

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 21, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MAY 17, 2016, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6, 8, 14 & 15)**
5. * **2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LN. & THE 3400-3500 BLKS. HANAN ST.**
The request of Zakiah US, LLC (Owners), GEES, Inc. (Civil Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;
Planning and Zoning Commission
Final plat approval of Pebblebrook South, Phase III
6. * **2009 & 2011 W. LAMBERTH RD**
The request of Mark Smith (Owner), Lou Simmons (Architect) and Stan Simmons (General Contractor) concerning the property at 2009 and 2011 West Lamberth Road, being Lot 1-A, Block 2, Canyon Creek Addition, Replat Section 1B & 2A, less 17' x 111' of the southeast corner, as follows;
Planning and Zoning Commission
Site plan approval for an office renovation for Mark Smith D.D.S.
7. **4725 SOUTH U.S. HIGHWAY 75**
The request of Fisher Controls International Inc. (Owners), Fisher Controls (Tenant) and Alan McKelva (Representative) concerning the property at 4725 South U.S. Highway 75, being 33 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 1 of Blalock Industrial Park, as follows:
Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of an addition for a powder paint system for Fisher Controls in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow painted “R” type panels on an outdoor cure oven for a powder paint system for Fisher Controls in lieu of the required masonry in the Blalock Industrial Park.

8. * **2201 E. LAMAR**

The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Site plan approval for a portable classroom building for Sherman High School

9. **1806 W. MOORE STREET**

The request of Thomas & Tamra Bragg (Owners) concerning the property at 1806 West Moore Street, being 2.96 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway in lieu of the required asphalt or concrete in an R-1 (One Family Residential) District.

10. **1727 E. LAMAR STREET**

The request of Mohsin J. Ali (Owner), Shawn Aziz (Representative), Sartin & Associates (Surveyor) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property located at 1727 East Lamar Street, being Lot 24, Block 20, Chapman & Simmons Replat of Block 20 of Christian College Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 6’ rear yard setback in lieu of the required 15’ abutting residential for a convenience store in a C-1 (Retail Business) District.

Planning and Zoning Commission

Site plan approval for a Convenience Store

11. **1112 N. WILLOW STREET**

The request of Austin College (Owner), Curry Vogelsang (Representative) Frank McColloch, BMNW Resources, LLC (Representative) and Roff Operating Company, LLC (Drilling Company) concerning the property located at 1112 North Willow Street, being Lots 3, 4 and the north 25’ of Lot 5, Block 3, Binkley’s 1st Addition, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well in an R-1 (One Family Residential) District and College Park Overlay District.

12. **1400 W. TAYLOR**
The request of Charles E. Anderson (Owner), Brad Travis (Tenant) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;
Board of Adjustments
(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 30th through October 31st, 2016, January 13, 2017 and February 10th and 11th, 2017 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.
13. **5011 N. U.S. HIGHWAY 75**
The request of Russell Spears (Owner), Rodney Owens, Paramount Senior Living (Prospective Buyer), DFD Architects, Inc. (Architect) and Keen Surveying, LLC (Surveyor) concerning the property at 5011 North U.S. Highway 75, being 5.161 acres in the Brown Ricketts Survey, Abstract No. 1153, as follows;
Planning and Zoning Commission
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a skilled nursing facility in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
14. * **2416 REX CRUSE DRIVE**
The request of Richard and Irene Oglesby (Owners), Ellen Carter (Tenant) and David Baca Studio (Architect) concerning the property located at 2416 Rex Cruse Drive, being part of Lot 1, Block 3, Ridgewood Addition, as follows:
Planning and Zoning Commission
Site plan approval for a Coffee Shop with Drive Thru Window
15. * **3800 BLOCK FM 691**
The request of Stanley Blythe (Owner), Legend Bank (Prospective Buyer), Todd Young, Young Enterprises (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 3800 block of F.M. 691, being 19.95 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;
Planning and Zoning Commission
Final Plat approval of Legend Bank Addition
16. **801 W. LAMBERTH**
The request of Alan and Barbara Scheibmeir (Owners) concerning the property at 801 West Lamberth Road, being Lot 2, Block 1, Baillio Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow a 25' front setback for a detached storage building in lieu of the required 60' in an R-1 (One Family Residential) District.

17. **425 N. CROCKETT STREET**

The request of Ray Beaty and Helen Leatherwood (Owners) and Jared Tredway, Beaty Design Collaborative (Designer/Representative) concerning the property at 425 North Crockett Street, being 0.254 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow two existing steel support columns in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District.

Planning and Zoning Commission

Site plan approval to enclose an existing canopy structure for an accessory pavilion.

18. **715 N. ELM STREET**

The request of Ray & Sarah Beaty (Owners) and Jared Tredway Design (Designer) concerning the property at 715 North Elm Street, being Lot 18, Block 1, L.C. Chapman, as follows;

Planning and Zoning Commission

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

19. **ADJOURNMENT**

20. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on June 16, 2016 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of June, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 06/21/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR MAY 17, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

May 17, 2016 Draft Minutes

STATE OF TEXAS

§

May 17, 2016

COUNTY OF GRAYSON

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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 May 17, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: DAVIS, VANDERVEER,
ADAMS, MAHONE, ELLIOTT AND PATTERSON

MEMBERS ABSENT: THORPE AND VELLOTTI

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the April 19, 2016 regular meeting. Motion by Commission Member Patterson to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE. MOTION CARRIED.

APPROVE
MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 9, 13 & 14)

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

CONSENT
AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF TRINITY BAPTIST CHURCH AND GRAYSON BAPTIST ASSOCIATION (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2515, 2605, 2613 AND 2627 LOY LAKE ROAD, BEING 7.96 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BOB ALLEN ADDITION

FINAL PLAT –
BOB ALLEN
ADDITION
2515, 2605, 2613
& 2627 LOY
LAKE RD.
(TRINITY
BAPTIST
CHURCH &
GRAYSON
BAPTIST
ASSOCIATION)

The property is located at 2515, 2605, 2613 and 2627 Loy Lake Road, between Peyton Street and U.S. Highway 82. The property

is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into four lots to sell some of the 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN COMMONS LP (OWNERS), MENCHIE'S (TENANT), CRAIG TURCZYNSKI (REPRESENTATIVE) AND JAMES GREEN (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 4001 NORTH U.S. HIGHWAY 75, SUITE 200, BEING LOT 3, BLOCK A OF THE REPLAT OF BLOCKS A, B AND D OF SHERMAN COMMONS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OUTDOOR DINING AREA FOR MENCHIE'S

**SITE PLAN –
OUTDOOR
DINING AREA
4004 N. U.S. HWY
75, STE 200
(SHERMAN
COMMONS LP)**

The property is located at 4001 North U.S. Highway 75, Suite 200 in the Sherman Commons Shopping Center. Menchie's Frozen Yogurt opened at this location in November of 2015. They would like to have an outdoor seating area with tables, chairs and a 3' tall fence on the south side of the building. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF MUELLER CONSTRUCTION COMPANY, LLC (OWNER) AND KYLE BOOTHE, BLUESTONE PARTNERS, LLC (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 5100 MARSHALL STREET, BEING PART OF LOT 4, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A WAREHOUSE AND PARKING LOT ADDITION FOR MUELLER CONSTRUCTION COMPANY.

**SITE PLAN –
WAREHOUSE &
PARKING LOT
ADDITION
5100
MARSHALL
(MUELLER
CONSTRUCTION
COMPANY, LLC)**

The property is located at 5100 Marshall Street, north of Fallon Drive. The property is zoned an M-1 (Light Manufacturing) District. The owners would like to add additional parking and a 31,500 square foot metal warehouse addition to an existing building for Mueller Construction Company. 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 CHRIS MARTIN (OWNER) AND TATCHIO AND ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4312 TEXOMA PARKWAY, BEING LOT 3, SIDNEY HEIGHTS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITIONAL STORAGE

**SITE PLAN –
STORAGE
FACILITY
4312 TEXOMA
PARKWAY
(CHRIS MARTIN)**

FACILITY FOR MANDY'S MINI STORAGE.

The property is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road. The owner would like to construct a 6,341 square foot, 53 unit additional storage facility for Mandy's Mini Storage on the lot.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF FRIENDLY CHURCH OF GOD IN CHRIST (OWNERS), KASANDRA DAVIS (REPRESENTATIVE) AND DEENA MILES, MILES MOORE CONSULTANTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 711 EAST LAMAR STREET, BEING LOTS 4 THRU 12, BLOCK 10, CHAFFIN'S 1ST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR THE RENOVATION OF THE FRONT FAÇADE OF FRIENDLY CHURCH OF GOD.

**SITE PLAN –
RENOVATION
OF FRONT
FAÇADE
711 E. LAMAR
(FRIENDLY
CHURCH OF GOD
IN CHRIST)**

The property is located at 711 East Lamar between Throckmorton and Maxey Streets; Friendly Church of God in Christ is the tenant. An exception was granted in 1958 to the spacing rules on the required back yard area for an addition to the church building.

The owners would like to renovate the front of the exterior facade, it currently has a stone front and they would like to change it to glass.

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

TEMPORARY USE PERMIT

THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 E. MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A) TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**TUP – SNOW
CONE STAND
1803 E. MAY
(GLENDA
HUNTER)**

Robert Hunter, 1814 E. May, Sherman, TX

Mr. Hunter appeared to represent the request and answer any questions. The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location since 1998.

Chairman Gilbert asked Scott Shadden if there were any complaints on the snow cone stand.

Scott Shadden, Director of Developmental Services responded "no."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Temporary Use Permit to allow a snow cone stand May through September in an R-1 (One Family Residential) District. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF COMMUNITY STORAGE USA LTD (OWNERS), JAMES W. CAUDLE (REPRESENTATIVE) AND KENT SANDERS (PROPOSED TENANT) CONCERNING THE PROPERTY AT 2115 SOUTH FM 1417 (HERITAGE PARKWAY) BEING LOT 3, BLOCK 1, COMMUNITY USA ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN ARMY SURPLUS STORE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.

SUP – ARMY
SURPLUS
STORE
2115 S FM 1417
(HERITAGE
PARKWAY)
(COMMUNITY
STORAGE USA
LTD)

Kent Sanders, 272 Quail Run Rd., Sherman, TX

Mr. Sanders appeared to represent the request and answer any questions. The property is located at 2115 South FM 1417 (Heritage Parkway) in the Community Storage USA retail center, between Park Avenue and O.B. Groner Road. Mr. Sanders explained he would like to open an army surplus store in the retail center at this location. "I have done it as a hobby for the last two years at trade shows/gun shows. I started out with two 8' tables, I'm doing fifteen tables at \$80 per table; that's a month's rent, so it just makes sense to try to make a go of it, it's been fun and something I like to do. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert stated "at other army surplus stores I have seen flags or other memorabilia that are outside or on the face of the building."

Mr. Sanders explained "I do not do the tires, the military equipment or anything big that needs to set outside in tents. Everything I have is always inside the building."

Chairman Gilbert asked if he would be opposed to some sort of condition on the Specific Use Permit of no outside storage.

Mr. Sanders agreed.

No other citizens appeared before the Planning and Zoning

Commission to discuss the Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow an army surplus store in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District at 2115 South FM 1417 (Heritage Parkway) subject to having no outside displays or storage and the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT, VARIANCES & REPLAT

THE REQUEST OF SAPPHIRE GROUP LLC (OWNERS), KYLE BOOTHE, (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 317-415 NORTH WOODS STREET, 308-420 NORTH SAM RAYBURN FREEWAY AND 703-721 WEST PECAN STREET, BEING PART OF THE J.B MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF BLOCK 6, EXSTEIN'S MAPLE ADDITION CONTAINING 3.897 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-FAMILY PATIO HOMES ON THE PROPOSED LOTS 1-19, BLOCK 6R OF THE REPLAT OF BLOCK 6, EXSTEIN'S MAPLE ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 3' SIDE YARD SETBACK FOR A TWO-FAMILY PATIO HOME ON THE PROPOSED LOTS 1-19, BLOCK 6R OF THE REPLAT OF BLOCK 6, EXSTEIN'S MAPLE ADDITION IN LIEU OF THE REQUIRED 5' WITH A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW SEVENTEEN (17) LOTS WITH WIDTHS OF THIRTY-ONE (31) FEET IN LIEU OF THE REQUIRED FORTY (40) FEET AND ONE CORNER LOT WITH THIRTY-EIGHT (38) FEET IN LIEU OF THE REQUIRED FORTY-FIVE (45) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BLOCK 6 OF EXSTEIN'S MAPLE ADDITION

SUP – TWO-FAMILY PATIO HOMES
VARIANCE – SIDE SETBACK
VARIANCE – LOT WIDTHS
REPLAT – BLK 6 EXSTEIN'S MAPLE ADDN.
317-415 N. WOODS, 308-420 N, SAM RAYBURN FRWY. & 703-721 W. PECAN (SAPPHIRE GROUP)

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 317-415 North Woods Street, 308-420 North Sam Rayburn Freeway and 703-721 West Pecan Street; it is bound by North Sam Rayburn Freeway, Pecan Street, Woods Street and Fern Street.

Mr. Boothe explained the property has twenty-one residential lots with homes. They would like to replat the property into 20 lots for residential and commercial development. They are requesting a Specific Use Permit to construct nineteen (19) two story, two-family patio homes on the lots fronting Woods Street and rezone one lot along North Sam Rayburn Freeway for commercial development. "The residential development will have two-family, one unit will be on the bottom and one of the top; they will have front patios, front porches and all the parking will be in the back. Our goal is to keep the parking in the back, have nice yards in the front that are landscaped along Woods Street. All the dumpsters will be in the back as well, so you wouldn't have trash cans lined up along the street. Our goal is to improve the area and add value to property and the City. There is a similar project over on Grand Avenue that Austin College did for a residential living quarters." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "the side that is facing Highway 75 will be developed commercial; the west side of the block will be the two-family development. There are residential houses that are there now, they will be torn down. The two-family dwellings will be platted under the patio home ordinance where you will have minimal side and front yard setbacks."

Mr. Boothe responded "that is correct."

Chairman Gilbert asked if they were meeting the parking requirements of one per bedroom and a minimum of two per unit.

Mr. Boothe responded "that is correct. The dwellings will be mixed but they will average two bedrooms per unit; most will be two bedroom, two bath units."

Commission Member Mahone asked Mr. Boothe to explain the parking situation in the back; "I'm assuming that's four cars per dwelling."

Mr. Boothe explained "that is correct; I think it is somewhere in the neighborhood of eighty total. Currently there is an alley in the back that we plan to have abandoned. Once that is done, we plan to have a private joint access easement through there where everyone can go in and out; it will connect on the north and south sides of the block to park in the back of the units. The dumpster will also be in the back of the units."

Cathy Linden Mayes, 404 N. Woods, Sherman, TX

Mrs. Mayes explained she lives across the street from the

development. "The development will change the whole area from a residential to more of an apartment style living. I am not against development, but I am against that we are going to have thirty-eight units on one and a half blocks. The issue is, most families now a days have two cars and we already have a problem with traffic and parking. It is not a large street; we have duplexes at the corner of Woods and Washington and the corner of Woods Street and Fern. They are parking in the front, even though they have parking in the back, they park in the grass and they park across the street in the bank parking lot. So we have parking issues just as we are today."

"Most of the homes are in really bad shape, they belong to elderly, when they past, that is when they are purchased. They have been rent homes all this time, so they really do look bad and it would be an improvement to the area, but at the same time, I feel the development company could come up with a little bit better planning than to have thirty-eight units in a residential area. Main Street Sherman is trying to become more where we are having businesses open up, we are having more people in the area, The Lofts are in the downtown area and it is hard to get those filled and when we have this many units in one area, it is going to pull what you have worked so hard to get taken care of to draw into downtown Sherman. I would like something that would be more workable, I know I am only speaking as one person, but there are very few of us owners on this block any longer. It would be an improvement to the area and it would be great, but thirty-eight units in that area is just too many."

Julio Malacara, 408 N. Woods, Sherman, TX

Mr. Malacara explained he is Mrs. Mayes next door neighbor and he echoed a lot of her sentiment. "I would like to know how long it would take to tear it down and build these buildings on Woods Street."

Mr. Boothe responded "we would hope to start this summer and if everything goes good, be built in ten months."

Mr. Malacara agreed "the parking is terrible; that is our main concern. Currently, the street is like a drag there; they speed down it. I really don't like that many houses; parking is already an issue."

Commission Member Davis explained "on Woods Street there is no parking on one side, he asked Mr. Boothe if he would not be opposed to having no parking in the front of the dwellings, are you going to allow tenants to park in the grass."

Mr. Boothe explained his plan is to have the front landscaped with bushes and small monuments with short wrought iron fences. "We have eighty parking spaces; we have room to add some more if needed; access will be pushed closer to Highway 75 than Woods Street; we feel that people will turn off the access road, in all reality it should lessen traffic and parking on Woods Street. All the driveways on Wood Street will be eliminated. We plan on having an overall management for the development

which will include landscaping, picking up trash and maintaining the area. We will be there and we want the same thing; we don't want people causing problems; we want it to be a nice place to live and well maintained."

Sheila Emerson, 710 W. Pecan, Sherman, TX

Mrs. Emerson explained "it is a very populated area and they do not monitor the area very well; it is a drag strip through there. You are going to draw too many more people there; it is not monitored, you have the Piner students that walk over the catwalk. In the last year we have had a kid that got run over on his bicycle and part of it is because of parking, you can't see and then people dart out. I think that is way too many people."

"My parents, Billy & Ruth Dickerson received a letter, they could not be here, but they oppose it. I don't mind the development; it's just too large a population because parking is a real issue and I don't want anything to happen to my grandkids. Can we be notified of the timeframe of what you are going to do because the area is very run down, it is full of rodents and roaches; we need to exterminate the area before you go tearing all this stuff down."

Mr. Boothe explained he would be glad to give them a business card and email them a site plan of the development showing the parking.

Patricia Macias, 422 N. Woods, Sherman, TX

Ms. Macias explained she lives at the corner of Woods Street and Fern. "I agree with my neighbors, as it is now the traffic is horrendous. There was a wreck the other day where a car crashed into a light pole and broke it in two. The crime rate will go up. With more families, more cars, more traffic, that is going to create a danger for the children in the area."

Commission Member Vanderveer explained "if you call the Police Department non-emergency line, they will respond."

Chairman Gilbert explained "we understand a number of concerns are with the density issue and traffic, so your point has been heard."

Luke Scheibmeir, 3213 Redbud Trl., Sherman, TX

Mr. Shceibmeir explained he owns property at 833 West Fern, corner of Fern and Maple. "I am here on behalf of Texas Star Bank and myself as a property owner. We feel that this will be a big improvement to the community and we understand there is cost to the community as far as houses and construction time periods, but we do think this will be a big improvement to the community and we think it is a great idea."

Commission Member Patterson asked what the process is to request a traffic study for the area; "is that something we could look into."

Clint Philpott, City Engineer explained "we could do a study on that and see how much traffic is going through there to see if

traffic stops are warranted or any type of traffic signs. We can look into that and that is something that the developer may request.”

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

Letters were received from:

Luke Scheibmeir, 3213 Redbud Trl, Sherman, TX

“While I understand construction projects can have a short term inconvenience for nearby neighborhoods, in most cases the cost of that inconvenience is outweighed by the long term benefits associated with improvements to the area. I foresee this project to be not different. As a local landowner in the neighborhood, I fully support the requested permits and variances proposed in today’s meeting.

Texas Star Bank, 110 E. Jefferson, Van Alstyne, TX

“Texas Star Bank supports the construction project proposed by Sapphire Group LLC. We feel that the two-family patio homes on Woods Street and the commercial buildings on North Sam Rayburn Freeway will be an improvement to the area and beneficial to the community in the future.”

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 3’ SIDE YARD SETBACK FOR A TWO-FAMILY PATIO HOME ON THE PROPOSED LOTS 1-19, BLOCK 6R OF THE REPLAT OF BLOCK 6, EXSTEIN’S MAPLE ADDITION IN LIEU OF THE REQUIRED 5’ WITH A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW SEVENTEEN (17) LOTS WITH WIDTHS OF THIRTY-ONE (31) FEET IN LIEU OF THE REQUIRED FORTY (40) FEET AND ONE CORNER LOT WITH THIRTY-EIGHT (38) FEET IN LIEU OF THE REQUIRED FORTY-FIVE (45) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the request for a variance to allow seventeen (17) lots with widths of thirty-one (31) feet in lieu of the required forty (40) feet and one corner lot with thirty-eight (38) feet in lieu of the required forty-five (45) feet and to approve the request for a variance to allow a 3’ side yard setback for a two-family patio home on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein’s Maple Addition in lieu of the required 5’ with a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-FAMILY PATIO HOMES ON THE PROPOSED LOTS 1-19, BLOCK 6R OF THE REPLAT OF BLOCK 6, EXSTEIN'S MAPLE ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for a Specific Use Permit to allow two-family patio homes on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BLOCK 6 OF EXSTEIN'S MAPLE ADDITION

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the replat subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF SAPPHIRE GROUP LLC (OWNERS), KYLE BOOTHE, (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 308-420 NORTH SAM RAYBURN FREEWAY AND 703-713 WEST PECAN STREET, BEING PART OF THE J.B MCANAIR SURVEY, ABSTRACT NO. 763 AND PART OF BLOCK 6, EXSTEIN'S MAPLE ADDITION CONTAINING 1.969 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE
R-1 TO C-1
308-420 N. SAM
RAYBURN
FRWY. & 703-
713 W. PECAN
(SAPPHIRE
GROUP)

DISTRICT.

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 308-420 North Sam Rayburn Freeway and 703-713 West Pecan Street between Pecan and Fern Streets. The owner would like to rezone the property along North Sam Rayburn Freeway to a C-1 (Retail Business) District for commercial development. The site plan is conceptual and will require additional site plan approval before construction begins.

Mr. Boothe explained “as you move along Sam Rayburn Freeway from Washington Street, you have an attorney’s office, a real estate office and Texas Star Bank and then you have this block, we also own the two lots south on Pecan Street, that area is zoned a (Office) District. We feel this would be a good on and off access for the commercial 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 Patterson to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: GILBERT, DAVIS, VANDERVEER, ADAMS, MAHONE, ELLIOTT AND PATTERSON
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

THE REQUEST OF KIRK & PERILLA BREWER (OWNERS) CONCERNING THE PROPERTY AT 2617 FAIR OAKS CIRCLE, BEING LOT 8, BLOCK 2, LAUREL CREEK ADDITION, SECTION 1, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 4’ SETBACK FOR A DETACHED CARPORT FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FROM
MAIN
STRUCTURE
2617 FAIR OAKS
CIRCLE
(KIRK & PERILLA
BREWER)

(DENIED)

Kirk Brewer, 2617 Fair Oaks Circle, Sherman, TX

Mr. Brewer appeared to represent the request and answer any questions. The property is located at 2617 Fair Oaks Circle off Laurel Creek Drive in west Sherman.

Mr. Brewer explained he and his wife moved in about a year ago and “we have a pickup and we can’t get it in the garage. The

house was built in 1996 and I guess trucks were a little bit smaller then. So for an alternative, I would like to construct a carport, 4' from the side of the house; the carport will match the existing house. I have talked to my neighbors on each side and asked if they would be opposed to putting a carport behind a cedar fence and extending the driveway into that area where the carport will be located. We did get some suggestions from the next door neighbors and what you have is something that would be suitable to them to keep our truck out of the weather. The only thing that would show above the fence would be the peak of the roof. There are other structures that have been built in the area, storage buildings and such." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if this would be the first detached carport in the neighborhood.

Mr. Brewer responded "to my knowledge, yes."

Gail Utter, 2610 Shenandoah Circle, Sherman, TX

Mrs. Utter explained she is the new president of the Homeowner's Association. "The Brewers have been extremely courteous and approached us sometime in April about doing this. We are in the process of determining compliance with our documents. It appears that it is a structure that is out of compliance with our covenants. It does require a side or front facing garage and it says the only structure that should be on the lot is a single family home and garage and so no other structures should be there. There are other homes that have a storage building or something like that. Mr. Brewer turned in his plans to Glen Perkins, whose is on the committee as well, we have ten days to respond to his request from a homeowners prospective. There may be a way that he could be in compliance, I'm not sure or there may be a way that we could make an exception to our rules; it would probably require brick or stone, rather than the wood he is proposing. I have suggested to Mr. Brewer that one thing he could do is ask you to table his request, it is my understanding that if he doesn't and you turn it down, he cannot come back for a year."

Chairman Gilbert asked Mrs. Utter is she had any complaints or concerns from the neighbors or the home owners association specifically with regards to the variance for the setback request. He is asking for a variance from a 6' setback to a 4' side setback from the house.

Mrs. Utter responded "they have not specifically said that, just specifically said the existence of that structure in the neighborhood."

Chairman Gilbert explained to Mr. Brewer the architectural part of carport not complying with the home owners association is really not for us to determine.

Brandon Shelby, City Attorney explained "the City does not

enforce homeowner association agreements.”

Brad Morgan, 141 Shady Oaks Circle, Sherman, TX

Mr. Morgan explained his mother lives across the street. “I don’t think the setback is a problem; we would just like to make sure to protect the property value of the house. If you could go from wood to maybe a brick structure or something to add to it; that would be a great thing. The setback from the street is really not visible especially when you put up a fence. The only concern we have is the quality of the structure and over time that it is going to be maintained.”

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

Letter received from:

Frank & Katherine Moore, 2604 Fair Oaks Circle, Sherman, TX

They wrote “Detached carports are not allowed in this association. Homeowners Association rules state this fact clearly. All garages must be attached side entry only. Owners should have contacted homeowners association first. I am totally against this request.”

ACTION TAKEN.

Motion by Commission Member Davis to deny the request.
Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER AND DAVIS.

VOTING NAY: PATTERSON

MOTION CARRIED

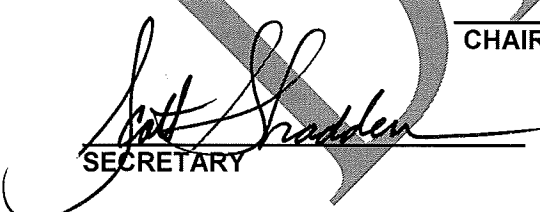
THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:58 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

Agenda Item No. 4.

