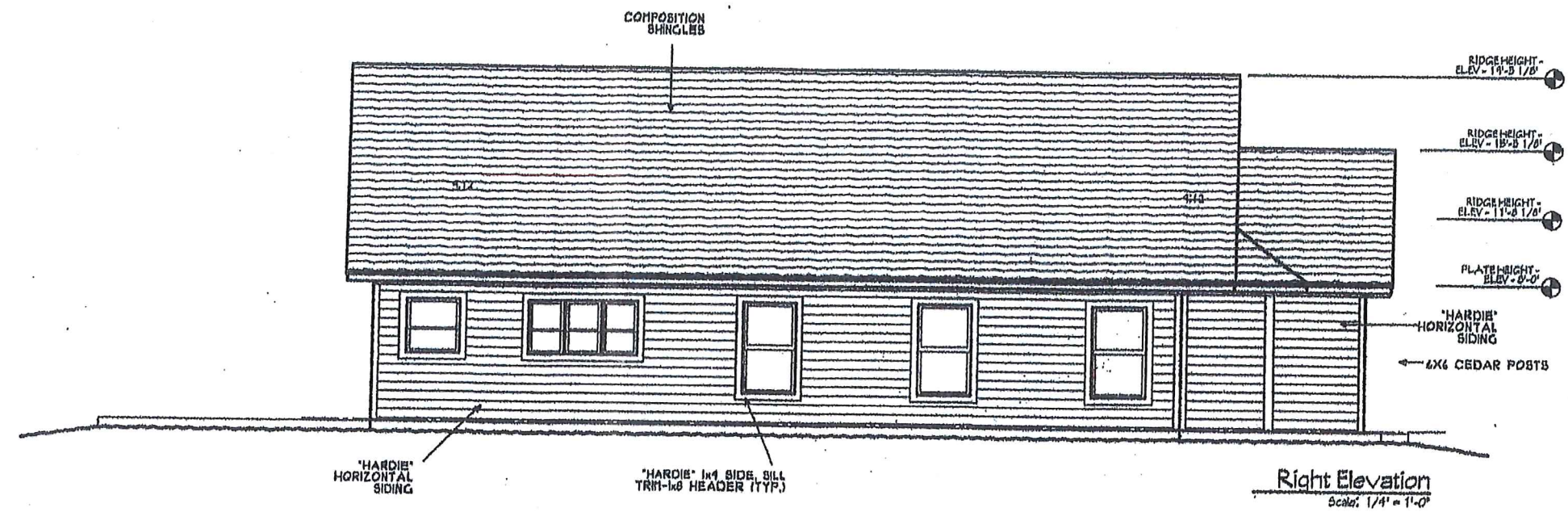


**Front Elevation**  
Scale: 1/4" = 1'-0"  
**Lot: 11**

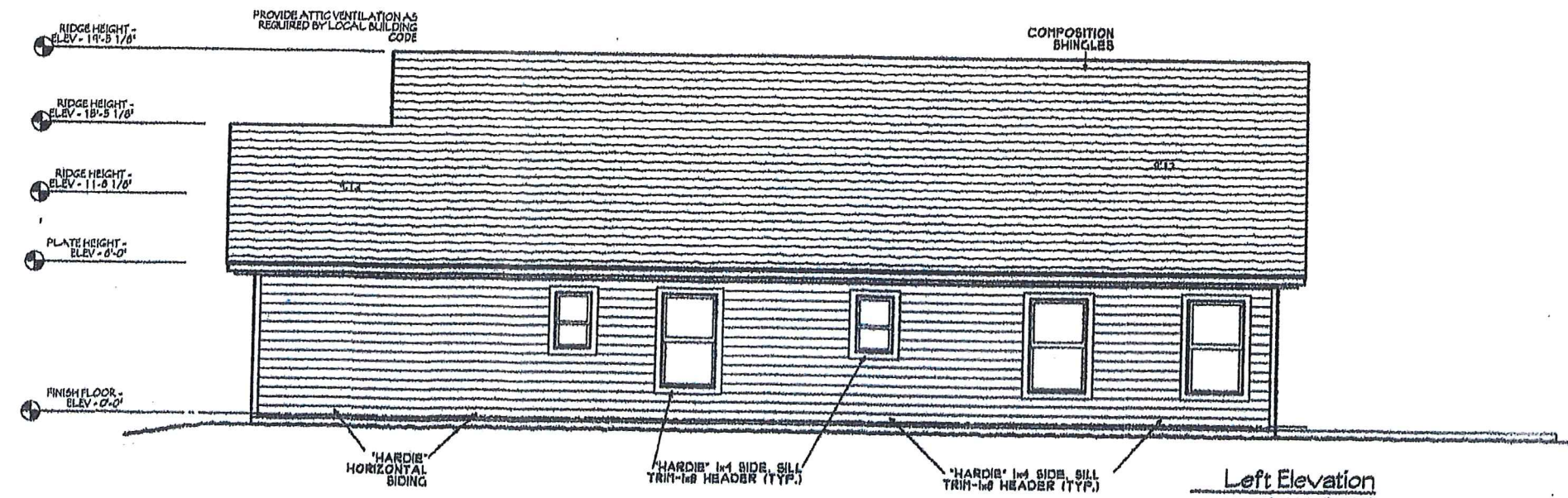


**Rear Elevation**  
Scale: 1/4" = 1'-0"

NOTE: ALL TEMPERED WINDOWS TO COMPLY WITH IRC 2012



**Right Elevation**  
Scale: 1/4" = 1'-0"



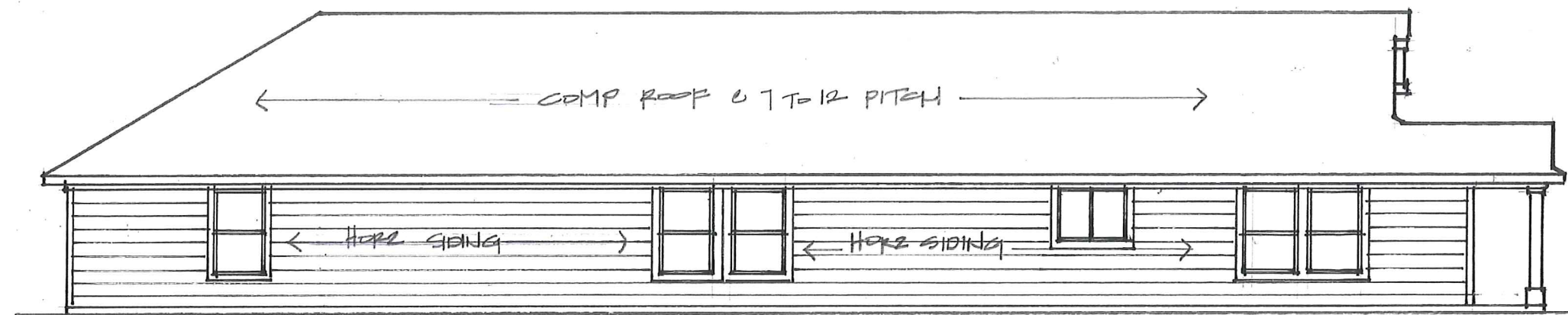
**Left Elevation**  
Scale: 1/4" = 1'-0"

**SPEC HOUSE**

|       |         |
|-------|---------|
| DATE: | 6/12/17 |
| REV   | △       |
| REV   | △       |
| REV   | △       |

ELEVATIONS  
**A2.1**





LEFT ELEVATION



FRONT ELEVATION

LOTS: 8, 9, 10



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**STAFF REVIEW LETTER**

July 8, 2019

Lazy Enterprises  
4 Timber Creek  
Sherman, TX 75092

Underwood Drafting & Surveying  
3404 Interurban Rd.  
Denison, TX 75021

Holley Homes  
2013 S. Polaris St.  
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit to allow a single-story patio home at 800 North Broughton Street and to allow three, two-family, single-story patio homes in an R-1 (One Family Residential) District/College Park Overlay District at 802/804, 806/808 and 810/812 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 16, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance, the patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Replat required if lot lines are to change from originally platted format.
10. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department. Rear entry drive approaches do not meet City standard. Coordinate with Engineering Department for proposed layout.
11. Sidewalk required along Broughton Street.
12. Privately owned and maintained asphalt or concrete improvements to rear access must be construction prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.
14. No drive approaches off Broughton will be permitted.
15. Parking off Broughton will not be permitted.
16. Trash service will be curbside along Broughton Street only.