Meeting Date: 06/21/2016

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

Issue:

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

List of Agenda Items:

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

The request of Zakiah US, LLC (Owners), GEES, Inc. (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Final plat approval of Pebblebrook South, Phase III

6. * 2009 & 2011 W. LAMBERTH RD

The request of Mark Smith (Owner), Lou Simmons (Architect) and Stan Simmons (General Contractor) concerning the property at 2009 and 2011 West Lamberth Road, being Lot 1-A, Block 2, Canyon Creek Addition, Replat of a part of Section 1B & 2A, less 17' x 111' of the southeast corner, as follows;

Planning and Zoning Commission

Site plan approval for an office renovation for Mark Smith D.D.S.

8. * 2201 E. LAMAR

The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Site plan approval for a portable classroom building for Sherman High School

14. * 2416 REX CRUSE DRIVE

The request of Richard and Irene Oglesby (Owners), Ellen Carter (Tenant) and David Baca Studio (Architect) concerning the property located at 2416 Rex Cruse Drive, being part of Lot 1, Block 3, Ridgewood Addition, as follows:

Planning and Zoning Commission

Site plan approval for a Coffee Shop with Drive Thru Window

15. * 3800 BLOCK FM 691

The request of Stanley Blythe (Owner), Legend Bank (Prospective Buyer), Todd Young, Young

Enterprises (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 3800 block of F.M. 691, being 19.95 acres in the W. S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

Final Plat approval of Legend Bank Addition



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

Agenda Item No. 5.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

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

The request of Zakiah US, LLC (Owners), GEES, Inc. (Civil Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggy's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Final plat approval of Pebblebrook South, Phase III

Background:

The property is located in the 2300 Blocks of Peggy's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). The owner would like to plat the property into forty-six (46) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Zakiah US, LLC (Owners)

GEES, Inc. (Engineer)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

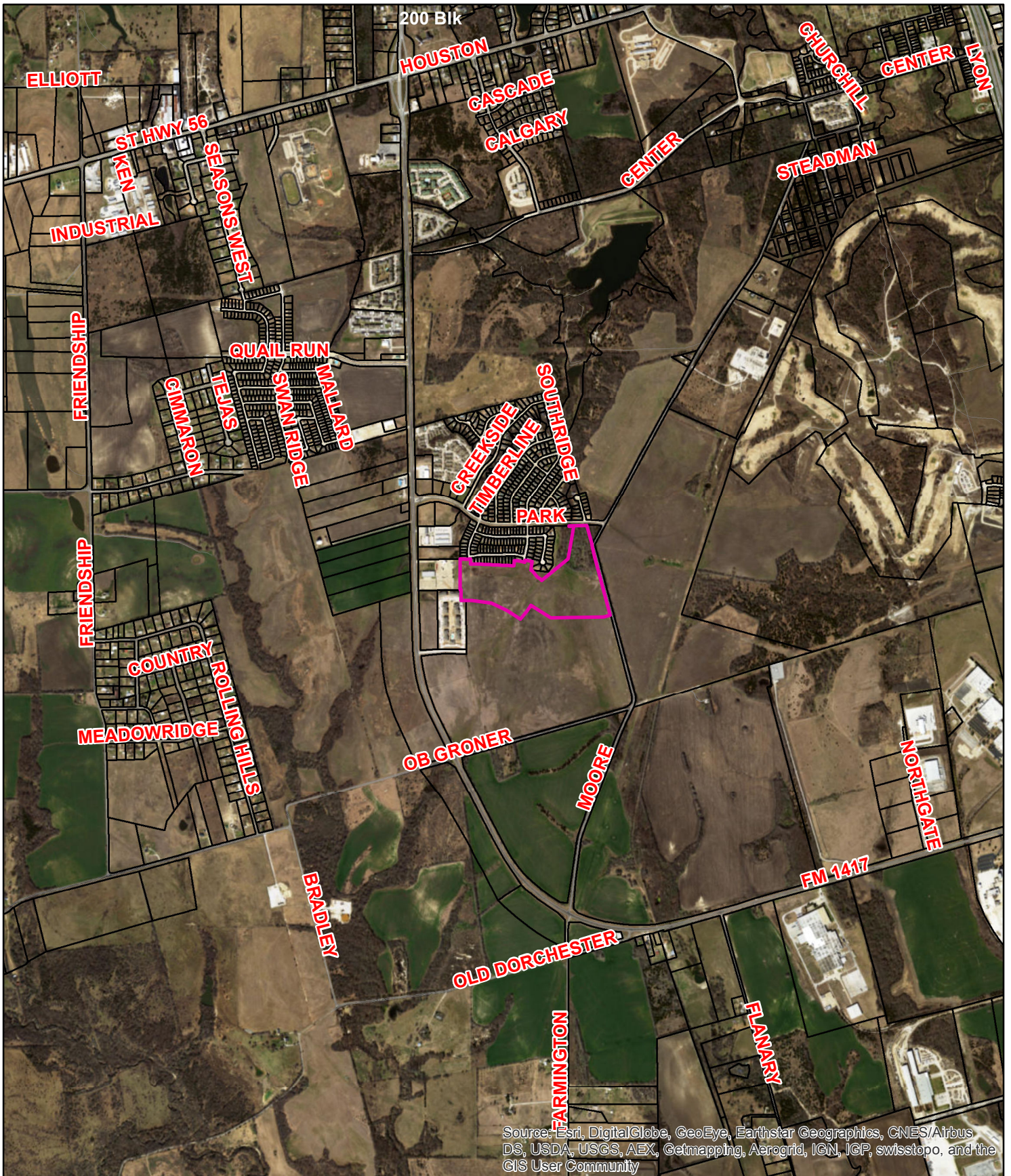
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

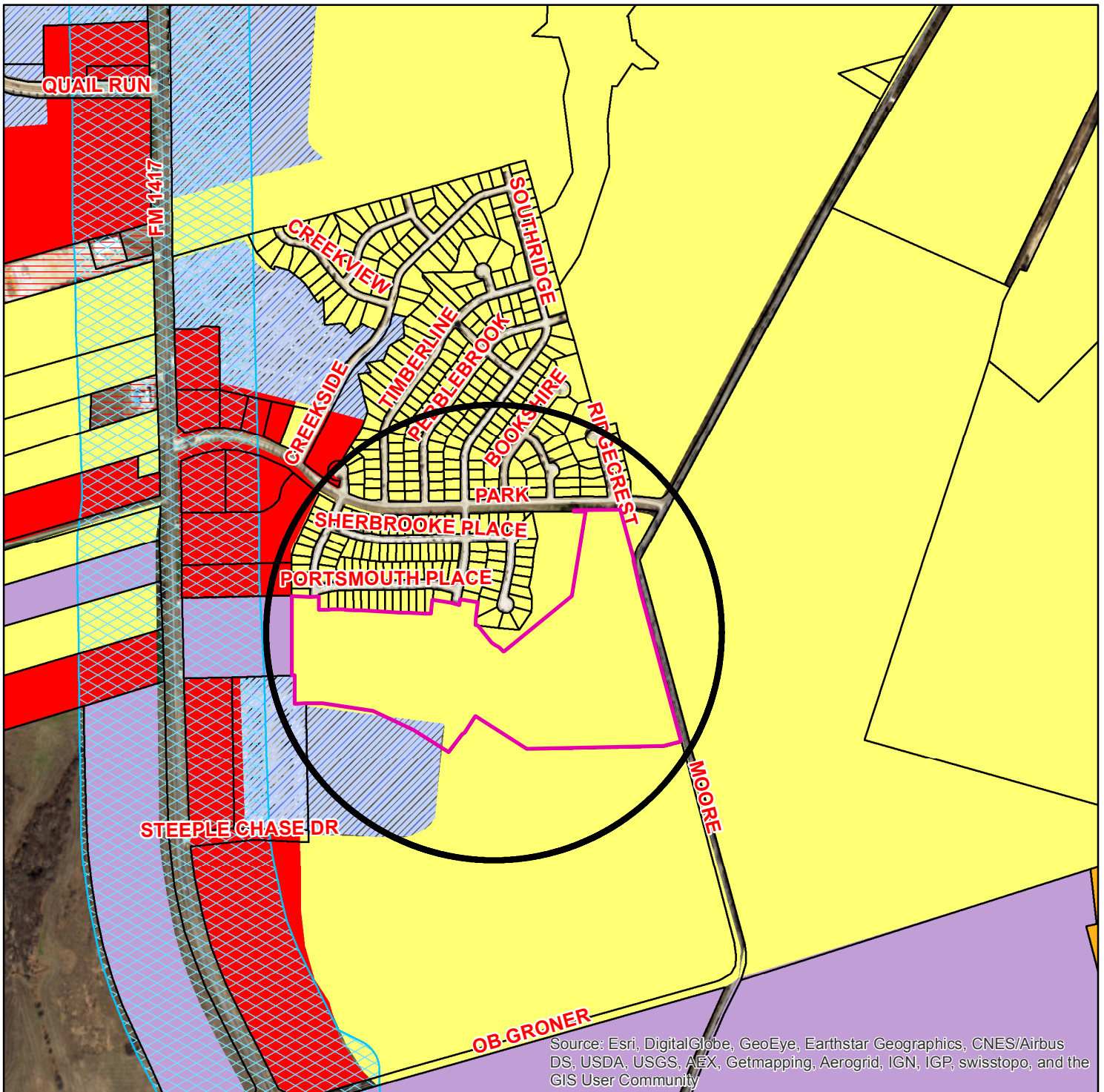


**2300 Blks Peggey's Cove & Southridge Lane
and the 3400-3500 Blks Hanan Street
Pebblebrook South Phase III**



NOT TO SCALE

1 in = 2,129 ft



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

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

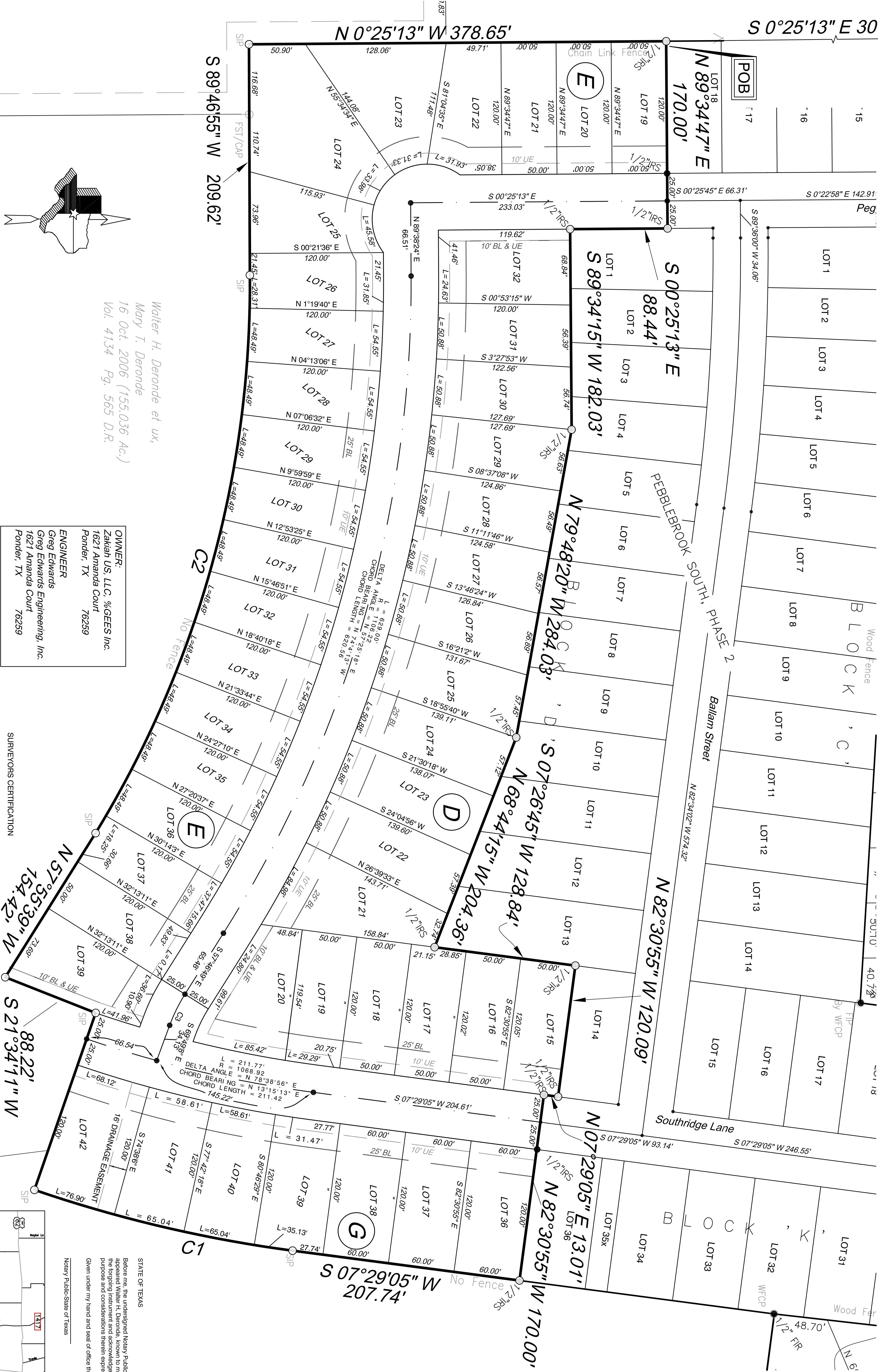


NOT TO SCALE

1 in = 900 ft

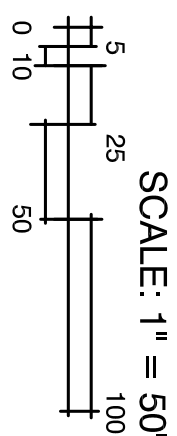


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	241.12'	1213.92'	11°22'50"	S 13°15'26" W	240.72'
C2	532.53'	955.97'	31°55'01"	N 74°32'55" W	525.67'
C3	31.52'	150.00'	12°02'19"	S 63°47'59" E	31.46'



LEGEND

- S/R = Set 3/4\"/>



CERTIFICATE OF APPROVAL

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

Chairman _____ Secretary _____

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat was duly adopted by the City Council of the City of Sherman, Texas, on this _____ day of _____, 2016, and the City Council by formal action then and there accepted the dedication of street, and said City Council further authorizes the Mayor to enter the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this _____ day of _____, 2016.

OWNER:
Zakiah US, LLC, %GFEES Inc.
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

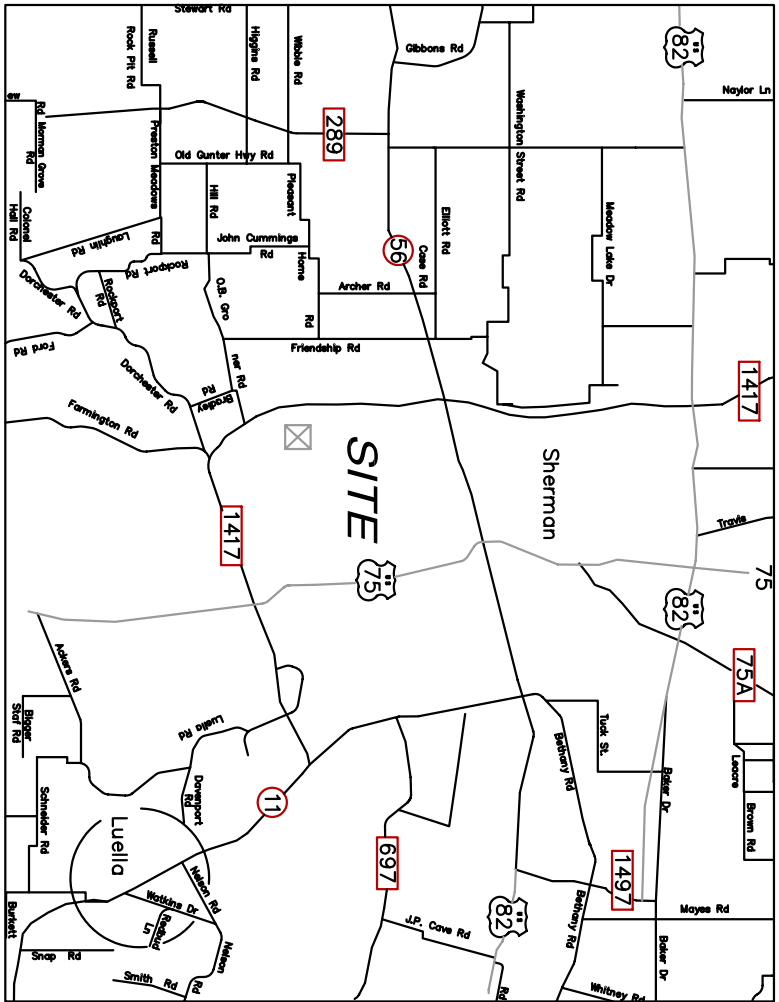
SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor
Number 4577, do hereby
certify that this plat was prepared from an actual survey of the
land described hereon,
and that the corner monuments shown hereon were found or
placed under my supervision in
accordance with the ordinances of the City of Sherman, Texas.

Date _____

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

* Basis of Bearing *
South line, Block 'Y'
Pebblebrook South Phase I
Vol. 13 Pg. 38 P.R.



Location Map

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Walter H. Deronde, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public-State of Texas _____

Final Plat of
PEBBLEBROOK SOUTH, PHASE II
City of Sherman, County of Grayson, State of Texas
OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, that Zakiah US, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a called 17.36 acre tract as described in Deed to Elizabeth Jones, dated and recorded in Volume 15 Page 38 of the Public Records of the State of Texas, and being more fully described as follows:

Commencing a set 1/2 inch Steel Square Tubing, said tubing being the most westerly south west corner of Pebblebrook South Phase I Addition, and recorded in Volume 15 Page 38 of the Plat Records of Grayson County, Texas;

Thence South 00 degrees 25 minutes 13 seconds East, with the west line of said Zakiah US, LLC tract a distance of 301.00 feet to a set 1/2 inch Steel Square Tubing for the northwest corner for the Place of Beginning;

Thence North 69 degrees 34 minutes 47 seconds East, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing in the East right-of-way of Peggy Cove for a corner of this tract;

Thence North 89 degrees 34 minutes 15 seconds East, a distance of 192.034 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 79 degrees 46 minutes 20 seconds East, a distance of 284.03 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 68 degrees 44 minutes 15 seconds East, a distance of 204.36 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 07 degrees 26 minutes 45 seconds East, a distance of 128.84 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 82 degrees 30 minutes 55 seconds East, a distance of 120.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 29 minutes 05 seconds West, a distance of 130.01 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 82 degrees 30 minutes 55 seconds East, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 07 degrees 29 minutes 05 seconds West, a distance of 207.74 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract and being at the start of a curve to the right having a radius of 1213.92 feet and a chord bearing of South 13 degrees 15 minutes 26 seconds West, and a chord length of 240.72 feet;

Thence With said curve to the right an arc length of 241.12 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 70 degrees 55 minutes 07 seconds West, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 21 degrees 34 minutes 11 seconds West, a distance of 88.22 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 57 degrees 55 minutes 39 seconds West, a distance of 154.42 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 955.97 feet and a chord bearing of North 74 degrees 32 minutes 55 seconds West, and a chord length of 525.07 feet;

Thence With said curve to the left an arc length of 532.52 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence South 89 degrees 46 minutes 55 seconds West, a distance of 209.62 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence North 00 degrees 25 minutes 13 seconds West, a distance of 378.65 feet to the POINT OF BEGINNING and containing 8.99 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Zakiah US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase II, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed hereon.

Yousaf Aftabham, President

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Walter H. Deronde, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public-State of Texas _____



COX LAND SURVEYING CO.

P.O. BOX 997 108 N. MAIN ST. COLUMBUS, TEXAS 76233
COLUMBUS, TEXAS 76233 P.O. BOX 997 108 N. MAIN ST. COLUMBUS, TEXAS 76233
COLUMBUS, TEXAS 76233 P.O. BOX 997 108 N. MAIN ST. COLUMBUS, TEXAS 76233

Final Plat of
Pebblebrook South, Phase III
8.99 Acres in the
City of Sherman
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: _____ Job No. _____
Checked by: _____ Date: _____

STAFF REVIEW LETTER

June 13, 2016

Zakiah US, LLC
%GEES Inc.
1621 Amanda Court
Ponder, TX 76259

Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

Cox Land Surveying Co.
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Final Plat of Pebblebrook South, Phase III has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. 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.
4. Verify drawing and Metes and Bounds match.
5. Call-out says "Commencing a set ½ " Steel Square Tubing" but drawing shows "5/8 FIR CM." Please Clarify
6. "IRS" not in surveyor legend, but "S3R" is.
7. Do not show building line in plat.
8. Correct "Peggy's Cove" to "Peggey's Cove"
9. Show drainage easement volume and page number filed.
10. Show utility easements on adjacent developments.
11. Lot requirement of 60' must be met. Adjust lot size accordingly.
12. Correct Notary notes to show correct Phase No., Owner, and Date

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 6.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2009 & 2011 W. LAMBERTH RD**

The request of Mark Smith (Owner), Lou Simmons (Architect) and Stan Simmons (General Contractor) concerning the property at 2009 and 2011 West Lamberth Road, being Lot 1-A, Block 2, Canyon Creek Addition, Replat Section 1B & 2A, less 17' x 111' of the southeast corner, as follows;

Planning and Zoning Commission

Site plan approval for an office renovation for Mark Smith D.D.S.

Background:

The property is located at 2009 and 2011 West Lamberth Road; the northeast corner of West Lamberth and San Miguel; Mark Smith, D.D.S. and Diamond Computers are the tenants. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (FM Highway 1417) Overlay District. The owner would like to renovate the office building by adding a pitched roof and changing the exterior facade of the building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Mark Smith (Owner)

Lou Simmons (Architect)

Stan Simmons (General Contractor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan/Elevations

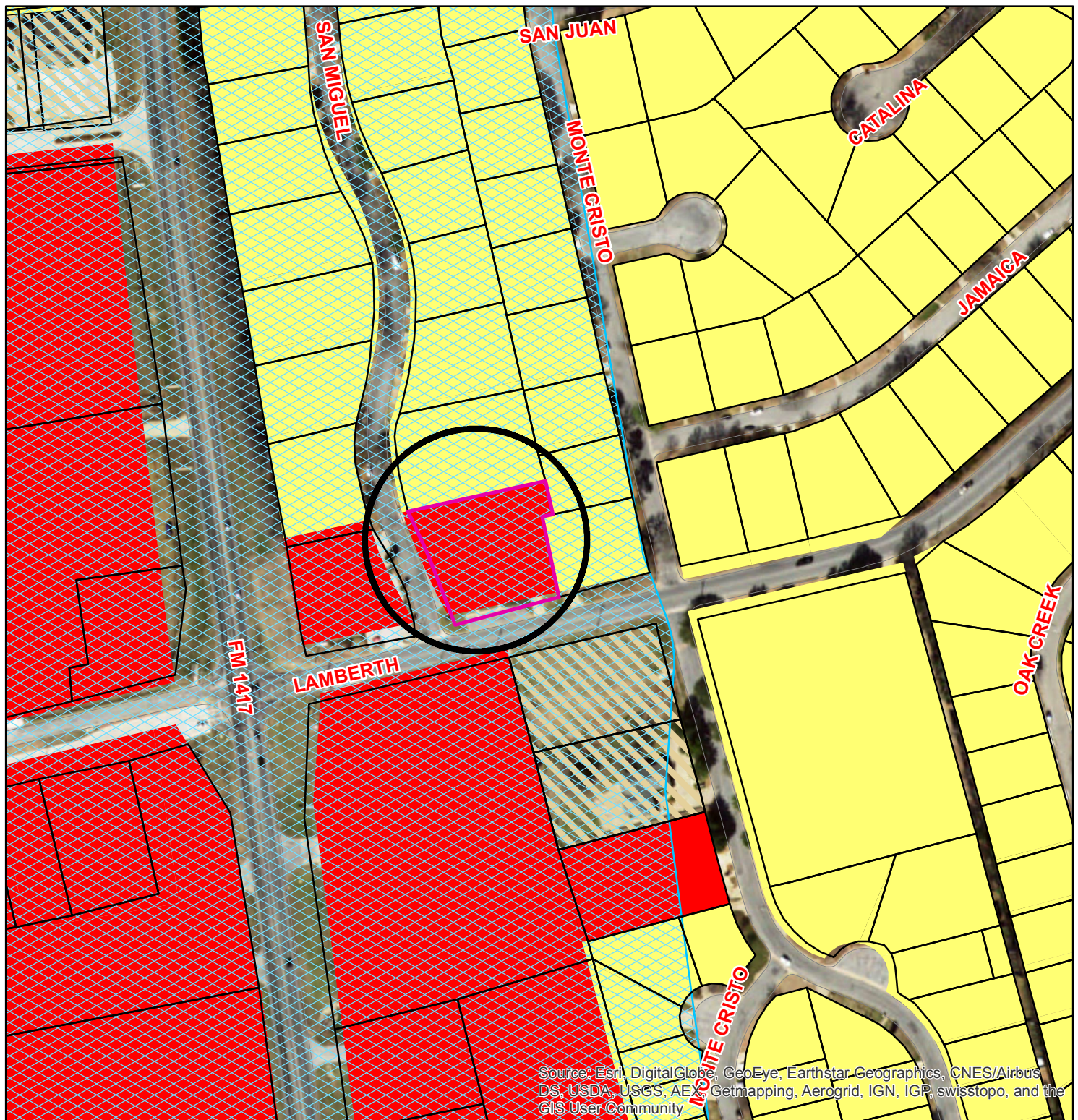
Staff Review Letter



2009 & 2011 W. Lamberth



1 in = 426 ft



Zoning - 2009 & 2011 W. Lamberth

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: [ShermGIS.DBO.ZoningDistrict_Rep](#)

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

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

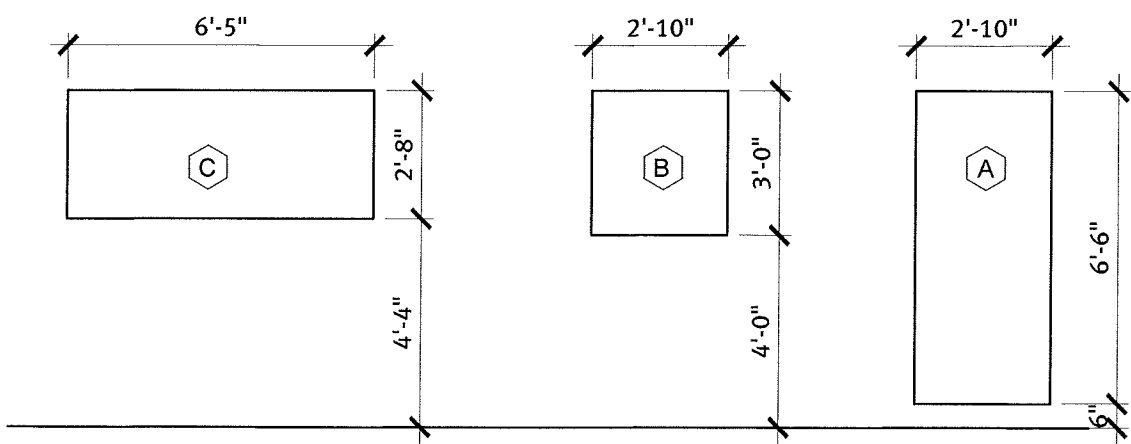
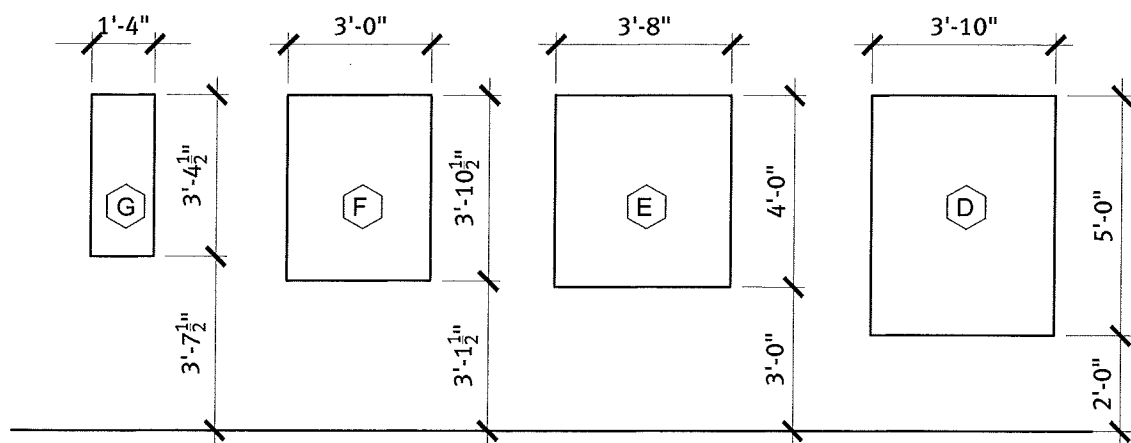
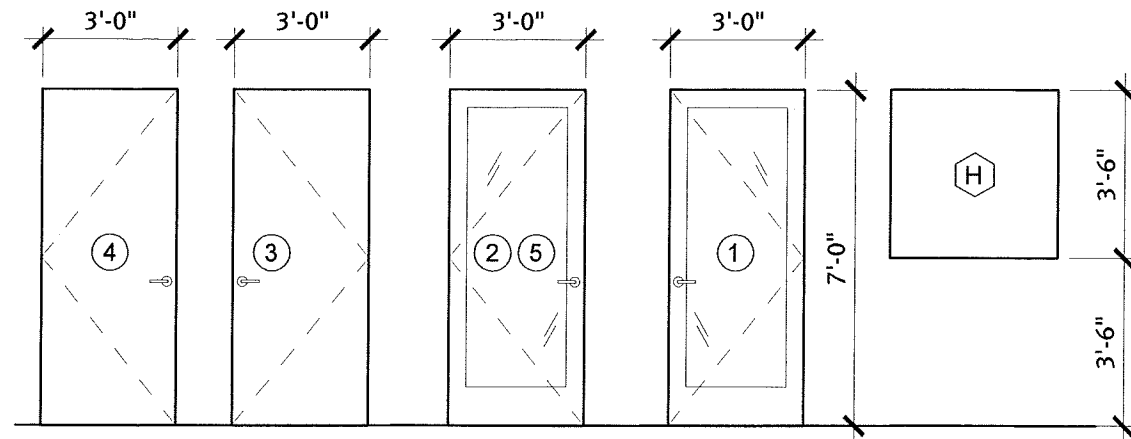


NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



3 DOOR & WINDOW SCHEDULE

1/8" = 1'-0"

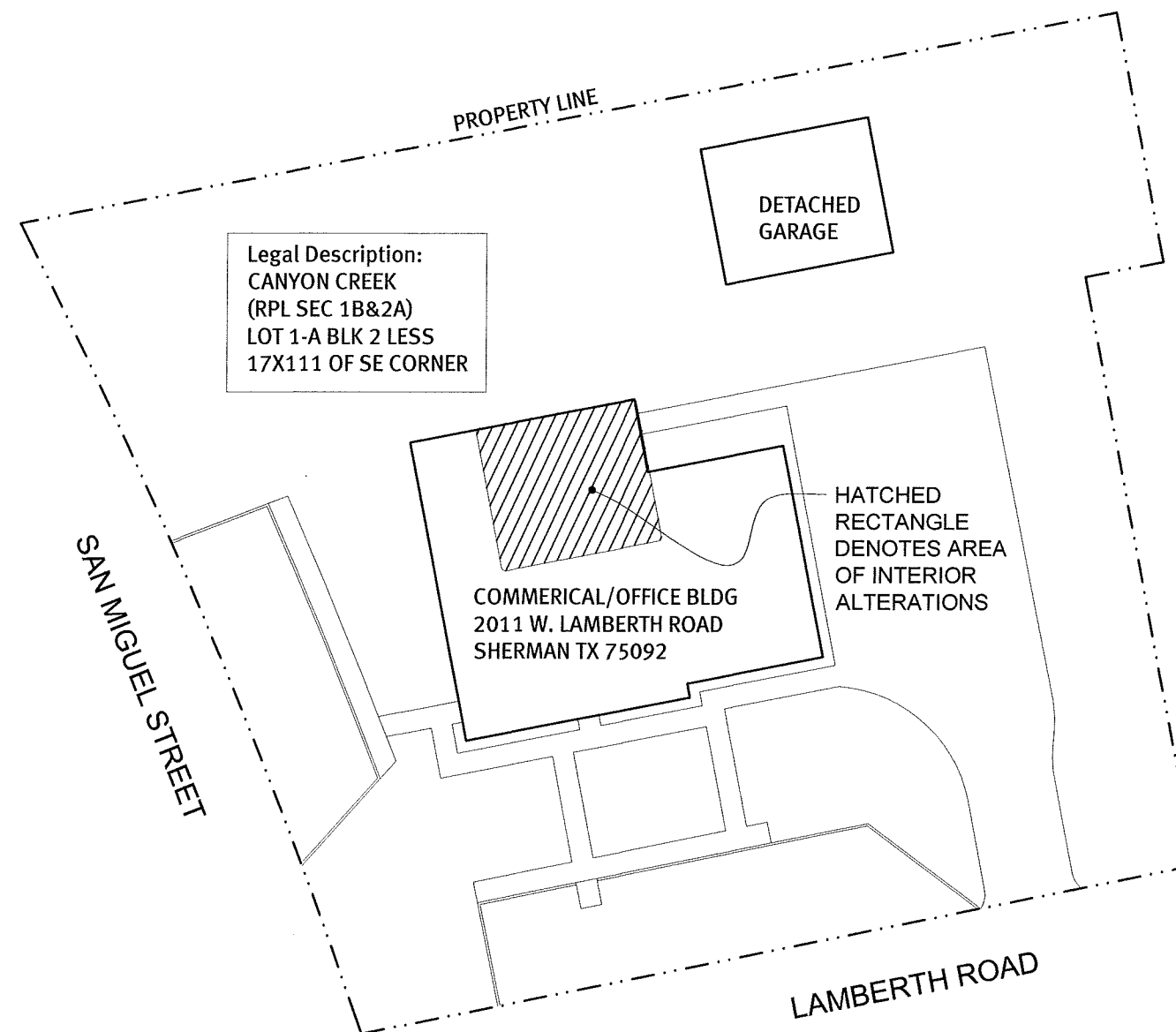
NOTES:

- ALL WINDOWS TO BE REPLACE WITH LOW-E INSULATED GLASS UNITS IN EXISTING OPENING(S)
- ALL DOORS TO BE REPLACE WITH ENERGY CODE COMPLIANT UNITS OF SIMILAR SIZE & STYLE



2 LAMBERTH ROAD ELEVATION

N.T.S.



1 SITE PLAN

1/32" = 1'

SHEET INDEX:

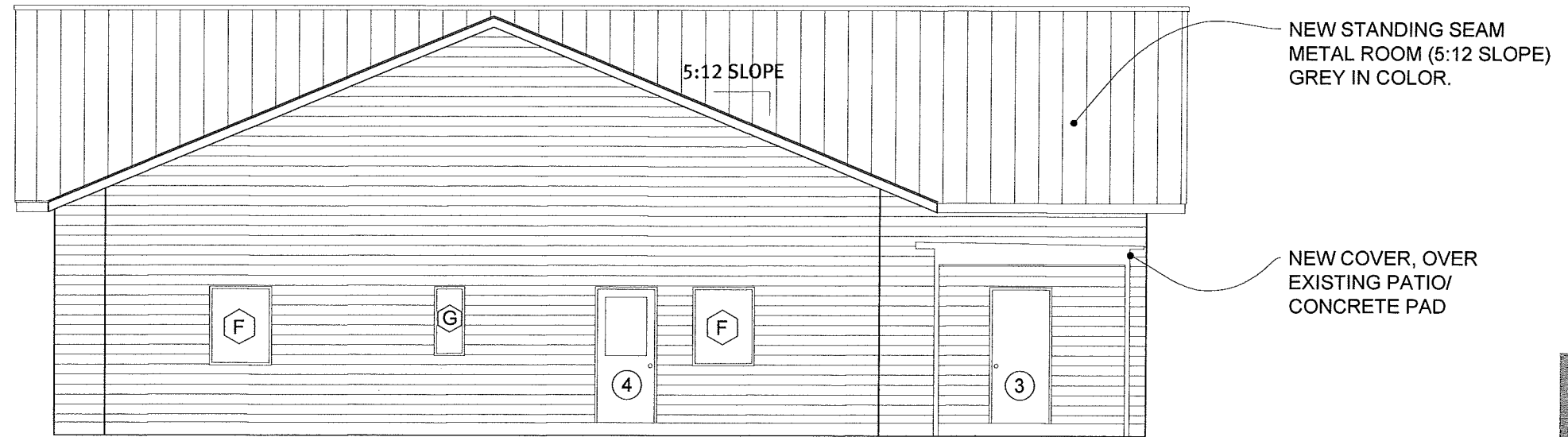
- A0.0 SITE PLAN
- A1.0 DEMO PLAN
- A1.1 FLOOR PLAN
- A1.2 ROOF PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS (FRAMING)
- A3.0 WALL SECTION

Drawn by:
Lou Simmons
903.821.0646

OFFICE RENOVATIONS
for
Mark A. Smith D.D.S.
2011 W. Lamberth Road
Sherman Texas 75092

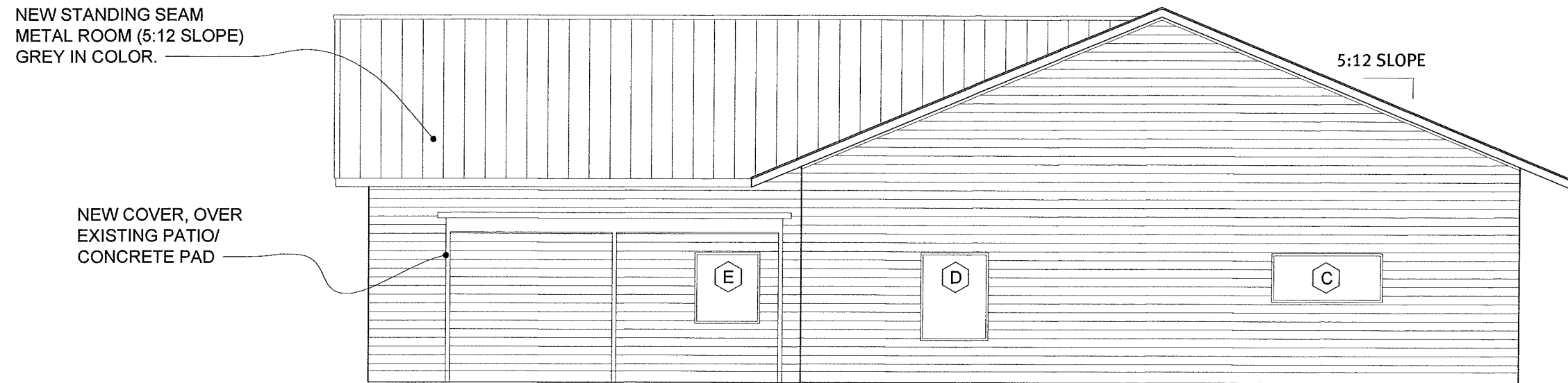
05/02/2016

A0.0



Drawn by:
Lou Simmons
903.821.0646

② **EAST ELEVATION**
1/8" = 1'



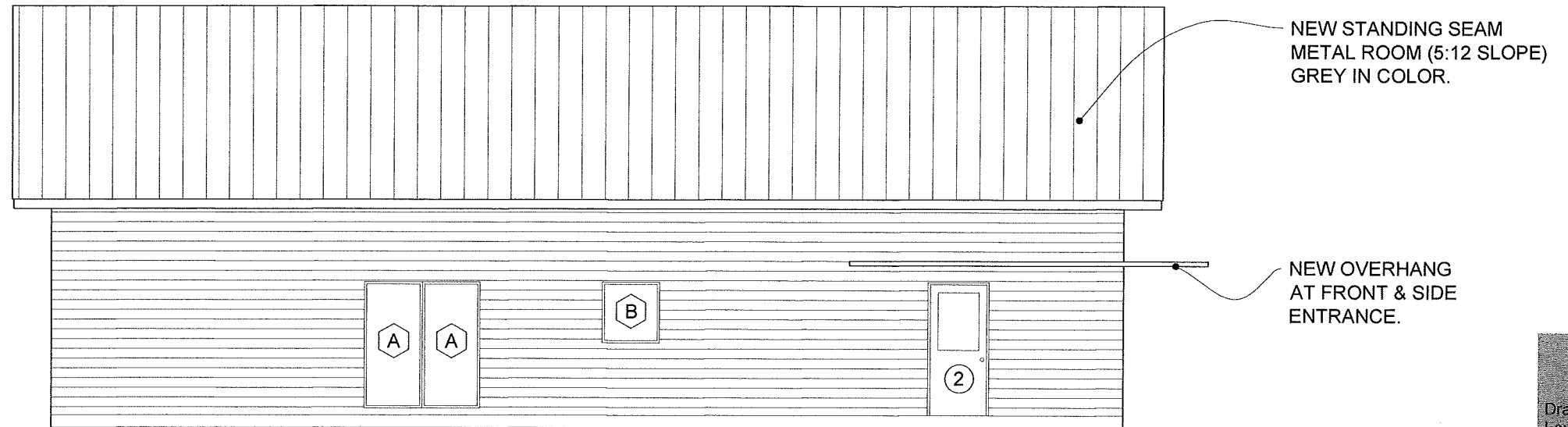
① **NORTH ELEVATION (rear)**
1/8" = 1'

0' 2' 4' 8'

OFFICE RENOVATIONS
for
Mark A. Smith D.D.S.
2011 W. Lamberth Road
Sherman Texas 75092

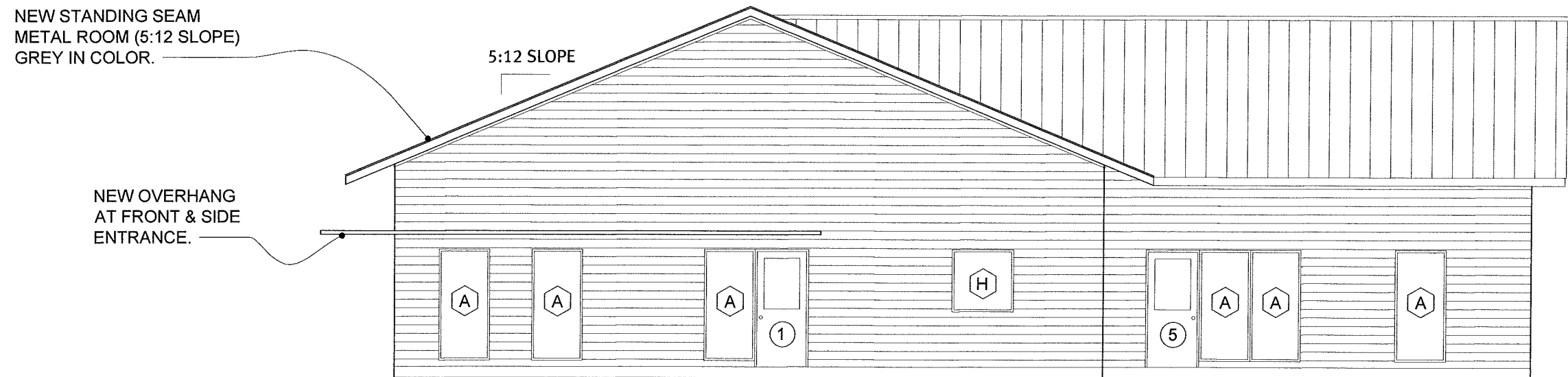
05/02/2016

A2.1



Drawn by:
Lou Simmons
903.821.0646

② WEST ELEVATION (San Miguel Street)
1/8" = 1'



① SOUTH ELEVATION (Lamberth Road)
1/8" = 1'

0' 2' 4' 8'

OFFICE RENOVATIONS
for
Mark A. Smith D.D.S.
2011 W. Lamberth Road
Sherman Texas 75092

05/02/2016

A2.0

STAFF REVIEW LETTER

June 15, 2016

Mark Smith
2011 W. Lamberth
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for an office renovation for Mark Smith D.D.S. for the property located at 2009 and 2011 West Lambeth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Wall finishes shall be masonry, masonry veneer or concrete siding.
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Lamberth Road or San Miguel Street right-of-way.
5. A minimum 6' screening height is required and to be maintained abutting any residential uses.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 7.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

4725 SOUTH U.S. HIGHWAY 75

The request of Fisher Controls International Inc. (Owners), Fisher Controls (Tenant) and Alan McKelva (Representative) concerning the property at 4725 South U.S. Highway 75, being 33 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 1 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of an addition for a powder paint system for Fisher Controls in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow painted "R" type panels on an outdoor cure oven for a powder paint system for Fisher Controls in lieu of the required masonry in the Blalock Industrial Park.

Background:

The property is located at 4725 South U.S. Highway 75 in the Blalock Industrial Park; Fisher Controls is the tenant. Fisher Controls would like to construct an addition for a powder paint system. The cure oven portion of the system will be located on the exterior of the building to keep the heat load out of the facility. They would like to use painted "R" as the exterior finish of the addition.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Fisher Controls International Inc. (Owners)

Fisher Controls (Tenant)

Alan McKelva (Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system.

Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

38

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter

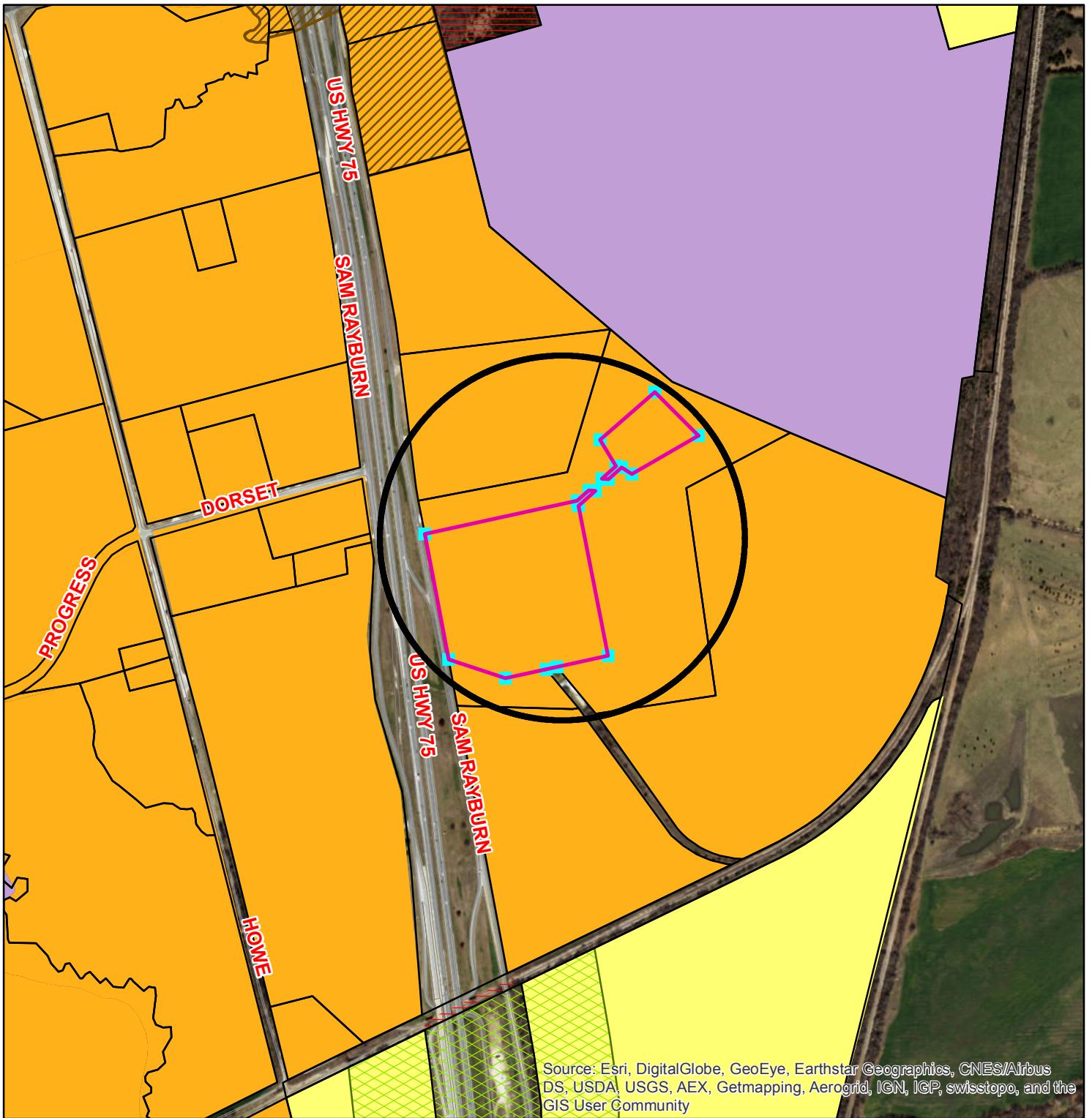


4725 South U.S. Highway 75



1 in = 2,140 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4725 South U.S. Highway 75



City of Sherman, Texas
Developmental Services Department

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



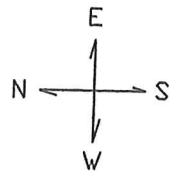
NOT TO SCALE

1 in = 900 ft

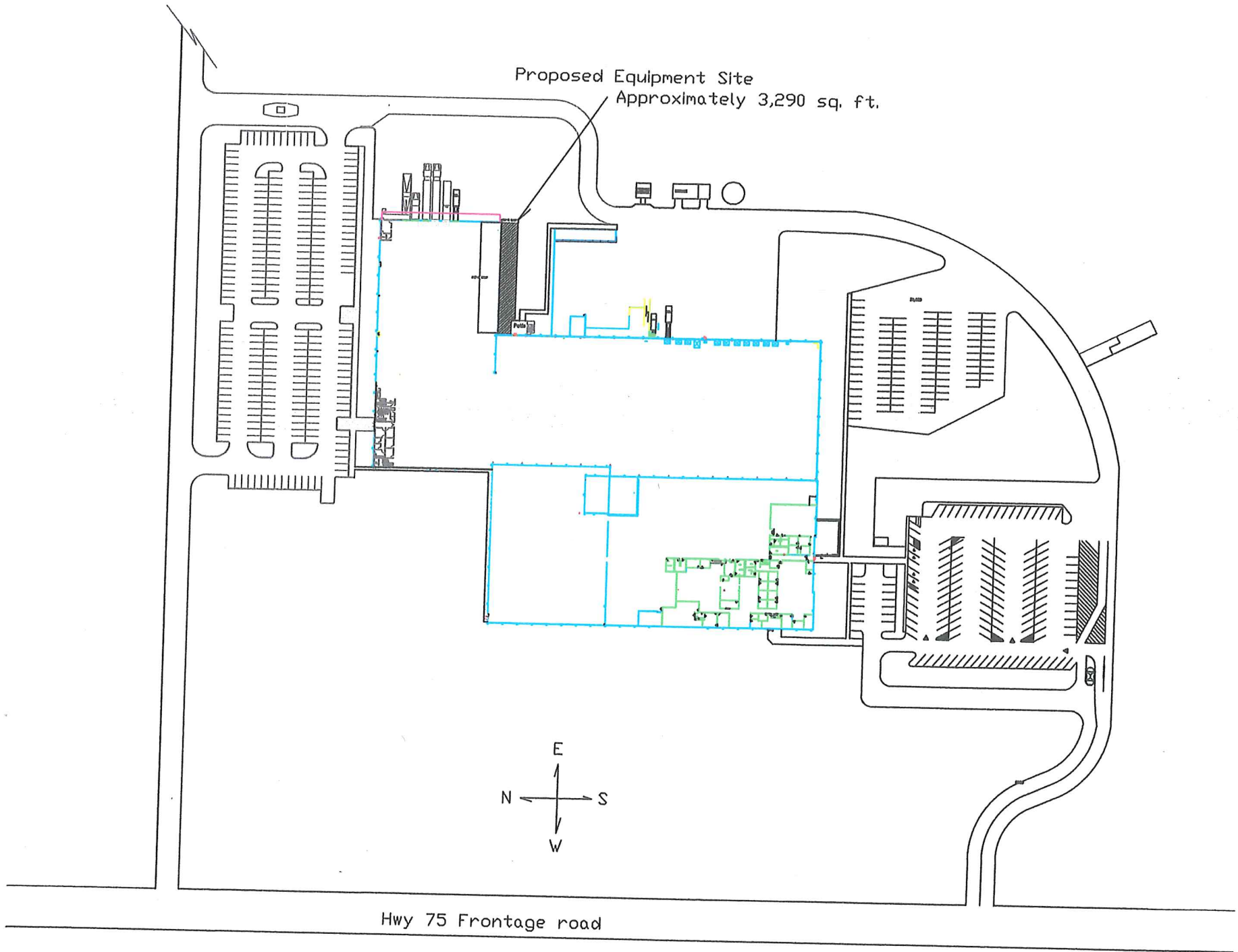
4725 S. Highway 75



Proposed Equipment Site
Approximately 3,290 sq. ft.