17. Verify available utilities. Extend if utilities not available.
18. Verify condition of existing sewer.

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

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

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

Respectfully,



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

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

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



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

**21.**

**Meeting Date:** 07/16/2019

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

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**Issue:**

**OVERALL LOCATION MAP**

**List of Agenda Items:**

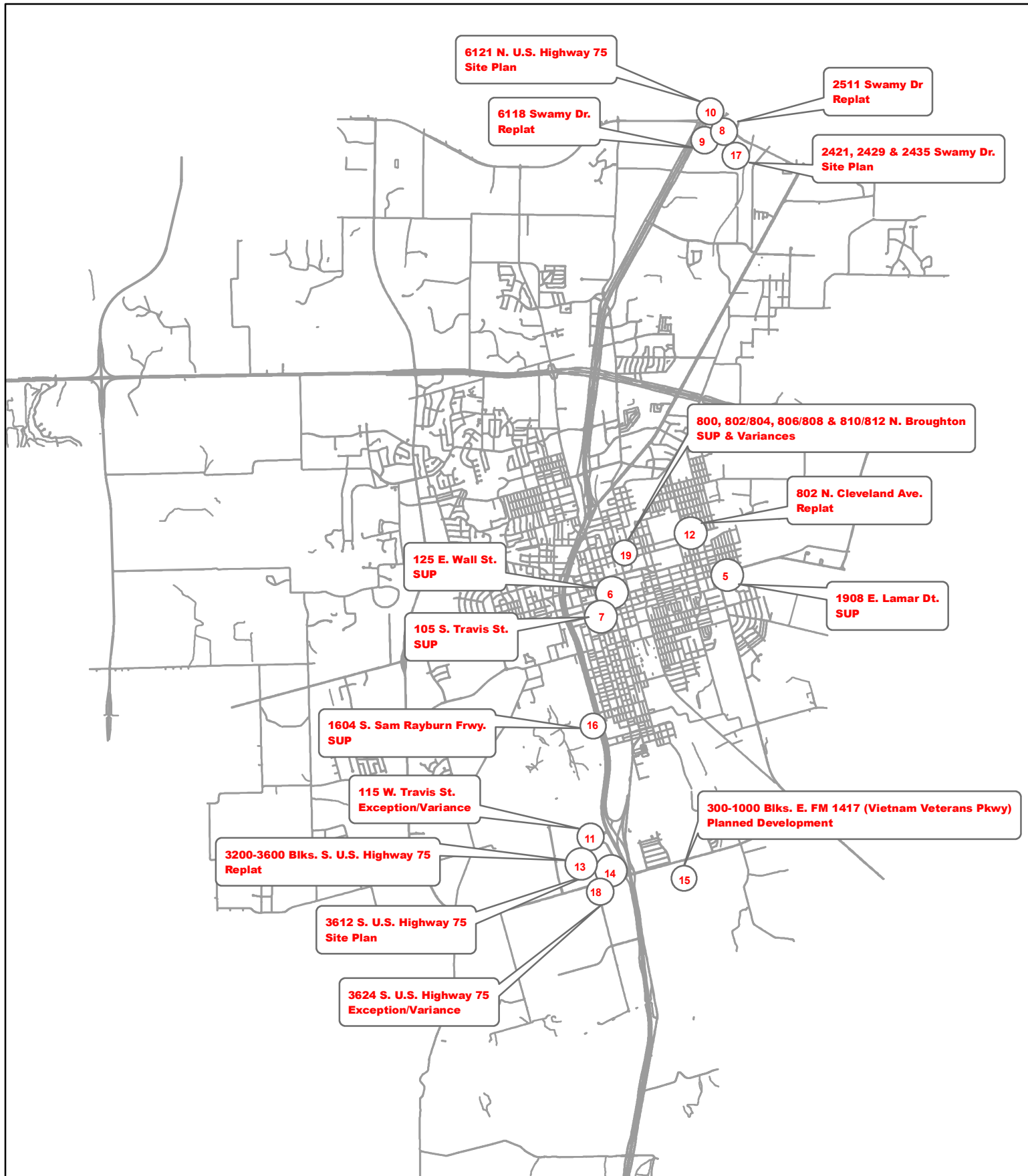
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**Attachments**

Overall Location Map

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## Planning and Zoning and Board of Adjustments Meeting July 16, 2019



City of Sherman, Texas  
Developmental Services Department



NOT TO SCALE  
1 inch = 7,000 feet