Hwy 75 Frontage road

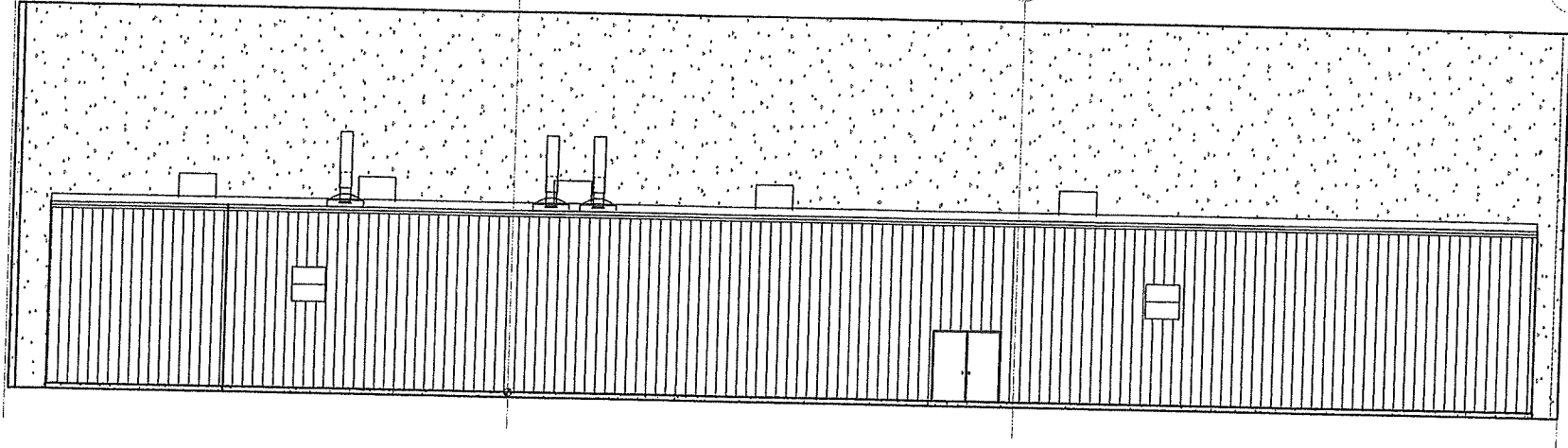


FF

GG

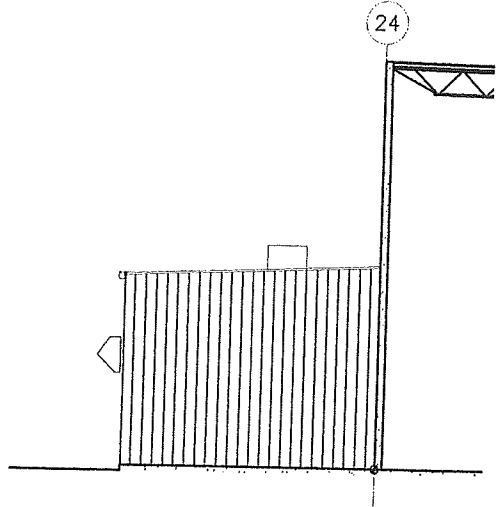
HH

JJ



OUTDOOR OVEN & COOLING TUNNEL ELEVATION VIEW

24



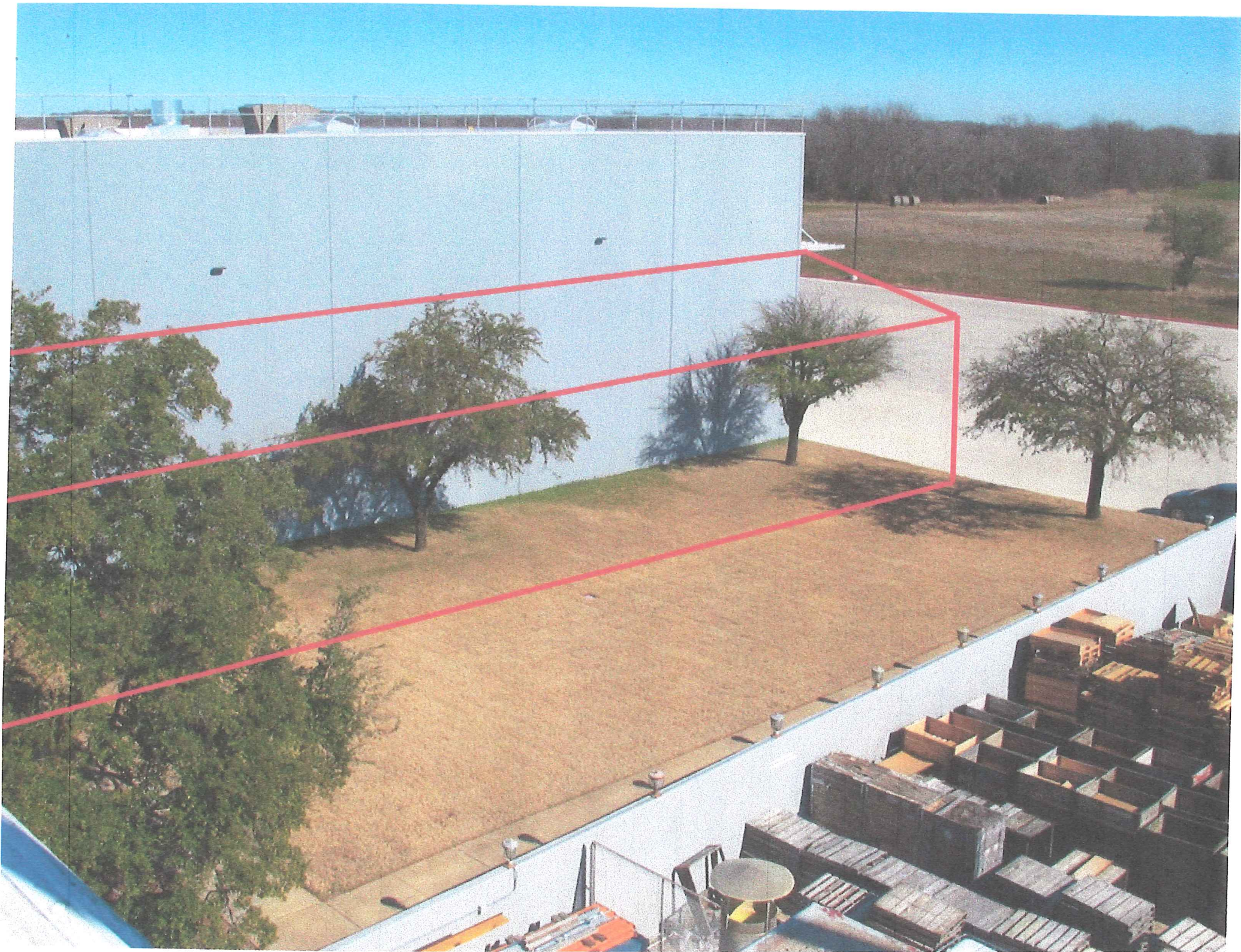
OUTDOOR OVEN & COOLING TUNNEL END VIEW



SCALE 1/4" = 1'-0"	DESIGNED BY MRS. D.V. 7359	DRAWN BY PPS D.V. 7373	PROJECT NO. PPS D.V. 7373	DATE 05/06/2016	SHEET NO. 2935-SYS	OF 2935-SYS-OV-1101
FISHER - EMERSON				OUTDOOR OVEN & COOLING TUNNEL		

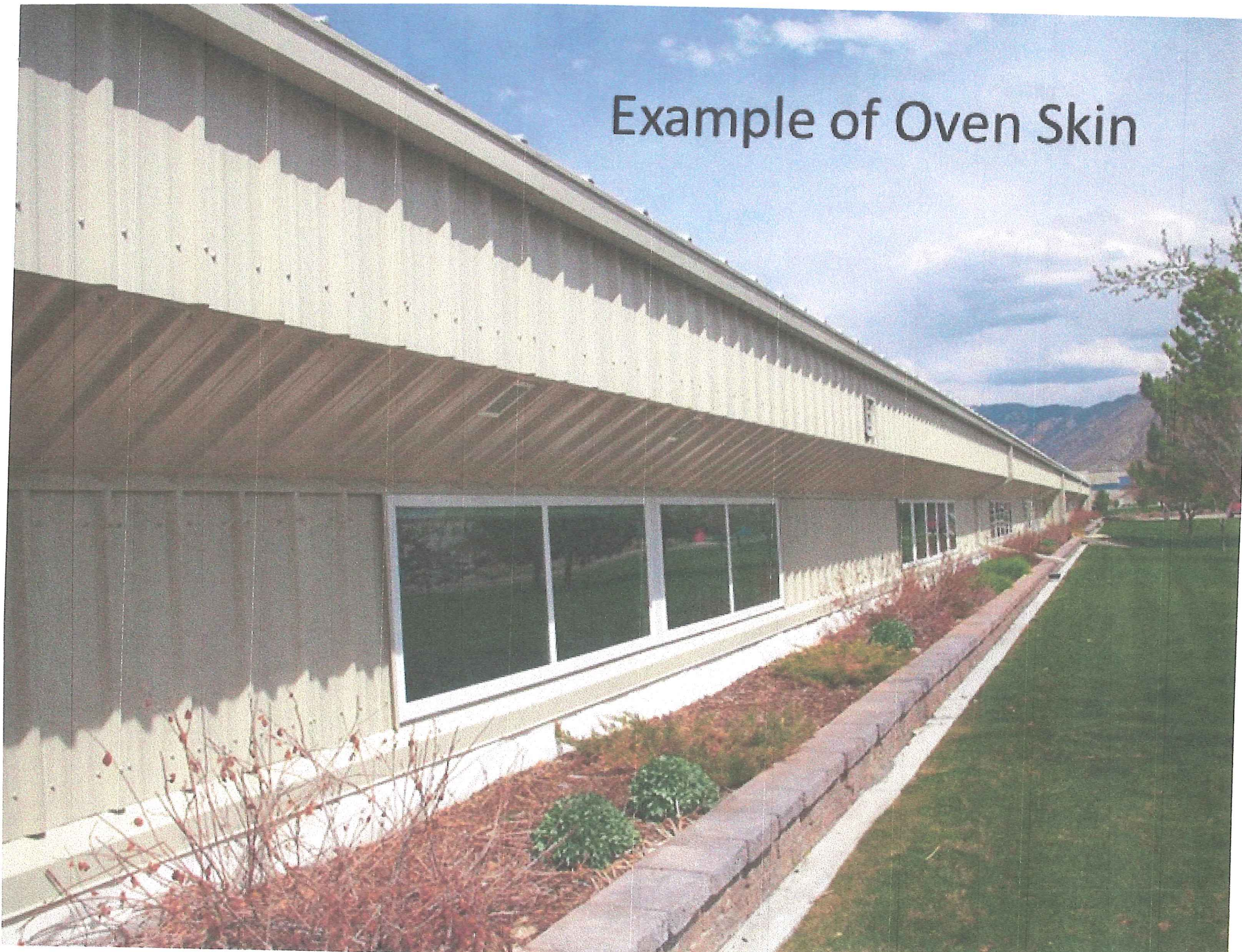
Oven location behind the facility. Hwy 75







Example of Oven Skin



STAFF REVIEW LETTER

June 15, 2016

Fisher Controls International
4725 S. U.S. Highway 75
Sherman, TX 75090

Alan McKelva
4725 S. U.S. Highway 75
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for the construction of an addition for a powder paint system for Fisher Controls in the Blalock Industrial Park for the property located at 4725 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park 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., City Engineer
Don Keene, Asst. City Manager

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



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

Agenda Item No. 8.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2201 E. LAMAR**

The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Site plan approval for a portable classroom building for Sherman High School

Background:

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

Sherman ISD wishes to add additional classroom space at the High School by adding a portable building to be placed near the northeast corner of the building near the tennis courts.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Sherman ISD (Owners)

Scott Conrad, Director of Maintenance and Operations (Representative)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

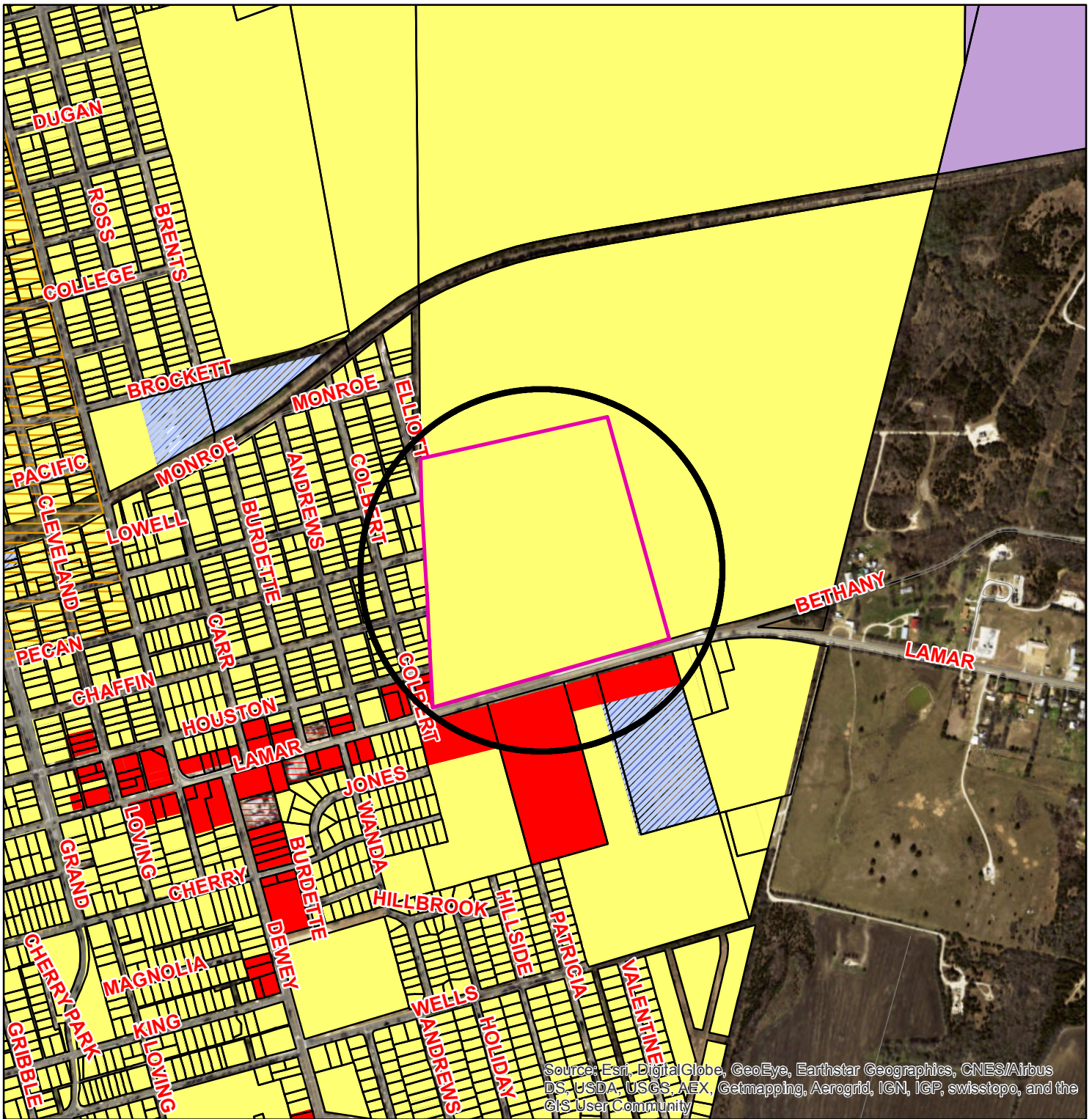
Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter



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

Zoning - 2201 E. Lamar

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

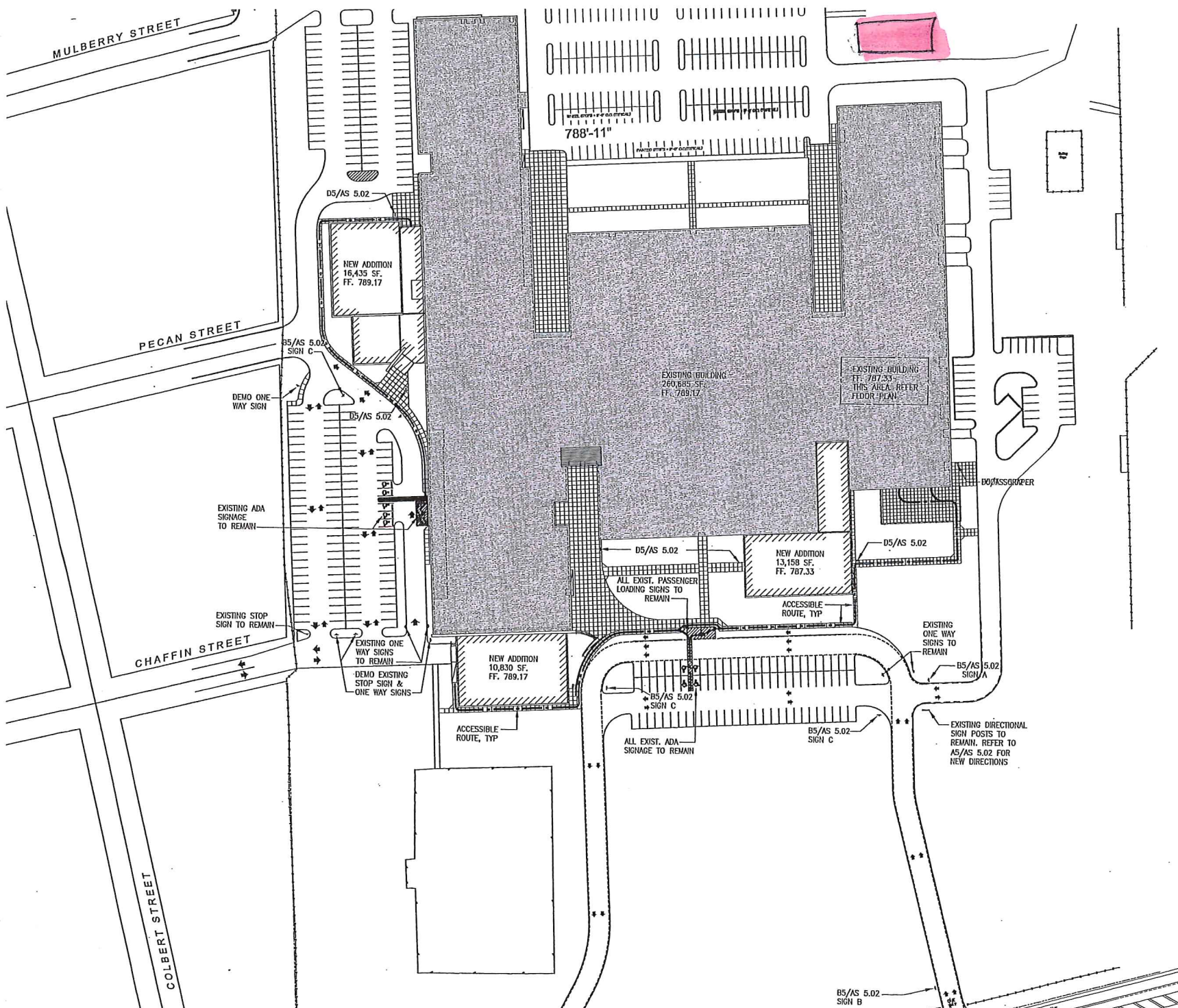
1 in = 900 ft





02/12/2016

© 2016 Pictometry



Ramtech RT Portable Classroom

Schools all across the SouthWest

Project Size

1536 sq ft

Facility Use

Portable Classroom

Description

Vinyl covered gypsum interior

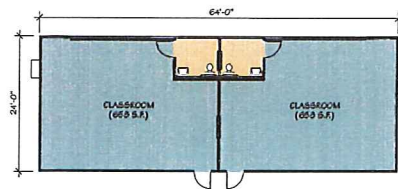
Wall-hung HVAC units

Metal exterior & roof

Completion

About 30 days

Temporary
Modular
Construction



	CLA-1536-A	1536 S.F. Fl.	DOUBLE CLASSROOM BLDG. with RESTROOMS
	10'0" x 24'0" x 10'0" (3.05m x 7.32m x 3.05m) 10'0" x 24'0" x 10'0" (3.05m x 7.32m x 3.05m) 10'0" x 24'0" x 10'0" (3.05m x 7.32m x 3.05m)		



In 1982 Ramtech pioneered the concept of building all-modular portable classrooms and relocatable modular buildings that have now been in use by hundreds of public, private, and faith-based schools throughout the Southwest. The Ramtech RT (sale) and LT (lease) series portable classrooms, available with and without restrooms, are the largest selling portable classroom in Texas. At 1,536 square feet, each Ramtech double classroom building includes two three-ton wall-hung HVAC units, carpet or tile flooring, vinyl covered gypsum interiors, and marker boards. All Ramtech portable classrooms are available for sale or lease through the Texas Buy-board, TIPS (The Interlocal Purchasing System) and HGACBuy (Houston Galveston Area Council) purchasing cooperatives.

RAMTECH
Building Systems
800-568-9376
ramtechmodular.com

STAFF REVIEW LETTER

June 15, 2016

Sherman ISD
2701 Loy Lake Rd
Sherman, TX 75090

Scott Conrad
2701 Loy Lake Rd
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a portable classroom building for Sherman High School for the property located at 2201 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
2. Shall comply with all EPA, City, Federal and State regulations for this use.
3. Review the zoning and development ordinance for additional requirements.
4. 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., City Engineer
Don Keene, Asst. City Manager

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



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

Agenda Item No. 9.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1806 W. MOORE STREET

The request of Thomas & Tamra Bragg (Owners) concerning the property at 1806 West Moore Street, being 2.96 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway in lieu of the required asphalt or concrete in an R-1 (One Family Residential) District.

Background:

The property is located at 1806 West Moore Street between Steadman Street and Park Avenue in southwest Sherman. The owners are currently building a new home on the lot and are requesting an exception to allow a concrete driveway entrance and complete the bulk of the driveway (approximately 320 feet) with granite stone.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Thomas & Tamra Bragg (Owners)

Master Plan Designation:

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

Number of notices mailed:

2

Objections Received:

0

Attachments

Location Map

Zoning Map

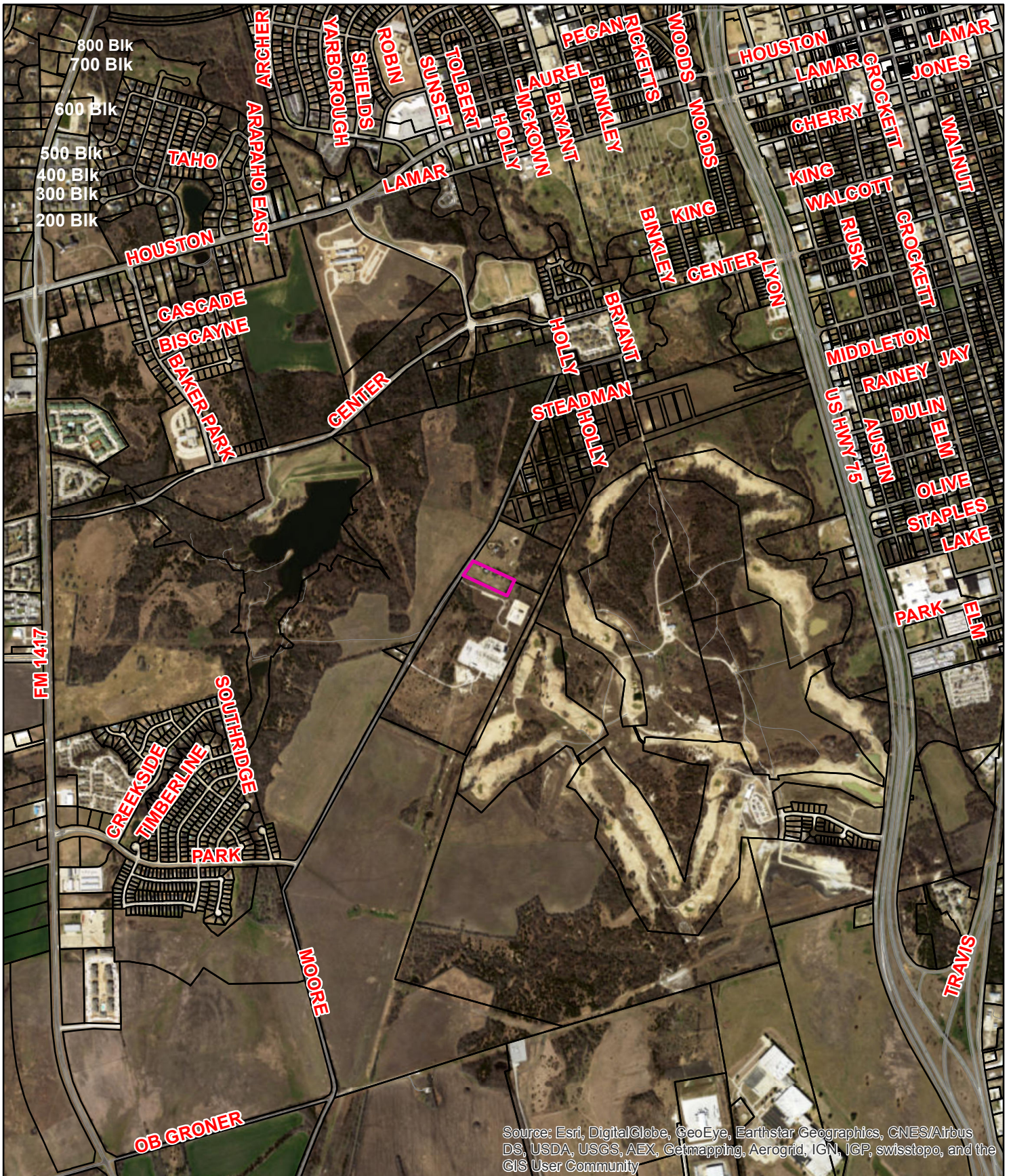
Zoning Photo

Narrative

Site Plan

Photos

Staff Review Letter



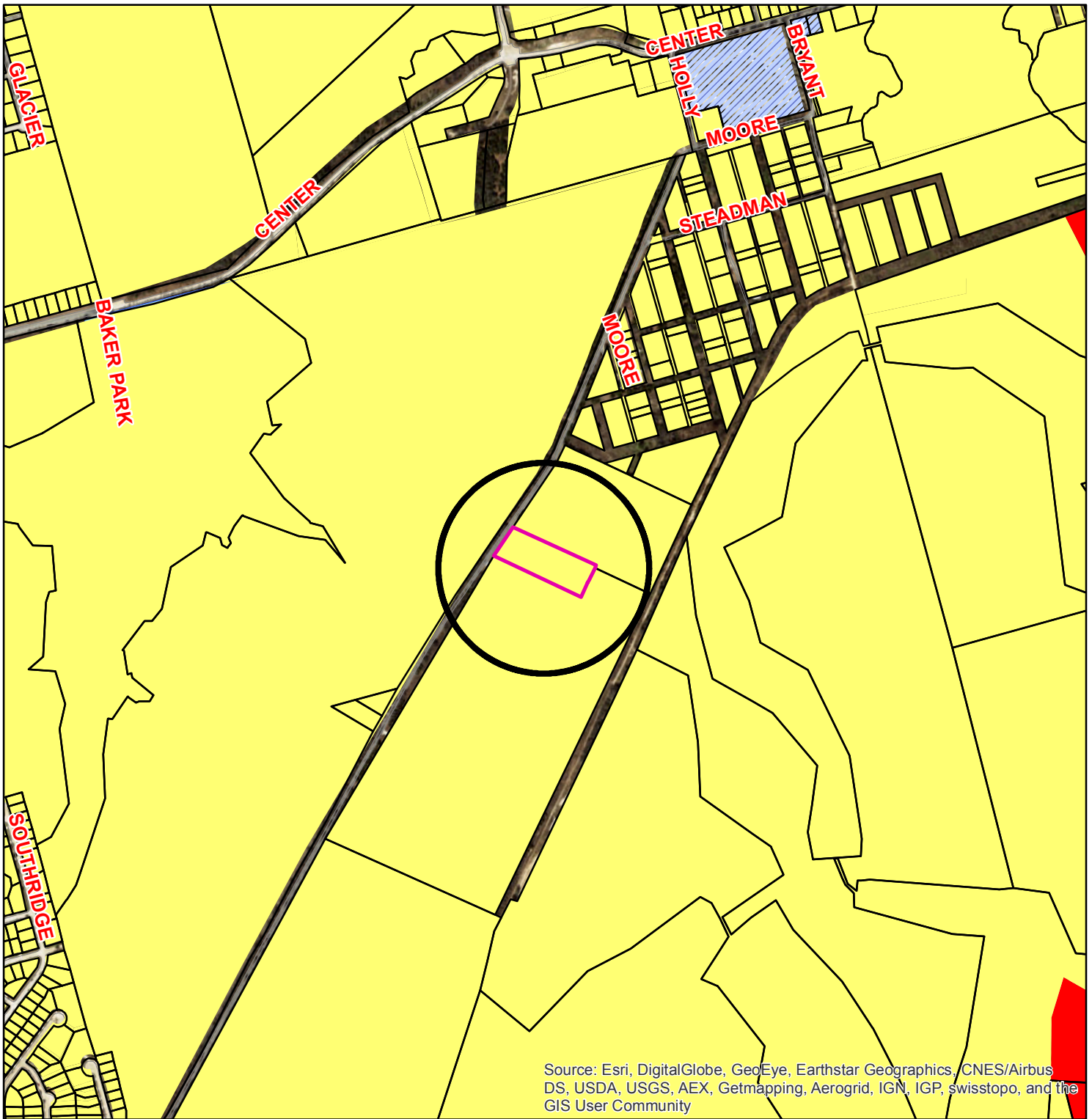
Sherman
CLASSIC TOWN. BROAD HORIZON.

1806 W. Moore



1 in = 1,667 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1806 W. Moore

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



1 in = 900 ft

1806 W. Moore



May 25, 2016

To whom it may concern:

Re: 1806 West Moore Street, Sherman, TX 75092

Thomas and Tamra Bragg are requesting a variance for a gravel driveway at 1806 West Moore Street, Sherman, Texas. The property is bounded on the south and the east by a TXU Substation of approximately seven acres. The nearest neighbor to the north is 500-600 feet from the proposed drive way. The nearest neighbor to the south is approximately 1000 feet from the proposed drive way. There are no neighbors on the west, as it is only agricultural acreage.

We propose to build a concrete drive way entrance in accordance with City of Sherman code and complete the bulk of the driveway (approximately 320 feet) with dressed granite stone which should not yield any dust. The white rock driveway currently in use has been in place for the six years that we have owned the property and addition rock was added to repair it in anticipation of construction.

Due to the low traffic and the distance to the nearest neighbors, as well as the remote rural area, we do not anticipate any disruptions to the public thoroughfare or to the neighboring residents.

Thomas Bragg



Tamra Bragg

Google Maps 1800 W Moore St



Imagery ©2016 DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency, Map data ©2016 Google 100 ft

X: -96.62436184753803

Y: 33.616908252660245

Quickly reached by X / Y

Search

X: Y:

GO!

Satellite View My House

Enter Any Place For Satellite Map Find Satellite View Of My House

Twitter For Business

Our new website is more helpful than ever.
Preview Twitter Ads.

Start Download

Update Windows® 10 Drivers from DriverUpdate™

Street View My House

Enter Any Place For Street View Find Street View Of My House

Satellite View My House

Enter Any Place For Satellite Map Find Satellite View Of My House

Start Download

Update Windows® 10 Drivers from DriverUpdate™

Street View My House

Enter Any Place For Street View Find Street View Of My House

Remove Malware - Free

Quick Malware Removal in 2 minutes. Free Download (Highly Recommended)

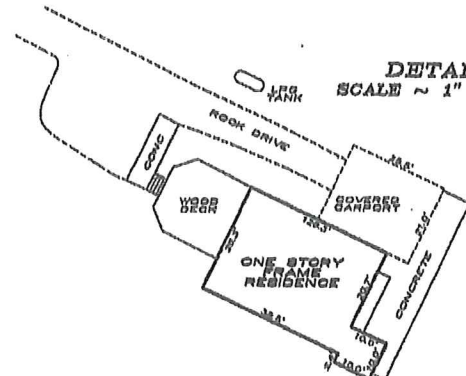
JOB NO. A8090459

[illegible]

PART OF 1140.08 AC.
SHERMAN HILLS
COUNTRY CLUB, LTD.
TRACT ONE
VOL. 5809, PG. 650
O.P.R.G.C.T.

12.03 AC
MAHMOUD R. SHOJAI
et ux
VOL. 340, PG. 32
R.P.R.G.C.T.

DETAIL
SCALE ~ 1" = 30'



2.96
ACRES

TEXAS POWER & LIGHT CO.
VOL. 348, PG. 384
D.R.G.C.T.

SEE LEGAL DESCRIPTION
ATTACHED

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground September 30, 2008.

James R. Maret
Registered Professional
Land Surveyor No. 5433



1" SCALE
= 100'

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~ BASIS OF BEARINGS ~
COURSE ALONG SOUTH LINE
AS PER DESCRIPTION
VOL. 2105, PG. 608
R.P.R.O.C.T.

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151



1806 W. Moore St. South view of Moore St.. driveway entrance on left.



1806 W. Moore St. North view with neighbor's home in background. About 500 feet.



View of Southern neighbor TXU Sub Station property



Rear (East) boundary of property about 250 feet with TXU property bounding it on the East.

TXU wilderness area about 230 feet wide and 600 deep between 1806 W. Moore and Stone Creek
Golf Course wilderness area.



Driveway at 1806 W. Moore St.

Approximately 340 feet to house and pick up truck

STAFF REVIEW LETTER

June 15, 2016

Thomas & Tamra Bragg
1800 W. Moore
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a gravel driveway in lieu of the required asphalt or concrete in an R-1 (One Family Residential) District for the property located at 1806 West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

4. Drive approaches shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. From edge of Moore Street to property line shall be asphalt.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 10.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1727 E. LAMAR STREET

The request of Mohsin J. Ali (Owner), Shawn Aziz (Representative), Sartin & Associates (Surveyor) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property located at 1727 East Lamar Street, being Lot 24, Block 20, Chapman & Simmons Replat of Block 20 of Christian College Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 6' rear yard setback in lieu of the required 15' abutting residential for a convenience store in a C-1 (Retail Business) District.

Planning and Zoning Commission

Site plan approval for a Convenience Store

Background:

The property is located at 1727 East Lamar; the northwest corner of Lamar Street and Carr Avenue and is zoned a C-1 (Retail Business) District. The survey shows a dilapidated building located on the lot; it has recently been demolished.

The owner would like to construct a 1,500 square foot, brick veneer convenience store at this location; eight (8) parking spaces will be provided. They are also requesting a variance to allow a 6' rear setback abutting the residential property at the rear of the lot.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Mohsin J. Ali (Owner)

Shawn Aziz (Representative)

Sartin & Associates (Surveyor)

Nathan Gray, NBS Drafting & Design (Draftsman)

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:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

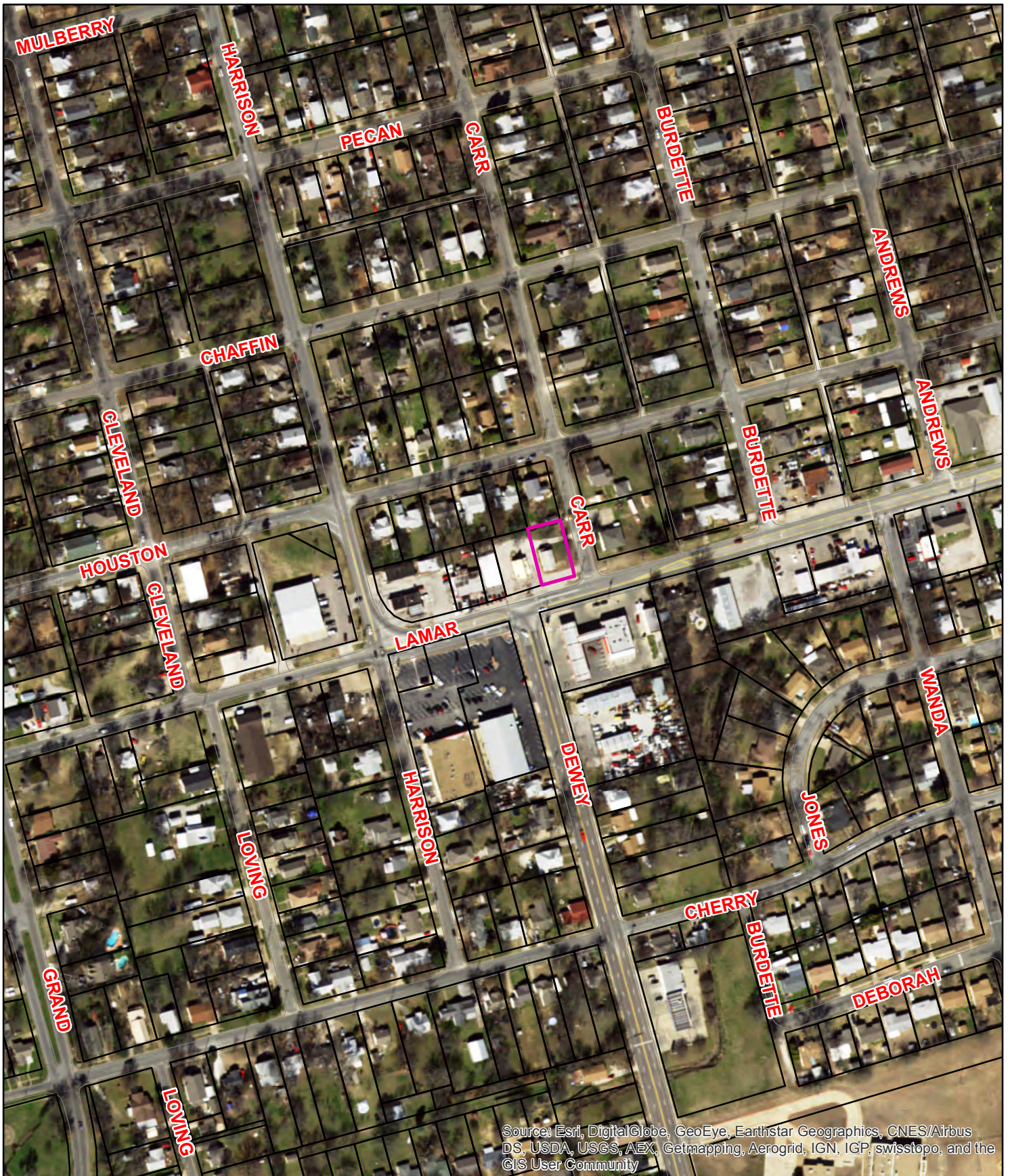
Zoning Photo

Survey

Site Plan

Elevations

Staff Review Letter

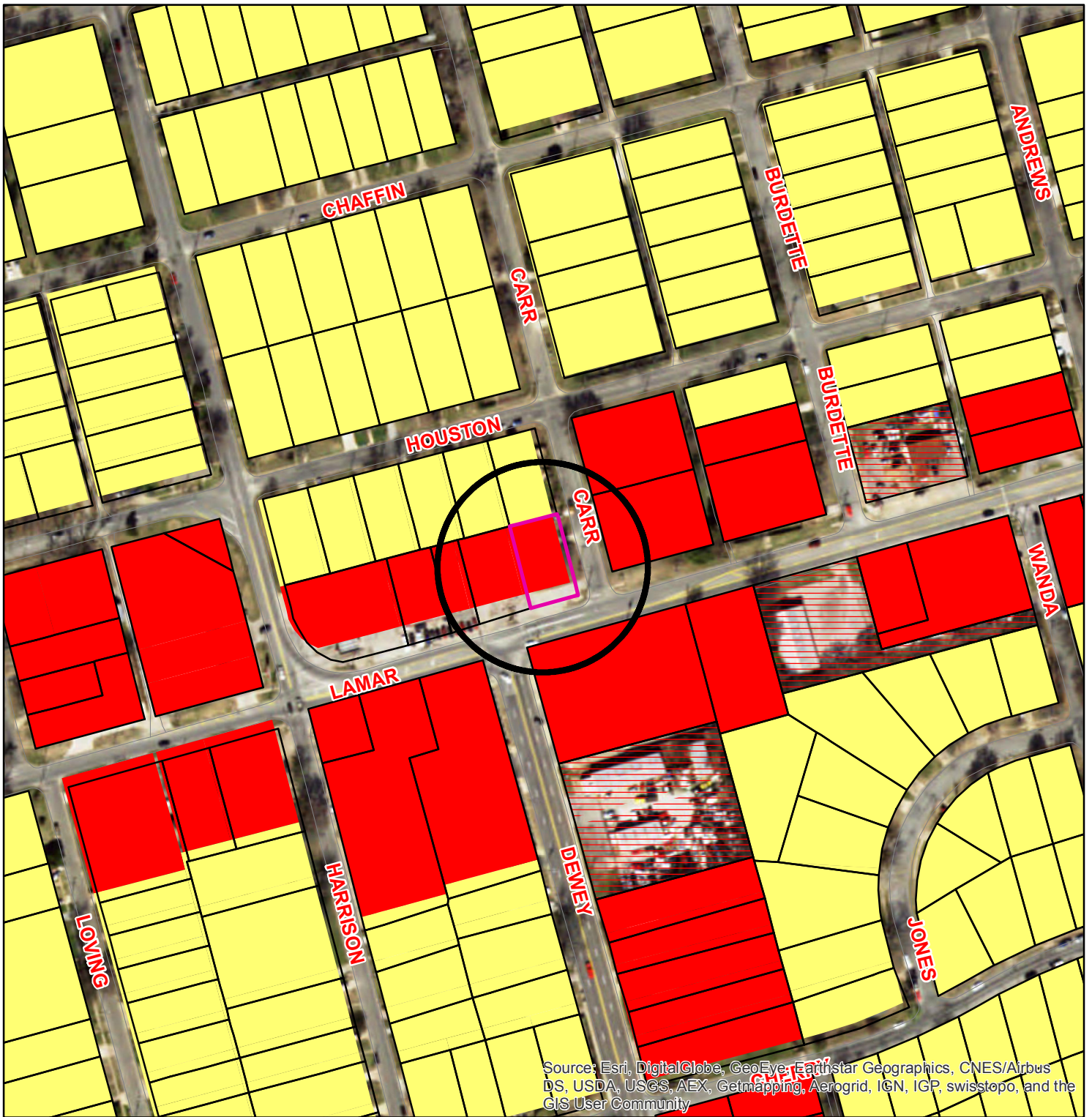


1727 E. Lamar Street



1 in = 267 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1727 E. Lamar

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

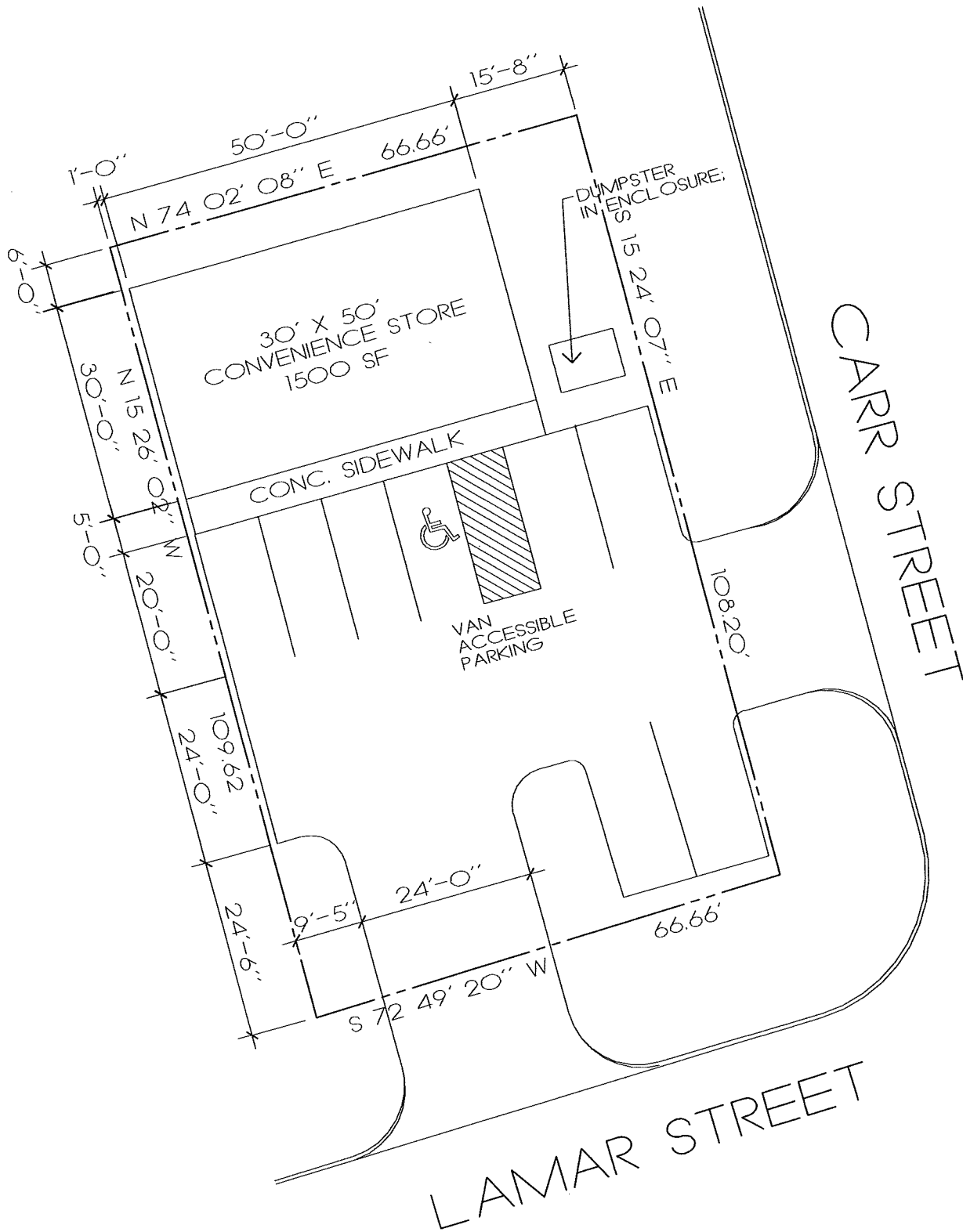
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1727 E. Lamar



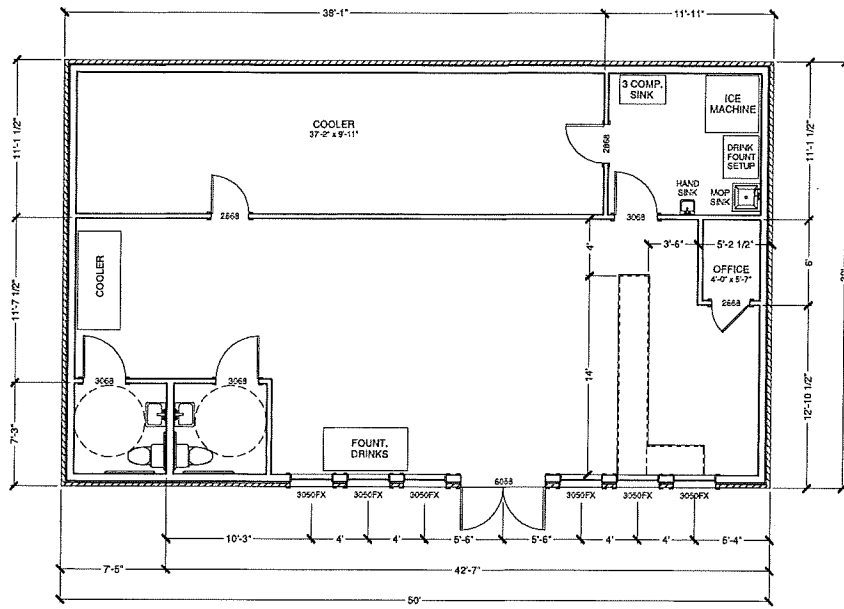




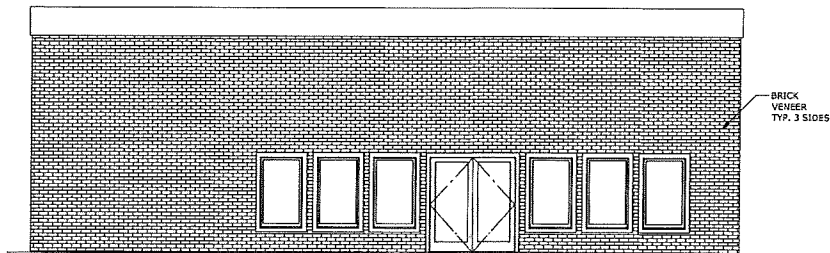
1727 E. LAMAR STREET
 SHERMAN, TEXAS
 GRAYSON COUNTY

SITE PLAN
 SCALE: 1" = 20'-0"

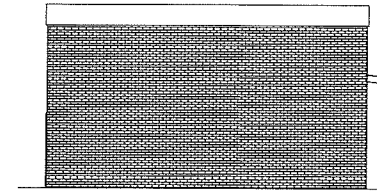




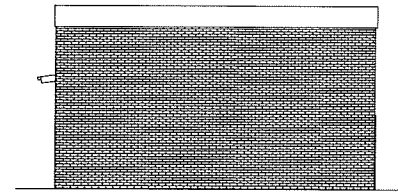
FLOOR PLAN
SCALE: 1/4" = 1'-0"



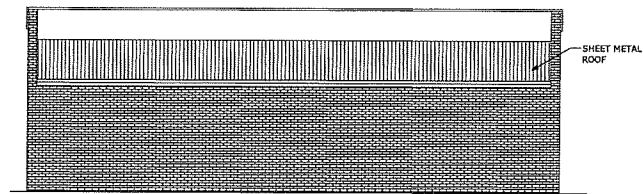
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Convenience Store for
SHAWN AZIZ
1727 E. Lamar
Sherman, Texas

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

DATE:
5/25/2016
SCALE:
SHEET:

A-1

STAFF REVIEW LETTER

June 15, 2016

Mohsin J. Ali
204 Spring Park Dr.
Arlington, TX 76014

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

Shawn Aziz
810 Holland Dr.
Denison, TX 75020

Dear Applicants,

The request for site plan approval for a convenience store for the property located at 1727 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. The rear yard setback shall not be less than 15 feet abutting a residential district unless an exception is granted.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
5. All parking shall be on private property and shall not encroach into the Lamar Street or Carr Street right-of-way.
6. Parking shall be provided for minimum of (8) spaces; 1 per 400 square foot; a parking space is considered to be 9'x20'.
7. A minimum 6' screening height is required and maintained abutting any residential uses unless an exception is granted.
8. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
9. The dumpster shall be located in the main building area (10' from the side street property line) and coordinated with the Public Works Department.
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. Driveway approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Verify sewer location in reference to proposed building.
14. The location of the trash receptors must be approved by the Director of Public Works.

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

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

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

Respectfully,

A handwritten signature in dark ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

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

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



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

Agenda Item No. 11.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1112 N. WILLOW STREET

The request of Austin College (Owner), Curry Vogelsang (Representative) Frank McColloch, BMNW Resources, LLC (Representative) and Roff Operating Company, LLC (Drilling Company) concerning the property located at 1112 North Willow Street, being Lots 3, 4 and the north 25' of Lot 5, Block 3, Binkley's 1st Addition, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well in an R-1 (One Family Residential) District and College Park Overlay District.

Background:

The property is located at 1112 North Willow Street; the northwest corner of Willow and Richards Streets, next to the railroad tracks. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Roff Operating Company LLC would like to drill an oil and gas well on land owned by Austin College. They propose to drill the City of Sherman No. 1 Well to test the southern extension of the Sherman Field, including all potentially productive zones. To accomplish this, Roff will drill a 10,500 foot conventional vertical well. If the test is successful, Roff will complete and produce the well in a manner similar to the other wells in the Sherman Field. Upon acquiring all the necessary City and State permits it is anticipated that drilling operations will commence sometime in August, 2016.

Adjacent Zoning:

R-1 (One Family Residential) District
College Park Overlay District

Origination:

Austin College (Owner)
Curry Vogelsang (Representative)
Frank McColloch, BMNW Resources, LLC (Representative)
Roff Operating Company, LLC (Drilling Company)

Master Plan Designation:

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

Number of notices mailed:

1

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Photo
Survey
Site Plan
Surrounding Residences
Staff Review Letter

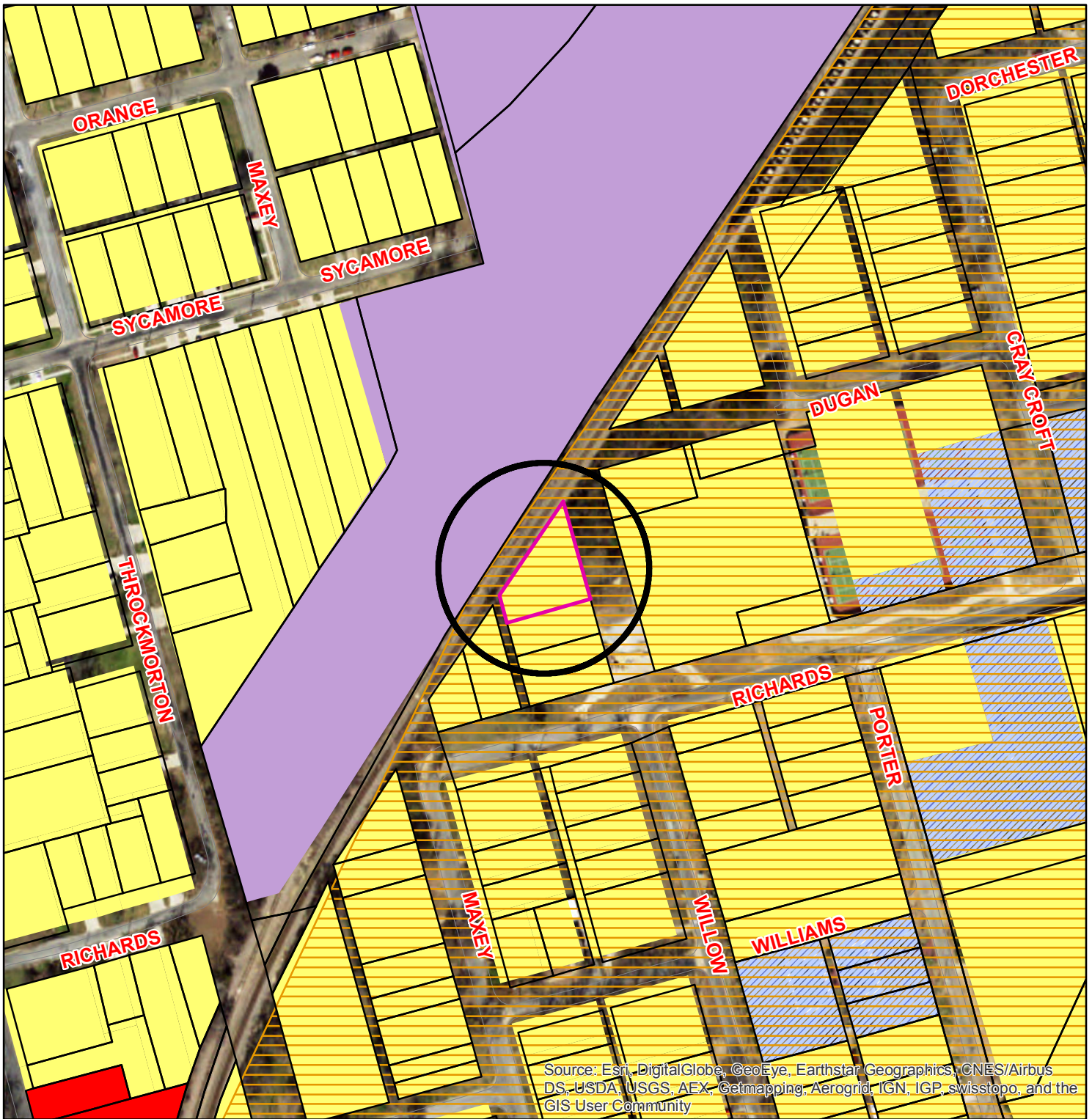


1112 N. Willow



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1112 N. Willow

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

1112 N. Willow



Well Site (City of Sherman #1) as
 staked on 5/24/16:
 Latitude: N33°38'55.105"
 Longitude: W96°36'09.516"
 Ground elevation: 760.9'
 Pad Site:
 58,690 Sq Ft.
 and/or 1.347 Acres

Location Map

(not to scale)



Note: Location of utility lines shown hereon
 are from GIS maps provided by the City of
 Sherman to the undersigned surveyor. No
 excavation has been evidenced to verify
 actual locations.

Bearing Base:

Grid North, as derived from a "survey grade" global
 positioning system (GPS), operated in the Texas
 State Plane Coordinate System, North Central Zone.
 The distances shown hereon are ground distances.

Legend:

- 1. ssmh = sanitary sewer
manhole
- 2. usb = utility service boxes
- 3. epb = electrical pull box
- 4. wm = water meter
- 5. GE = ground elevation
- Lease Lines

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

Oil Well Site Map for: Roff Operating Company, LLC

Project: City of Sherman No. 1

Job No. CGS40516
 Map 3

Site Usage Area as defined as
 area bound by:
 Tennis Court to North
 Railroad tracts to West
 Railroad tracts to Southwest
 and road to Southeast
 Road to East

Well site location bears:

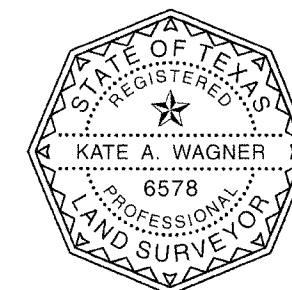
- 1) S49°49'49"W 361.51' from
Northeast corner of Block 7
- 2) N83°07'11"W 347' from
Southeast corner of Block 7
- 3) N47°14'53"E 291.49' from
Southwest corner of Block 3
- 4) N55°09'45"E 274.73' from
Northwest corner of Block 3
- 5) S15°24'E 137.13' from
Northeast corner of Block 3
- 6) S04°17'03"W 177.76' from
Northwest corner of Block 7

J.B. McAnair Survey
 Abstract No. 763
 City of Sherman
 Grayson County, Texas

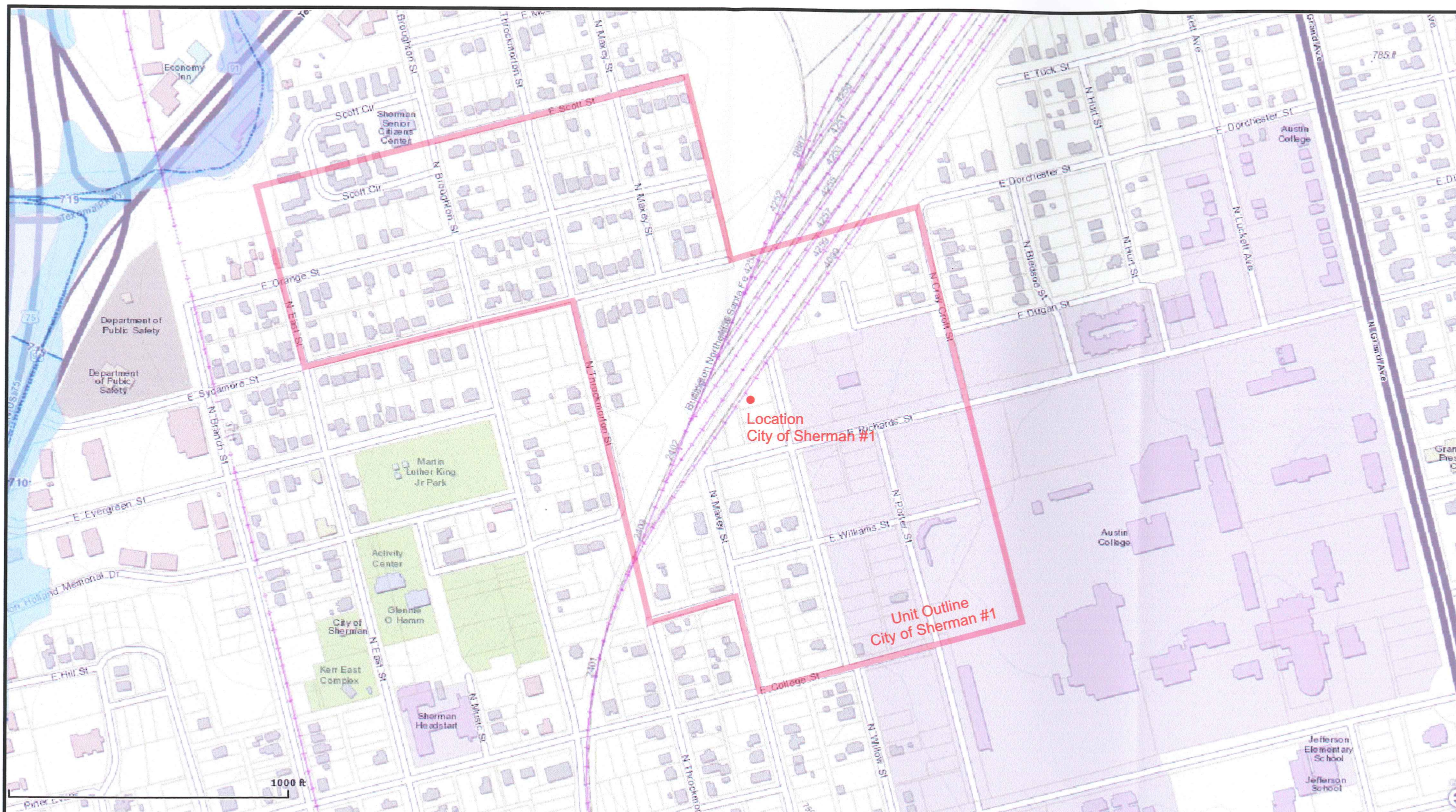
GRAPHIC SCALE



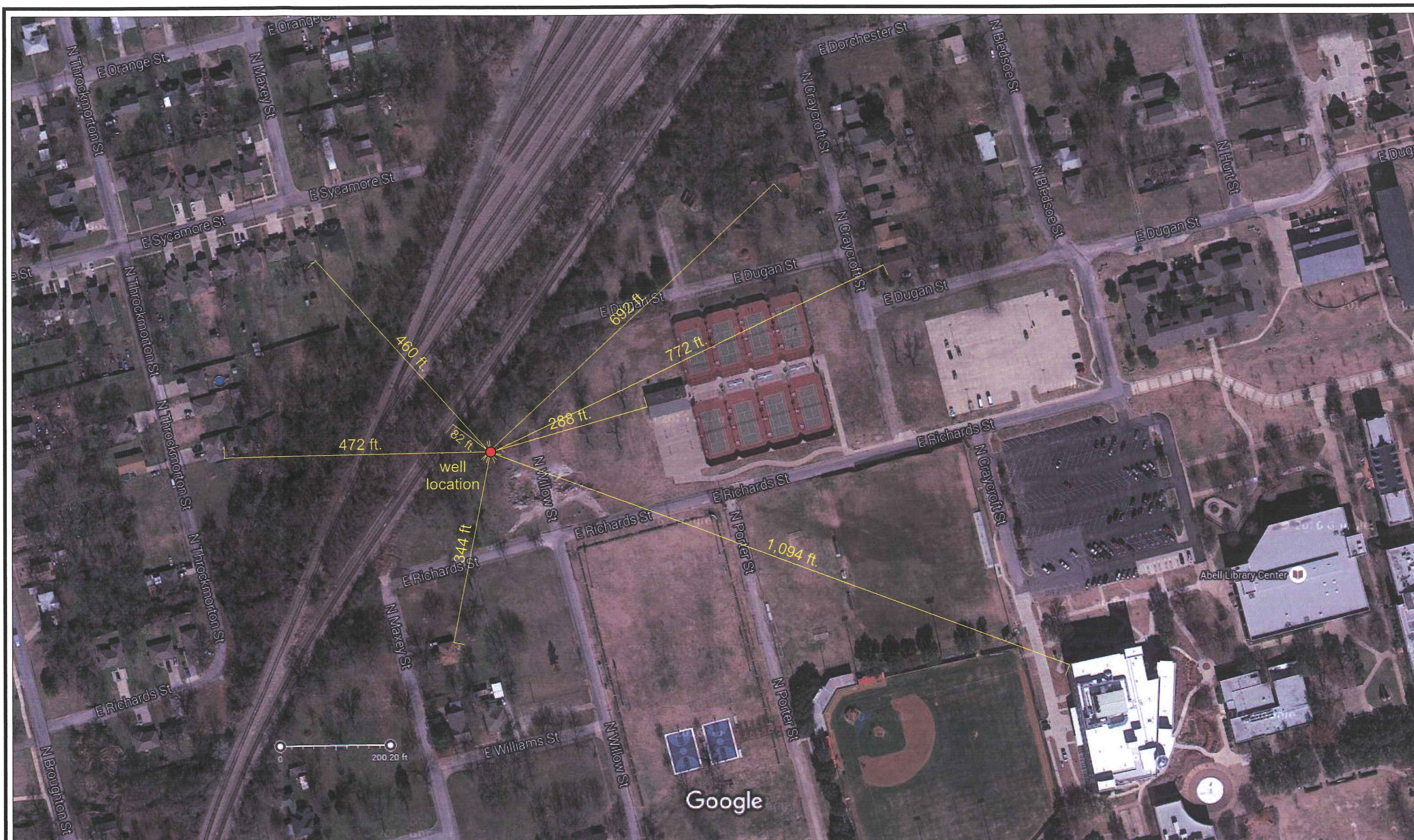
(IN FEET)
 1 inch = 100 ft.



Kate A. Wagner, R.P.L.S. No. 6578
 June 6, 2016



Unit Outline; City of Sherman #1



Location
City of Sherman #1

STAFF REVIEW LETTER

June 15, 2016

Austin College
Attn: Heidi B. Ellis
900 N. Grand Ave.
Sherman, TX 75090

Frank McColloch
4925 Greeville, Ave., Ste. 841
Dallas, TX 75206

Roff Operating Company, LLC
600 Travis, Suite 7070
Houston, TX 77002

Curry Vogelsang
200 N. Travis, Ste. 300
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow the drilling of an oil/gas well in an R-1 (One Family Residential) District and College Park Overlay District for the property located at 1112 North Willow Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the Oil and Gas Well Ordinance (Chapter 4, Article 4.10) shall be followed.
2. Provide copy of Railroad Commission Application to drill and copies of requirements of Railroad Commission based on application.
3. Provide name address and phone number of operator of lease and property owner and name and number of contact person for the operator.
4. Provide description of the lease or lands involved and length of time surface operations are expected to occur.
5. Provide a scale drawing showing location of the well, ownership of the land, property lines, structures and offset operators or land owners.
6. Provide the name and address of the drilling contractor.
7. Provide a scaled drawing showing the proposed site and the location, distance to and nature of adjacent land uses.
8. Provide a statement warning of possible hazardous formation conditions that may be encountered during or as a result of the proposed drilling or exploration operation as maintenance of an existing well site.
9. Provide a copy of Operators Spill Prevention Plan.
10. Provide a certificate of insurance that carries a minimum coverage for bodily injury of \$500,000 for each occurrence and \$1,000,000 aggregate, and for the cost of controlling a well that is out of control, re-drilling or restoration expenses, seepage or pollution damage as first party recovery for the operator and related expenses, including but not limited to evacuation of residents, in the amount of at least \$5,000,000 per occurrence. The lease owner shall carry at all times this minimum limit of insurance until such time the well is out of production and all appurtenances removed from the site. The insurance under all situations and at all times shall list the City of Sherman as additionally named insured.

11. The oil or fuel storage tank or tank battery shall be installed in conformance with the spill prevention control and counter measure plan published by the U.S. Environmental Protection Agency.
12. A tank or tank battery shall not be located nearer than 150' from any residence or dwelling, unless the tank or tank battery existed prior to the residence or dwelling.
13. A tank or tank battery shall not be closer than 30' from any combustible structure.
14. Oil and fuel storage tanks or tank batteries, fences and wall shall be kept well painted and in good repair.
15. If the well(s) associated with an oil storage tank or tank battery is/are plugged, or if the storage tank battery is no longer in use, the storage tank or tank battery and associated pipelines shall be removed and the land restored. This provision includes all associated appurtenances with the wells and or tank batteries. This removal shall occur within six months unless documentation can be provided that the well and or tank battery will be used within the next two years. For the purpose of this provision, the term no longer in use shall mean that the tank or tank battery, while it or they may contain some residue of fuel, has not been pumped into or out of within the past six months.
16. Other oil or fuel storage tanks that receive products from transmission or distribution lines that are not pumped into or out of for a period of six months shall be considered abandoned and/or unused. The leaseholder shall disassemble and completely remove such tanks and all associated appurtenances from the site unless it is shown that there are plans to reuse the storage tanks within the next two years.
17. Within six months after the removal of any oil storage tanks or tank batteries, the permittee shall restore the property to its original state insofar as possible, to include removal and/or restoration of any un-remediated soil.
18. Pumps shall be electrically powered.
19. All surface equipment shall be kept clean, painted, in good repair and properly lubricated in order that they will operate quietly. The noise produced by well jacks or units on a producing well shall not exceed 50 decibels at any boundary of the parcel on which the well is located.
20. All flow lines shall be buried at least (1) one foot under the ground. Depending upon adjacent land uses and proposed streets, roads and highways, the City may require lines to be buried at a greater depth.
21. Upon the removal of the associated tank batteries and/or the plugging of wells associated with such pipelines, the pipelines shall be removed.
22. Any waste oil or water in, on, or around any premises shall be immediately cleaned up and the ground shall be cleaned of any oil bearing dirt.
23. The leaseholder shall proceed with the drilling operations with the highest degree of care so as not to injure adjoining property or persons in any manner by keeping the premises suitably fenced or guarded 24 hours a day in such manner as to avoid trespassing during the drilling and exploratory operations; and to remove all drilling mud upon completion of drilling operations; immediately cleaning the grounds around the well of all drilling mud and/or salt water or water. The area shall be made to conform in appearance to the lands in the neighborhood wherein such drilling, exploration or maintenance operations are so conducted. All pits and contents shall be removed from the premises and the drill site within 30 days after completion of the well. Prior to the commencement of any drilling operations a private road shall be installed to the drill site and the operation site that is at least (10) ten feet wide and has an overhead clearance of at least 14 feet and is surfaced and maintained to prevent dust and mud.
24. Sounds during drilling operations shall not exceed 60 decibels during daytime hours between 7 a.m. and 7 p.m. and 50 decibels during nighttime hours between 7 p.m. and 7 a.m. measured at any occupied structure on a parcel other than the parcel on which the oil or gas well is located.

25. The center of any well at the surface shall be a minimum of 25 feet from any storage tank or source of ignition; 100 feet from any building accessory to the well, public street, road, highway, right-of-way or property line; 300 feet from any water well; 400 feet from any commercial or industrial building and 600 feet from any residence. The minimum distances may be reduced by a waiver granted by the Planning and Zoning Board and the City Council or by written notarized waivers granted by owners of all buildings within the radius being protected from drilling. All waivers must identify the property address, block and lot number, subdivision name (if applicable), and plat volume and page. Such waivers must be filed, at the expense of the operator in the Grayson County Records.
26. Drilling under the railroad shall be approved by the BNSF Railroad.
27. Any damage to the existing roadways shall be repaired by the drilling company.
28. Review the zoning and development ordinance for additional requirements.
29. 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:

30. Verify distance of proposed well to existing utilities.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 12.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1400 W. TAYLOR

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

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 30th through October 31st, 2016, January 13, 2017 and February 10th and 11th, 2017 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

Background:

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

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

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

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

Objections Received:

0

Attachments

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



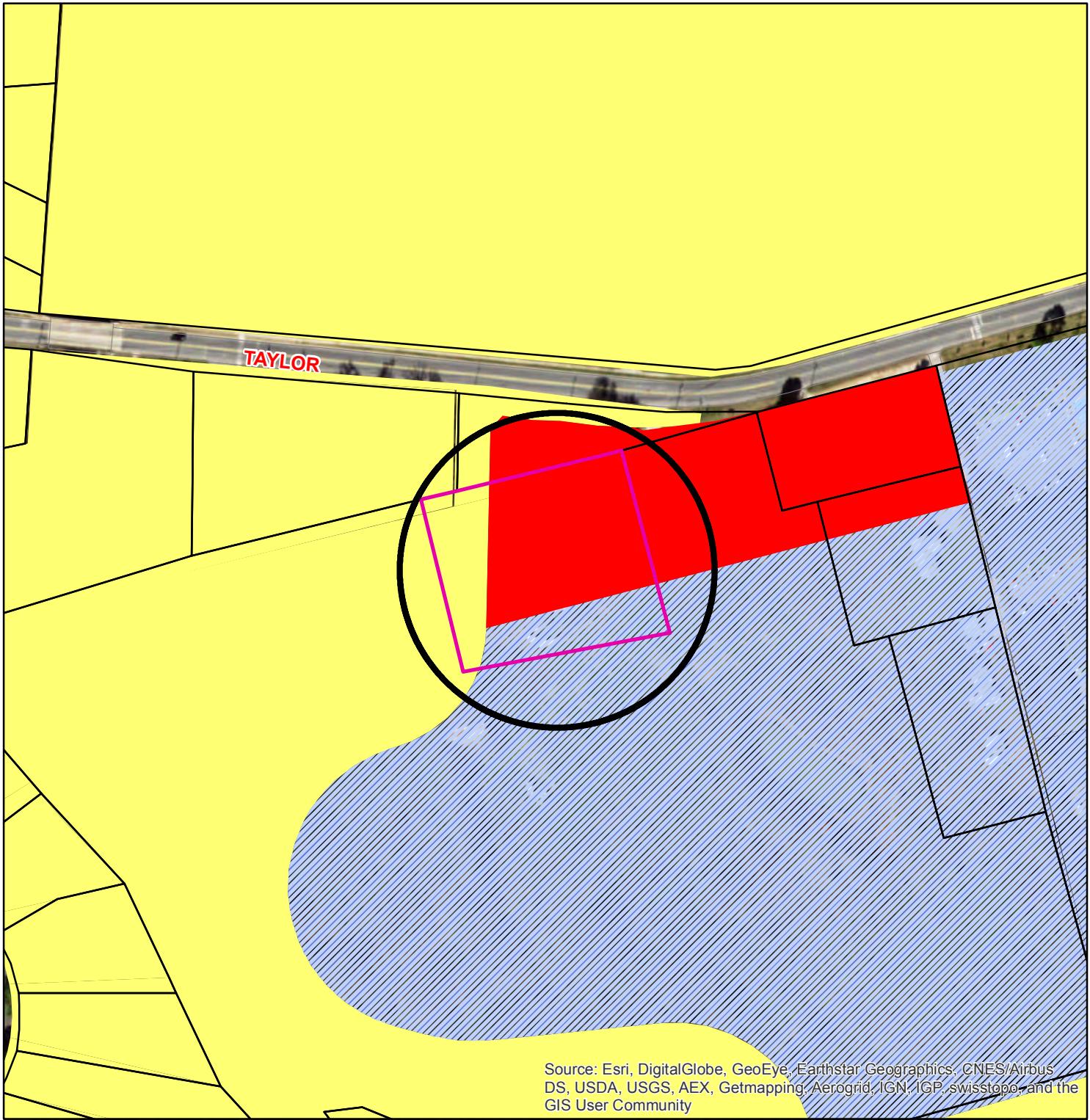
Sherman
CLASSIC TOWN. BROAD HORIZON.

1400 W. Taylor



1 in = 642 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1400 W. Taylor

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1400 W. Taylor



2016 / 2017
ADDITIONAL INFORMATION
TEMPORARY USE PERMIT
HATCH & KRAVENS SLAUGHTERHOUSE
HAUNTED HOUSE ATTRACTION
1400 W TAYLOR STREET

DATES OF USE/OPERATION:

SEPT 30, OCT 1	(FRI,SAT)
OCT 7, 8	(FRI, SAT)
OCT 14,15	(FRI,SAT)
OCT 21,22,23	(FRI,SAT,SUN)
OCT 28,29,30,31	(FRI,SAT,SUN,MON)

JANUARY 13th 2017 (FRIDAY 13th SHOW)

FEBRUARY 10,11, 2017 (VALENTINES SHOW)

*OPTIONAL ALTERNATE DATES FOR RAIN-OUTS / GRAYSON &
AUSTIN COLLEGE NITES: (If needed).

OCTOBER 9, 16, 27, 2016 - FEBRUARY 12th,2017

HOURS OF OPERATION:

8pm – 12am FRIDAY & SATURDAY

8pm - 11pm SUNDAY thru THURSDAY

USAGE:

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

[illegible]

STAFF REVIEW LETTER

June 15, 2016

Charles Anderson
1300 W. Taylor
Sherman, TX 75092

John LeBlanc
221 W. Texas
Sherman, TX 75092

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

Dear Applicants,

The request for a (Renew) Temporary Use Permit to allow a Haunted House from September 30th through October 31st, 2016, January 13, 2017 and February 10th and 11th, 2017 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District for the property located at 1400 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

11. Parking will be permitted on private property only.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 13.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

5011 N. U.S. HIGHWAY 75

The request of Russell Spears (Owner), Rodney Owens, Paramount Senior Living (Prospective Buyer), DFD Architects, Inc. (Architect) and Keen Surveying, LLC (Surveyor) concerning the property at 5011 North U.S. Highway 75, being 5.161 acres in the Brown Ricketts Survey, Abstract No. 1153, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a skilled nursing facility in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

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

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

Adjacent Zoning:

R-1 (One Family Residential) District
SF-1 (Single Family Residential) District
C-1 (Retail Business) District

Origination:

Russell Spears (Owner)
Rodney Owens, Paramount Senior Living (Prospective Buyer)
DFD Architects, Inc. (Architect)
Keen Surveying, LLC (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:

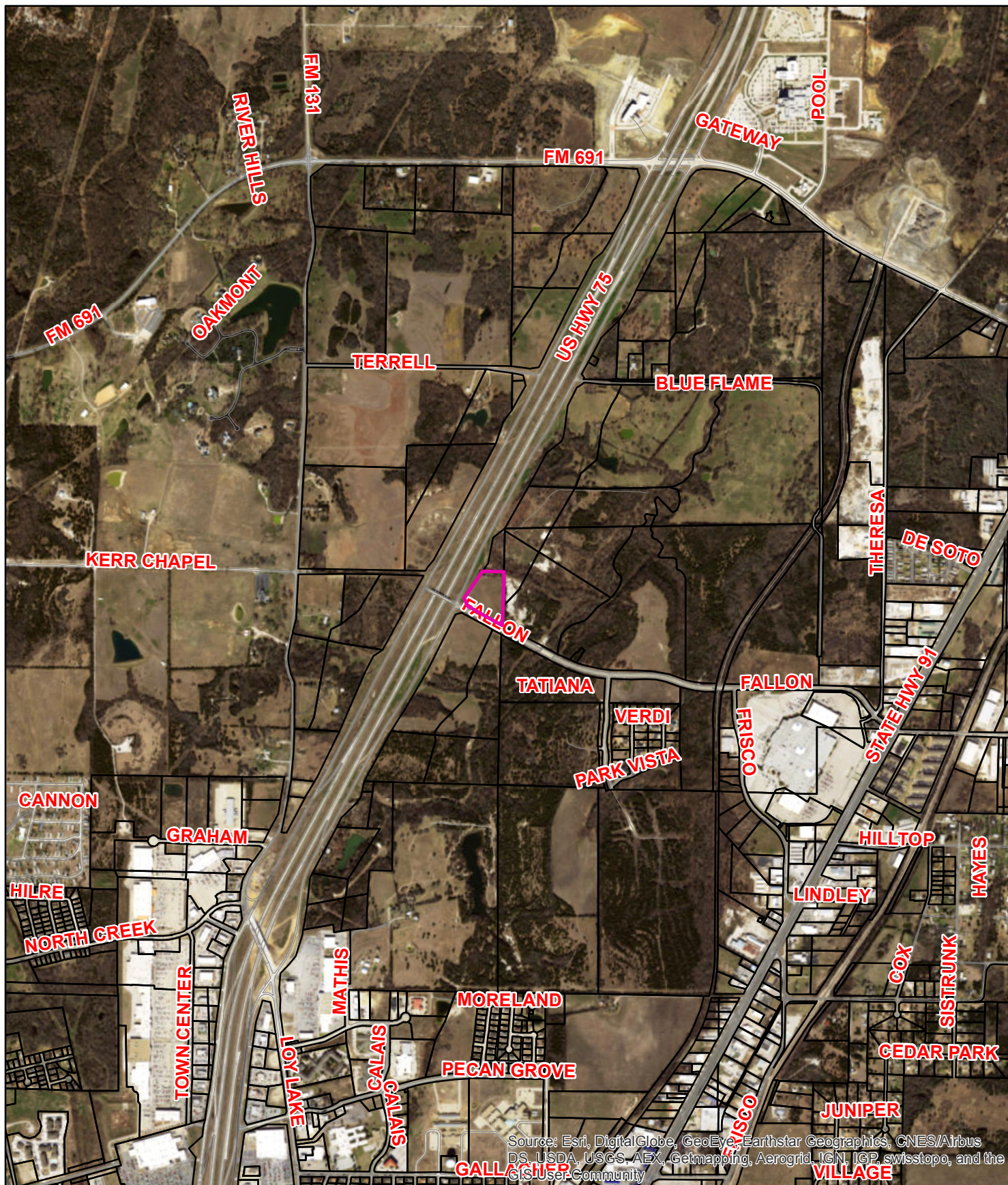
1

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Photo
Narrative
Survey
Site Plan
Elevations
Floor Plan
Staff Review Letter



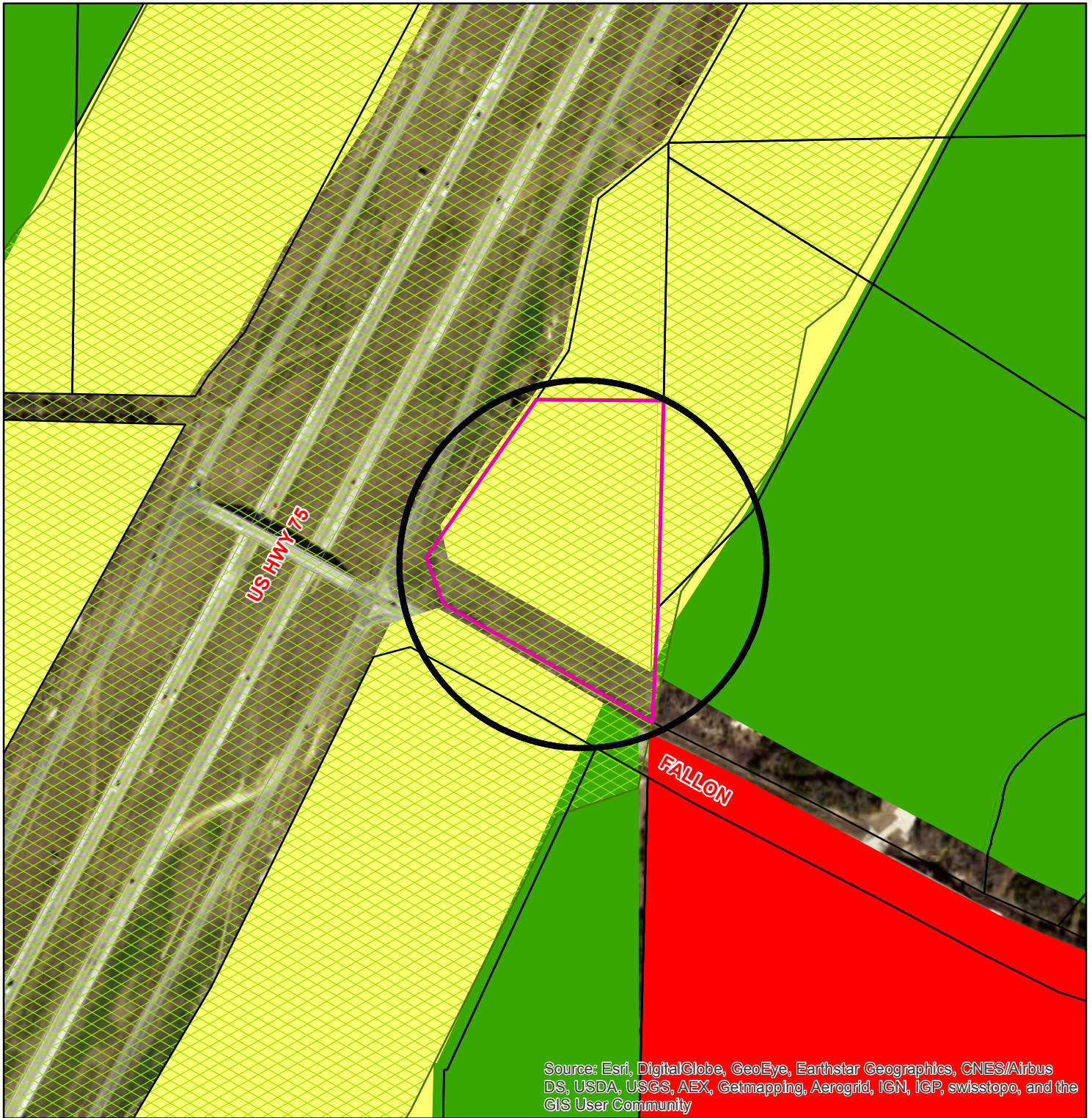
Sherman
CLASSIC TOWN. BROAD HORIZON.

5011 N. U.S. Highway 75



1 in = 1,667 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5011 N. U.S. Highway 75

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



1 in = 300 ft

5011 N. Highway 75





May 25, 2016

City of Sherman, Texas
Planning and Zoning Commission
220 West Mulberry Street
Sherman, Texas 75090

Re: Proposed Zoning Change for a 5.161 Acre site located at the corner of HWY 75 and Fallon Drive
Part of the Brown and Ricketts Survey abstract no. 1553 Vol. 1661 Page 403

To The PNZ Commissioners,

We respectfully submit the following summary in order to best describe the proposed project.

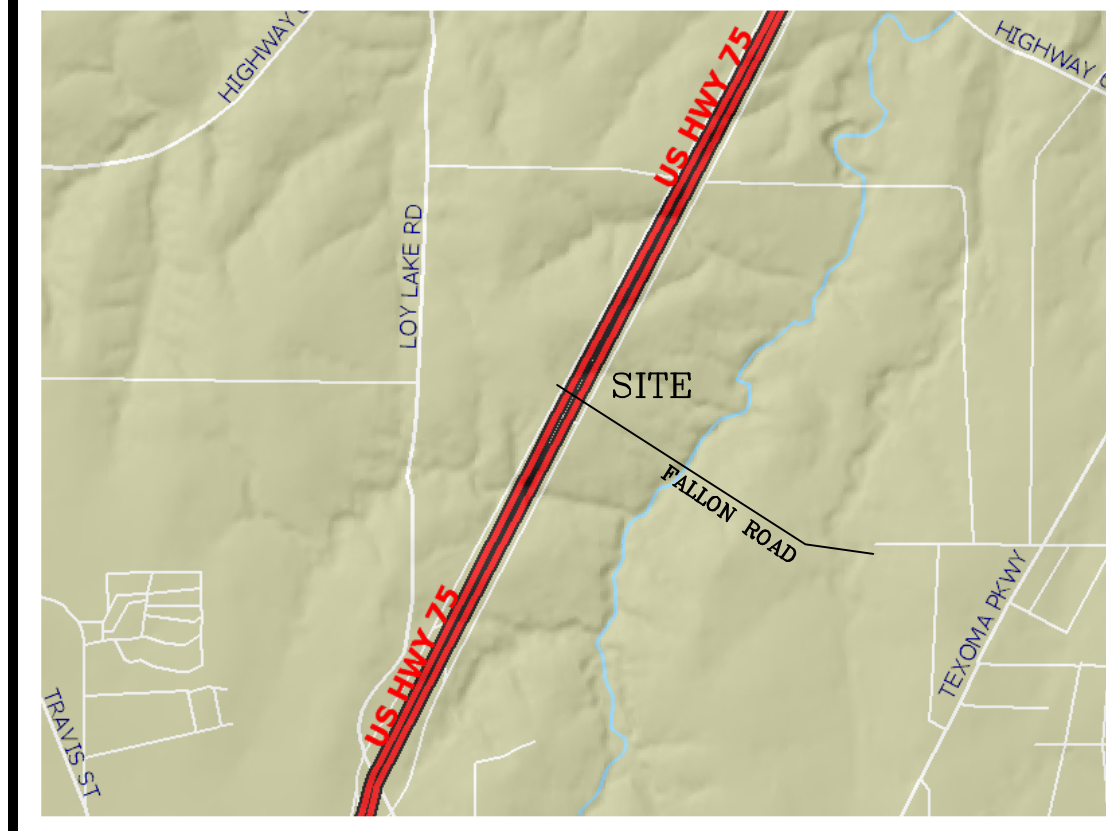
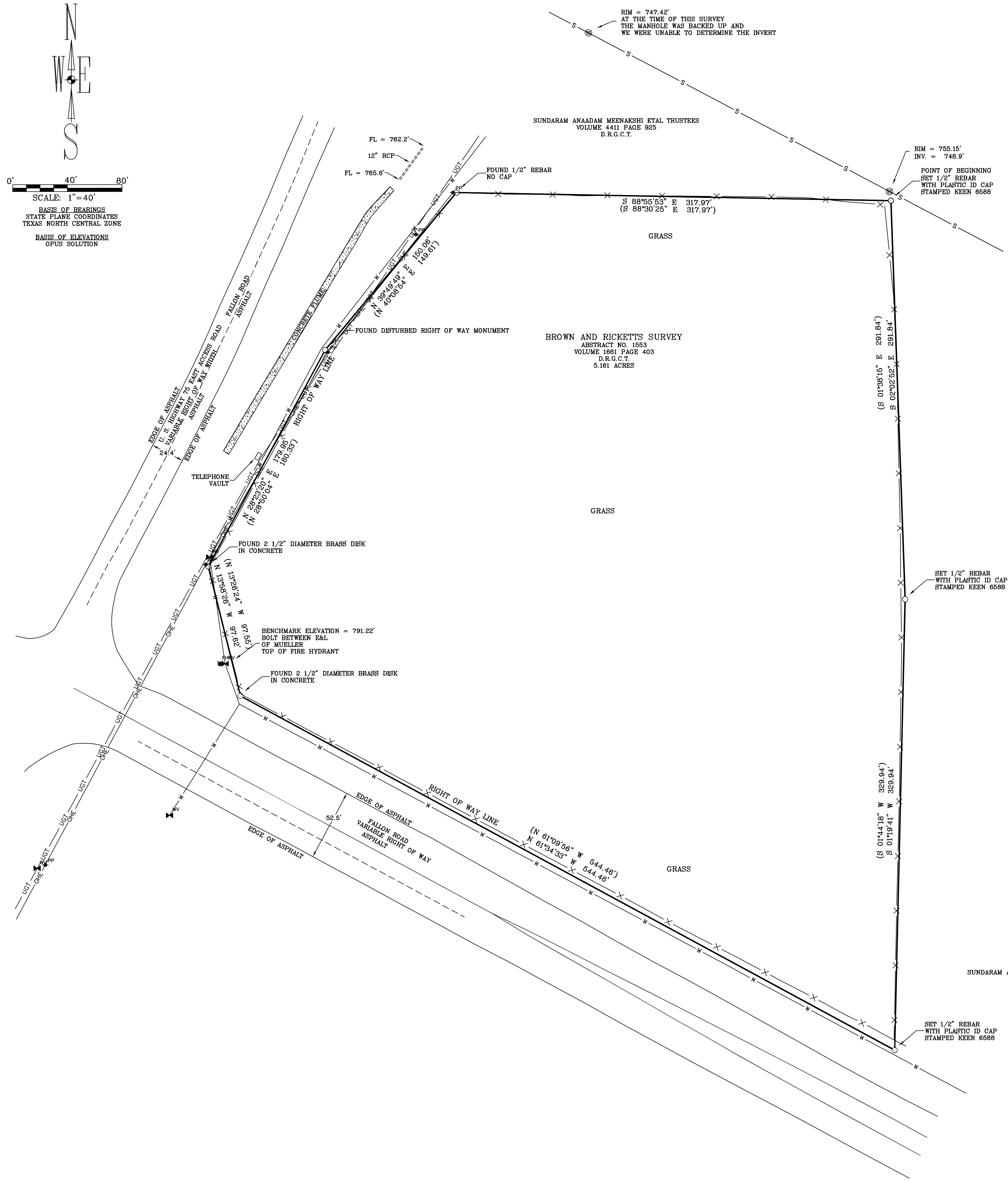
This will be a Skilled Nursing Facility. A single story wood frame structure with a combination of cement fiber board lap siding and masonry veneer. Gabled metal roofs and exposed wood structure. The facility will be 54,400 overall square feet.

We look forward to working with the City of Sherman and its citizens to provide a first rate Skilled Nursing Facility that will serve the Community for years to come.

Thank you for your time and assistance in this project

Sincerely,

David V. Harris
Project Manager
dharris@dfdarch.com
o-512.259.4175 ext. 205
m-512.762.89224



- LEGEND**
- CORNER AS NOTED ———— O ————
 - POWER POLE ———— PP ————
 - WATER VALVE ———— WV ————
 - SANITARY SEWER MAN-HOLE ———— SS ————
 - FIRE HYDRANT ———— FH ————
 - TRACT BOUNDARY LINE ————
 - FENCE LINE ———— X ———— X ————
 - WATER LINE ———— W ————
 - UNDERGROUND TELEPHONE LINE ———— UGT ———— UGT ———— UGT ————
 - OVERHEAD POWER LINE ———— OHE ————
 - SEWER LINE ———— S ———— S ————
 - SPOT ELEVATIONS ———— 756.07 ————
 - (DEEDED BEARING AND DISTANCE)
 - D.R.G.C.T. ———— DEED RECORDS GRAYSON COUNTY TEXAS

Survey Description

Being a 5.161 acre tract of land situated in the Browns Ricketts Survey, Abstract No. 1153 and being part of a called 40.075 acre tract of land conveyed to J. William Russell, JR., John Alexander Spears, Bradford Lee Spears, Elizabeth Halsell Spears-Voiles, Russell Charles Spears, William C. Marshall and Scott Marshall as recorded in Volume 1661, Page 403, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a set 1/2" rebar with plastic id cap stamped KEEN 6588 at the Northeast corner of said 40.075 acre tract of land.

Thence South 02°02'52" East, along the East line of said 40.075 acre tract, a distance of 291.84 feet to a set 1/2" rebar with plastic id cap stamped KEEN 6588;

Thence South 01°19'41" West, along said East line of said 40.075 acre tract, a distance of 329.94 feet to a set 1/2" rebar with plastic id cap stamped KEEN 6588 on the North right of way line of Fallon Drive;

Thence North 61°34'33" West, along said North right of way line, a distance of 544.46 feet to a found 2 1/2" brass cap in concrete on the East right of way line of U.S. Highway 75;

Thence North 13°58'26" West, along said East right of way line, a distance of 97.62 feet to a found 2 1/2" brass cap in concrete;

Thence North 28°23'20" East, along said East right of way line, a distance of 179.95 feet to a found disturbed right of way monument;

Thence North 39°49'49" East, along said East right of way line, a distance of 150.06 feet to a found 1/2" rebar with no cap on the North line of said 40.075 acre tract;

Thence South 88°55'53" East, leaving said East right of way line and along the North line of said 40.075 acre tract, a distance of 317.97 feet to the point of beginning, containing 5.161 acres of land.

Flood Information

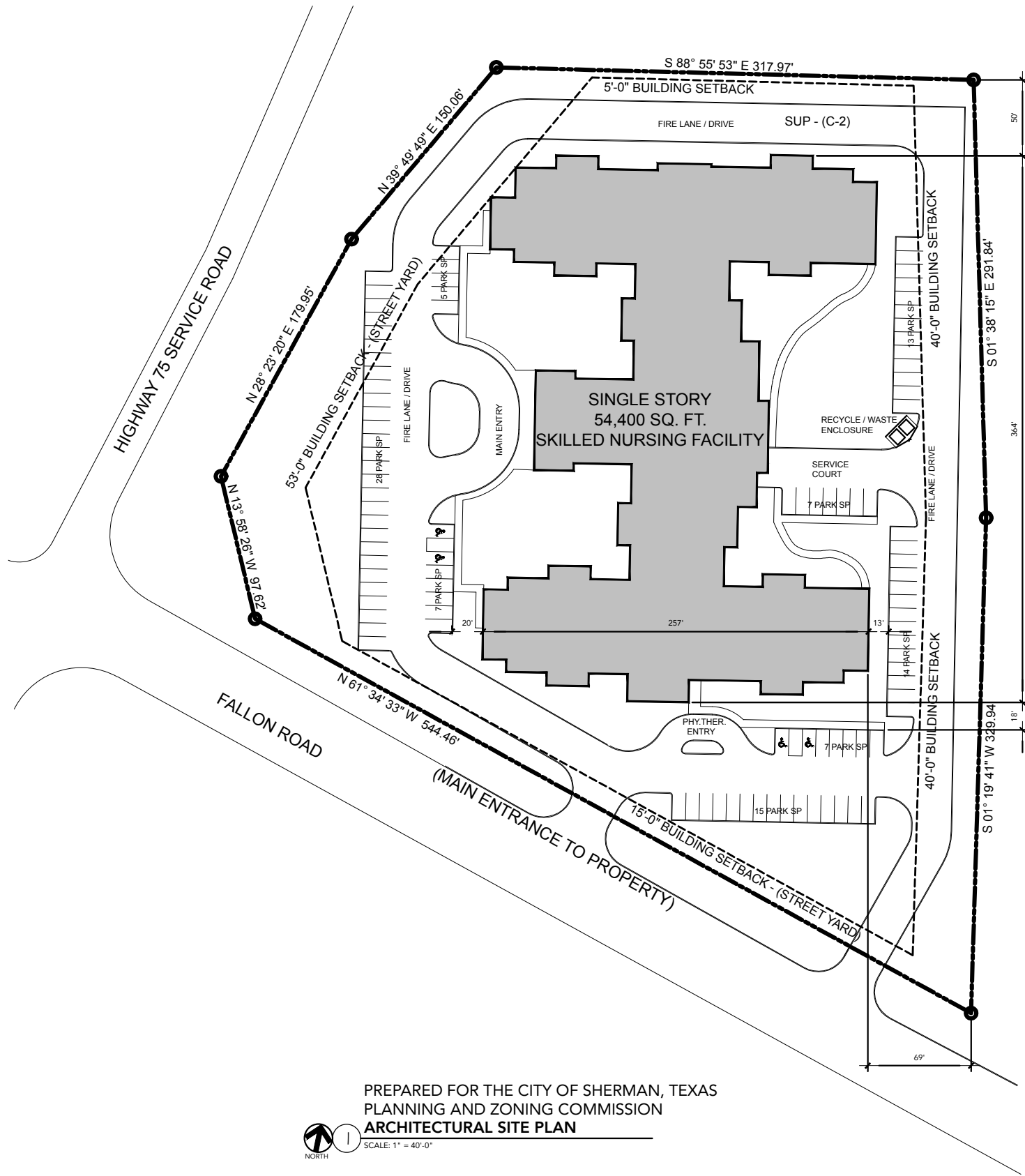
This property is located in "Zone X", according to the Flood Insurance Rate Map Community Panel Number 48181C0280F, dated 9/29/10, and is not within the 100 Year Flood Plain.



MAP PREPARED FOR:
JOHN THOMAS ENGINEERING
FIRM #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 4/19/16
SCALE: 1" = 40'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1278.147



PREPARED FOR THE CITY OF SHERMAN, TEXAS
PLANNING AND ZONING COMMISSION
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

City of Sherman, Texas.
Planning & Zoning Commission Members

Joe Gilbert, Chair
Kyle Patterson, Vice-Chair
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Clay Mahone, Commissioner
Jeff Adams, Commissioner
Staff Representatives

Scott Shadden
Director Developmental Services
903-892-7229
Patsy Reeves
Administrative Secretary
903-892-7229

City of Sherman, Texas.
220 West Mulberry Street
Sherman, Texas. 75090

Zoning Information

Currently Zoned: R-1
Proposed Zoning: SUP (under the C-2 and
O-1 (75 & 82) Overlay District Guidelines)

Area Calculations

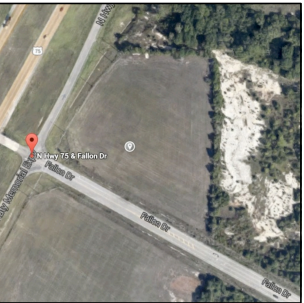
Overall Lot Size - 224,814 Sq. Ft.
Building Footprint - 54,400 Sq. Ft.
Drives and Walks - 72,665 Sq. Ft.
Total Impervious - 127,065 Sq. Ft.
127,065 Sq. Ft. ~ 57% Impervious Coverage
224,814 Sq. Ft.

Parking Calculations

Per Ordinance: 1 Space for every 3 Beds=
159 Beds Total / 3 Beds=
53 Spaces Required.
Total Number of Spaces Provided:
96 Spaces. (92 Regular Spaces. 4 Accessible Spaces)



2 VICINITY MAP
SCALE: N.T.S.



3 AERIAL PHOTO
SCALE: N.T.S.

Landscape Requirements

Tree Survey indicating species and caliber of tree
has not yet been developed for this project.
Proposed Project will adhere to Section 17 of the
City of Sherman Residential and Commercial
Tree Preservation Guidelines.

(PROPOSED SITE DOES NOT HAVE EXISTING TREES)

REVISIONS:

SHERMAN SKILLED NURSING FACILITY

OWNER:
Paramount Senior Living
403 Alexandria Circle
Southlake, Texas 76092



PROJECT LOCATION:
The Corner of Fallon Road and Highway 75
Sherman, TX 75090

DATE:
MAY 26, 2016

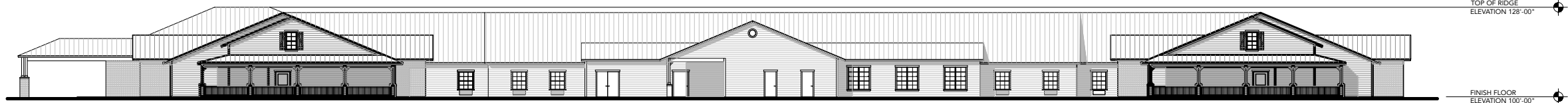
This document is not for regulatory
approval, permitting or construction

**SITE PLAN
FOR PNZ**

AS100



1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"
PREPARED FOR THE CITY OF SHERMAN, TEXAS
PLANNING AND ZONING COMMISSION



2 REAR ELEVATION
SCALE: 1/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

City of Sherman, Texas.
Planning & Zoning Commission Members

Joe Gilbert, Chair
Kyle Patterson, Vice-Chair
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Clay Mahone, Commissioner
Jeff Adams, Commissioner

Staff Representatives

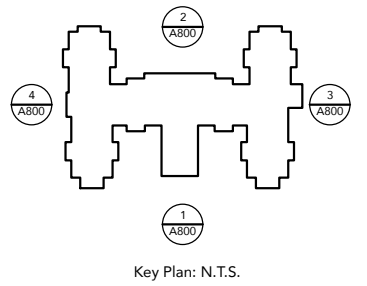
Scott Shadden
Director Developmental Services
903-892-7229
Patsy Reeves
Administrative Secretary
903-892-7229
City of Sherman, Texas.
220 West Mulberry Street
Sherman, Texas. 75090

Zoning Information

Currently Zoned: R-1
Proposed Zoning: SUP (under the C-2 Guidelines)

Height Restrictions

Per Ordinance: Max. 35'-0" or 2 Stories



SHERMAN SKILLED NURSING FACILITY

OWNER:
Paramount Senior Living
403 Alexandria Circle
Southlake, Texas 76092

DPD ARCHITECTS, INC.
1100 West Loop South, Suite 100
Houston, Texas 77027
Phone: 512.259.4175

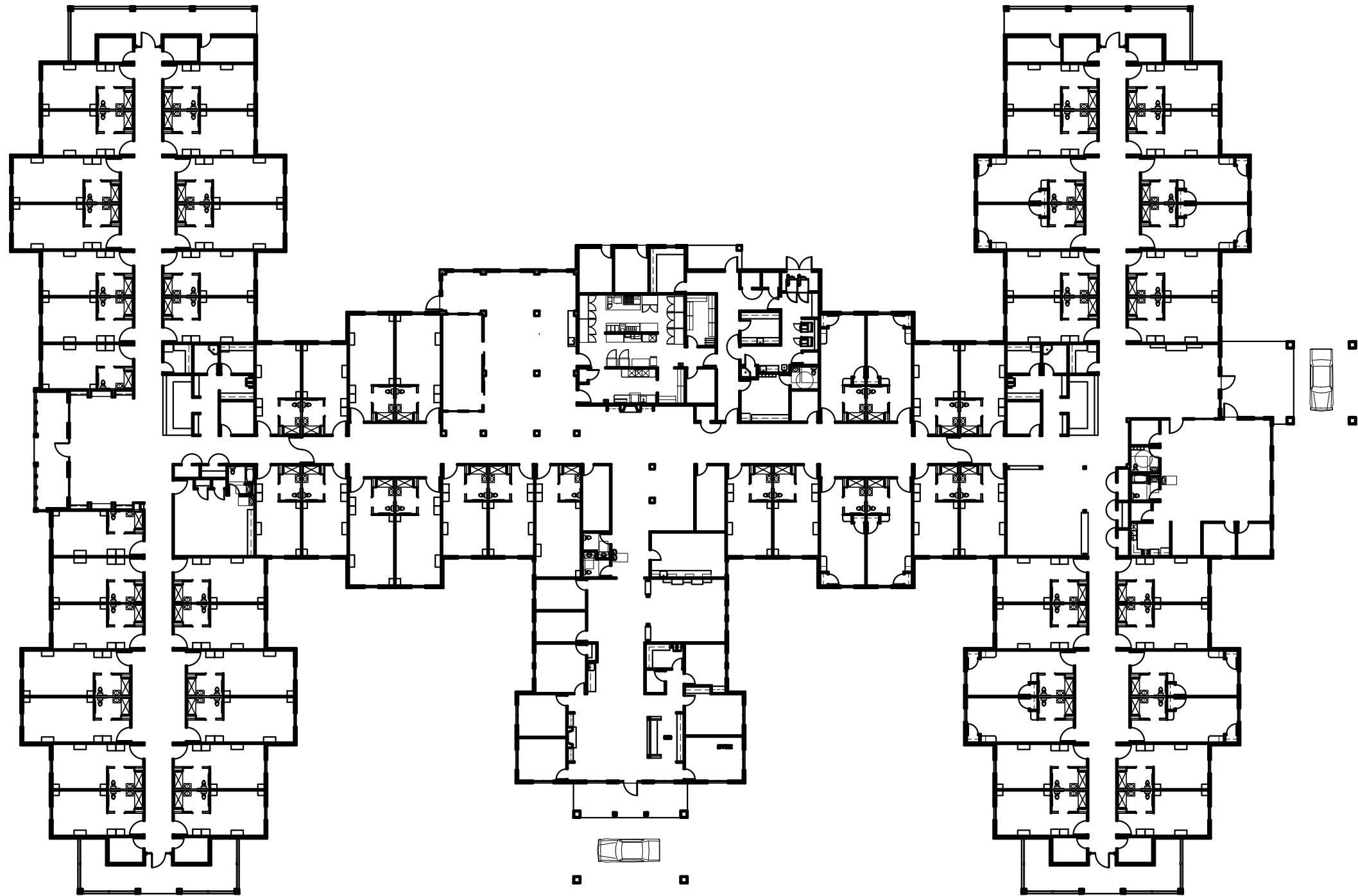
PROJECT LOCATION:
The Corner of Fallon Road and Highway 75
Sherman, TX 75090

This document is not for regulatory approval, permitting or construction

ELEVATIONS
FOR PNZ
A800

REVISIONS:

DATE:
MAY 26, 2016



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"
PREPARED FOR THE CITY OF SHERMAN, TEXAS
PLANNING AND ZONING COMMISSION

City of Sherman, Texas.
Planning & Zoning Commission Members

- Joe Gilbert, Chair
Kyle Patterson, Vice-Chair
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Clay Mahone, Commissioner
Jeff Adams, Commissioner
Staff Representatives

Scott Shadden
Director Developmental Services
903-892-7229
Patsy Reeves
Administrative Secretary
903-892-7229

City of Sherman, Texas.
220 West Mulberry Street
Sherman, Texas. 75090

Zoning Information

Currently Zoned: R-1
Proposed Zoning: SUP (under the C-2 Guidelines)

Height Restrictions

Per Ordinance: Max. 35'-0" or 2 Stories

REVISIONS:

SHERMAN SKILLED NURSING FACILITY

OWNER:
Paramount Senior Living
403 Alexandria Circle
Southlake, Texas 76092



PROJECT LOCATION:
The Corner of Fallon Road and Highway 75
Sherman, TX 75090

DATE:
MAY 26, 2016

This document is not for regulatory approval, permitting or construction

**FLOOR PLAN
FOR PNZ
A100**

STAFF REVIEW LETTER

June 15, 2016

Russell Spears
% Fincher Farm
727 Westwood Dr.
Sherman, TX 75092

Rodney Owens
403 Alexandria Cir.
Southlake, TX 76092

Keen Surveying, LLC
PO Box 234
Salem, AR 72576

DFD Architects, Inc.
David V. Harris
305 W. Willis Street, Ste. 101
Leander, TX 78646

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a skilled nursing facility in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 5011 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fallon Drive is considered to be a major thoroughfare and has a setback requirement of 25'. Chapter 14, Section 7, Subsection (5).
4. The building shall not exceed 45 feet in height.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
6. All parking shall be on private property and shall not encroach into the Highway 75 access road or Fallon Drive right-of-way.
7. Parking shall be provided for (1) one space for every (3) three beds; a parking space is considered to be 9' x 20'.
8. A minimum 6' screening height is required abutting any residential uses unless an exception is granted.
9. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
10. Any structures, signs, etc. built over any utility or drainage easement will require an encroachment easement from the City Council and utility providers.
11. One (1) freestanding sign is allowed per development lot.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. Driveway approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

15. The location of the trash receptors must be approved by the Director of Public Works.
16. Verify Right of Way along Fallon Drive.
17. Detention Required.
18. Platting of the property is required.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

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

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

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



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

Agenda Item No. 14.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2416 REX CRUSE DRIVE**

The request of Richard and Irene Oglesby (Owners), Ellen Carter (Tenant) and David Baca Studio (Architect) concerning the property located at 2416 Rex Cruse Drive, being part of Lot 1, Block 3, Ridgewood Addition, as follows:

Planning and Zoning Commission

Site plan approval for a Coffee Shop with Drive Thru Window

Background:

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

The existing one-story building is approximately 2,058 square foot and parking will be provided for thirteen (13) spaces. The proposed drive thru will be on the north side of the building and will provide stacking for eight cars.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Richard and Irene Oglesby (Owners)

Ellen Carter (Tenant)

David Baca Studio (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter

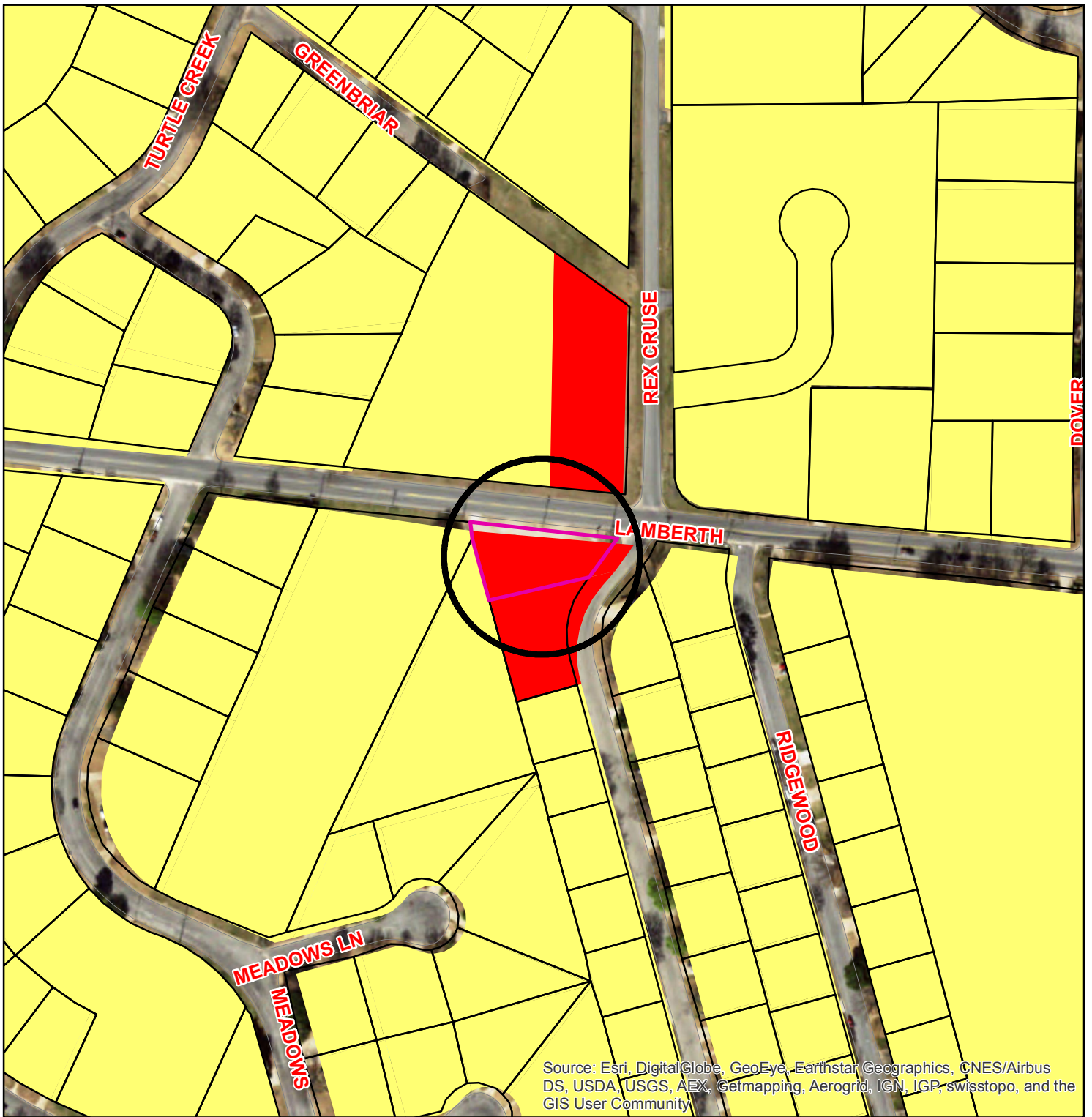


2416 Rex Cruse



1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2416 Rex Cruse

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

**BLOCK 3, LOT PT 1
RIDGEWOOD ADDITION**

SITE PLAN STATISTICS:

ZONING: C-1, RETAIL BUSINESS DISTRICT

GROSS AREA: .317 ACRES (13,809 S.F.)

BUILDING AREA: 2,058 S.F. (UNCHANGED)

HARD SURFACE AREA: 11,484 S.F. (UNCHANGED)

LANDSCAPED AREA: 632 S.F. (UNCHANGED)

PARKING REQUIRED:
1 SPACE/4 SEATS = 12 SPACES (1 H.C. SPACE)

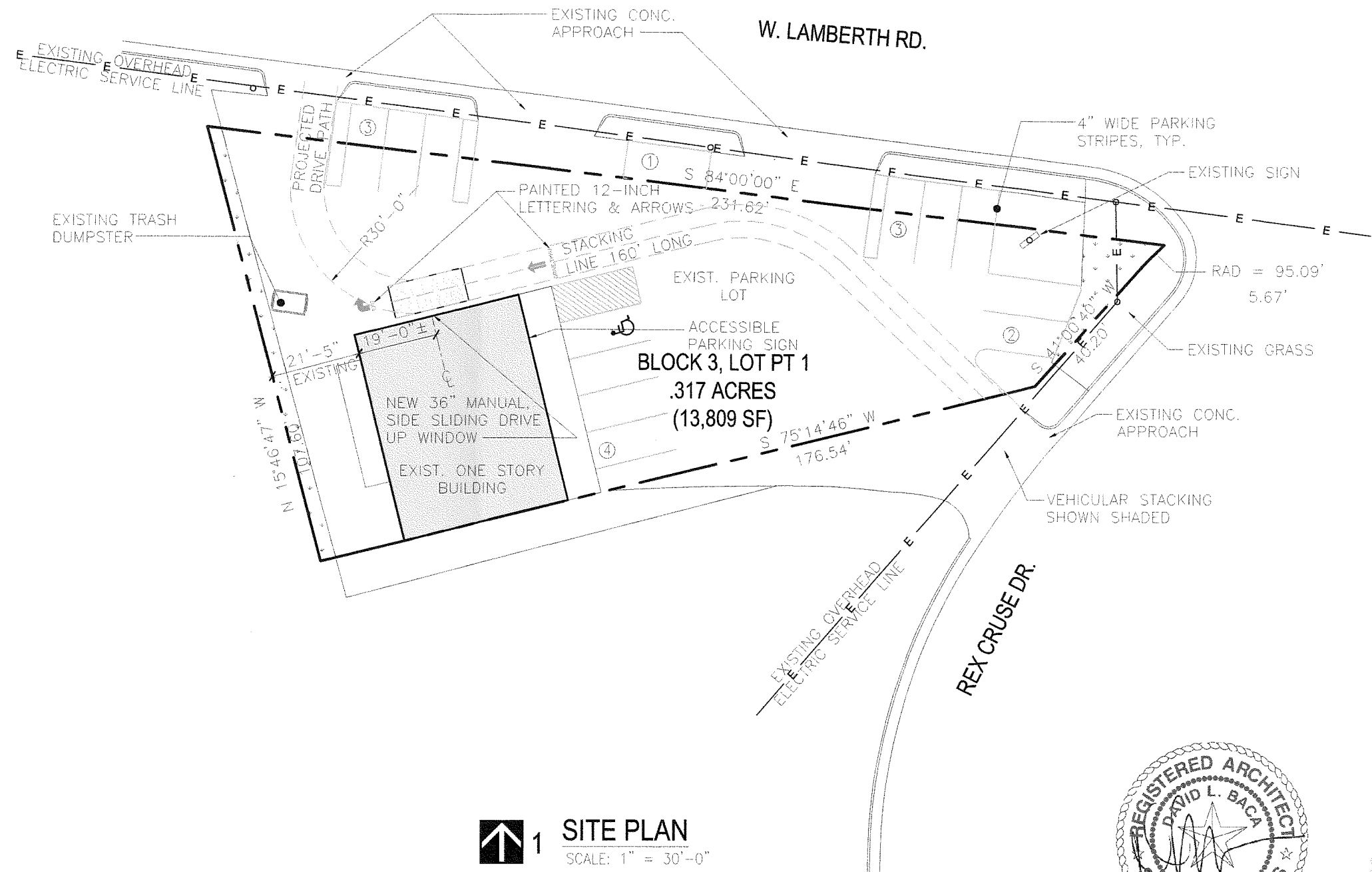
PARKING PROVIDED: 13 SPACES (1 H.C. SPACES)

GENERAL SITE PLAN NOTES:

1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE SITE SURVEY PREPARED BY HELVEY & ASSOCIATES INC., 1986.

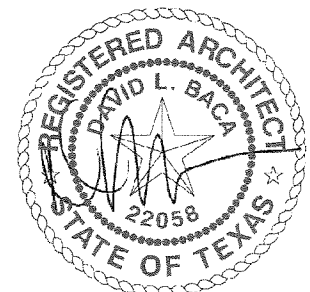
GENERAL PARKING NOTES:

1. ALL PARKING LOT IS EXISTING CONCRETE.
2. ALL STRIPING IS TO BE PROVIDED BY THE CONTRACTOR.
3. PROJECTED DRIVE LANE IS SHOWN FOR REFERENCE ONLY, NO STRIPING AT PATH IS TO BE PROVIDED OTHER THAN "DRIVE THRU" AND "EXIT" TEXT AND ARROWS.
4. ALL CURBS AND CURB CUTS SHOWN ARE EXISTING.
5. PROVIDE TAS COMPLIANT ACCESSIBLE PARKING SIGNAGE AT ACCESSIBLE SPACES, INCLUDING ONE (1) SIGN FOR VAN PARKING



1 SITE PLAN

SCALE: 1" = 30'-0"



05.31.2016

Carter Coffee Shop

2416 Rex Cruse Dr. Sherman, TX 75092

100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090

903 893 5800

903 893 5866

david@davidbacastudio.com

PROJECT NUMBER
1623

DATE
05.31.16

SHEET NUMBER
SP-1

davidbacastudio

STUDIO



STAFF REVIEW LETTER

June 15, 2016

Richard & Irene Oglesby
2415 Meadows Lane
Sherman, TX 75092

Ellen Carter
1308 W. Bullock St.
Denison, TX 75020

Dear Applicants,

The request for a site plan approval for a Coffee Shop with Drive Thru Window for the property located at 2416 Rex Cruse Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
3. All parking shall be on private property and shall not encroach into Lamberth Road or Rex Cruse right-of-way.
4. Parking shall be provided for (1) one space for every (4) four seats; a parking space is considered to be 9' x 20'.
5. A minimum 6' screening height is required abutting any residential uses unless an exception is granted.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. One (1) freestanding sign is allowed per development lot.
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. All parking must be on-site.

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

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

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



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

Agenda Item No. 15.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3800 BLOCK FM 691**

The request of Stanley Blythe (Owner), Legend Bank (Prospective Buyer), Todd Young, Young Enterprises (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 3800 block of F.M. 691, being 19.95 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

Final Plat approval of Legend Bank Addition

Background:

The property is located in the 3800 block of FM 691 between U.S. Highway 75 and Loy Lake Road. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Stanley Blythe (Owner)

Legend Bank (Prospective Buyer)

Todd Young, Young Enterprises (Developer)

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

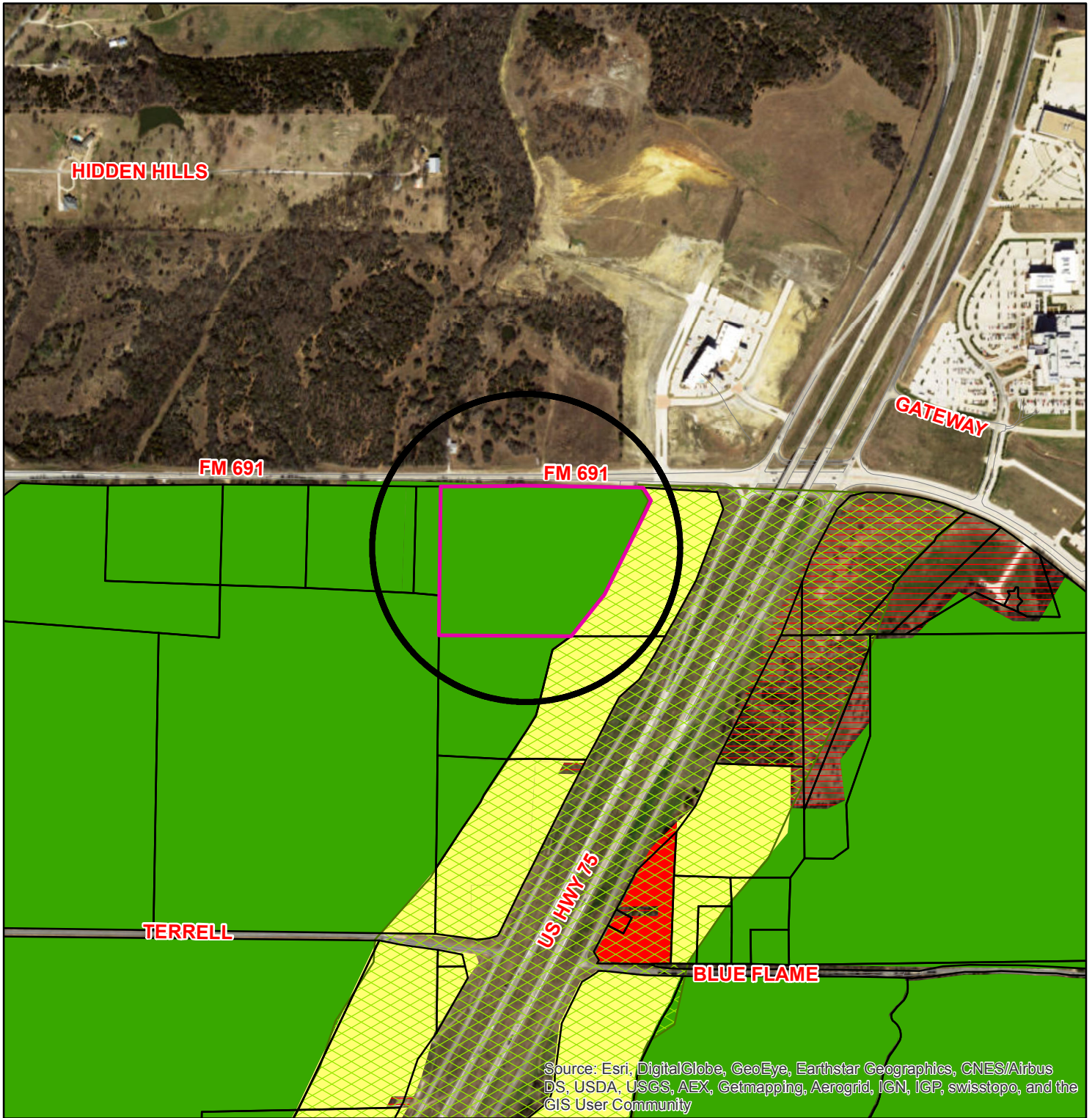
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



Zoning - 3800 Block FM 691

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

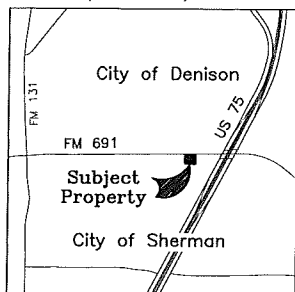


NOT TO SCALE

1 in = 800 ft

Vicinity Map

(not to scale)



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 Electric Delivery Co. *
4. The property shown on the plot hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
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 for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

I, Homer H. Blythe & Verna E. Blythe, owner of Legend Bank Addition, to City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Homer H. Blythe

Verna E. Blythe

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Homer H. Blythe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Verna E. Blythe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public, Grayson County, Texas

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

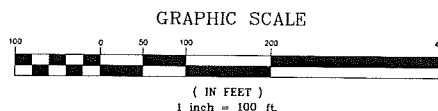
Kate A. Wagner, R. P. L. S. No. 6578

Date:



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

Homer H. Blythe &
Verna E. Blythe
1105 Emerald Court
Colleyville, TX 76034



Job No. CGS11616

F. M. Hwy. 691

P.O.B.
1/2" capped rebar
set "RPLS 4488"

Lot 1
1.995 Acres

W. S. Thurman Survey
Abstract No. 1265
Grayson County, Texas

Bearing Base: Geodetic North, as derived from a survey grade global positioning system (GPS), operated in the World Geodetic Coordinate System, WGS 1984.

City of Sherman

This, the final plat of Legend Bank Addition to City of Sherman, is hereby approved this _____ day of _____, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Legend Bank Addition to City of Sherman, Texas, is hereby approved this _____ day of _____, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Legend Bank Addition to City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2016, BY

CITY CLERK, CITY OF SHERMAN, TEXAS

SITUATED in the County of Grayson, State of Texas, and being a part of the W. S. Thurman Survey, Abstract No. 1265, and being a part of the 71.5452 ac. tract of land conveyed to Homer H. Blythe and wife, Verna E. Blythe by Mike Allison by Special Warranty Deed dated December 31, 1975 and recorded in Volume 1335, Page 41, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 4488" in the South right-of-way line of F. M. Highway No. 691, in the North line of said Blythe 71.5452 ac., at the Northwest corner of the herein described tract, being South 88 deg. 47 min. 42 sec. East, 710.38 ft. from a tall 1/2 inch rebar found at the Northwest corner of said Blythe 71.5452 ac.;

THENCE South 88 deg. 47 min. 42 sec. East, with the South right-of-way line of said highway and the North line of said Blythe 71.5452 ac., a distance of 302.40 ft. to a point at the South base of a concrete monument found at an angle point;

THENCE South 78 deg. 46 min. 25 sec. East, continuing with the South right-of-way line of said highway and the North line of said Blythe 71.5452 ac., a distance of 27.93 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the Northeast corner of the herein described tract;

THENCE Southerly, over and across said Blythe 71.5452 ac. and with a non-tangent curve to the right, having a radius of 574.92 ft. and a central angle of 29 deg. 07 min. 31 sec. (chord bears South 16 deg. 06 min. 18 sec. West, 289.11 ft.), on arc distance of 292.25 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the Southeast corner of the herein described tract;

THENCE North 88 deg. 47 min. 01 sec. West, continuing over and across said Blythe 71.5452 ac., a distance of 255.62 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the Southwest corner of the herein described tract;

THENCE North 01 deg. 12 min. 59 sec. East, continuing over and across said Blythe 71.5452 ac., distance of 284.20 ft. to the PLACE OF BEGINNING and containing 1.995 ACRES of land.

**Legend Bank Addition
to the
City of Sherman, Texas
1.995 Acres
in the
W. S. Thurman Survey
Abstract No. 1265**

STAFF REVIEW LETTER

June 13, 2016

Homer H. and Verna E. Blythe
1105 Emerald Court
Colleyville, TX 76034

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

Dear Applicants,

The request for approval of the Final Plat of Legend Bank Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Privately owned and maintained detention in accordance with City criteria is required upon future development.
4. 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.
5. Survey cap numbers on drawing and metes and bounds need to match.
6. Volume and pages need to be shown on off-site easements.
7. Remove Manhole from Plat.
8. Dedicate 10' Water Line Easement from US-75 to site.
9. Dedicate 30' Utility Easement along North Property Line.
10. Extend 20' Sewer Easement to site.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 16.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

801 W. LAMBERTH

The request of Alan and Barbara Scheibmeir (Owners) concerning the property at 801 West Lamberth Road, being Lot 2, Block 1, Baillio Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow a 25' front setback for a detached storage building in lieu of the required 60' in an R-1 (One Family Residential) District.

Background:

The property is located at 801 West Lamberth Road between Ricketts Street and Dover Drive; it is the last lot off the private access drive. The owners own the lot next door to this vacant lot and they would like to construct a 25' x 30' accessory building for personal use.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Alan and Barbara Scheibmeir (Owners)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

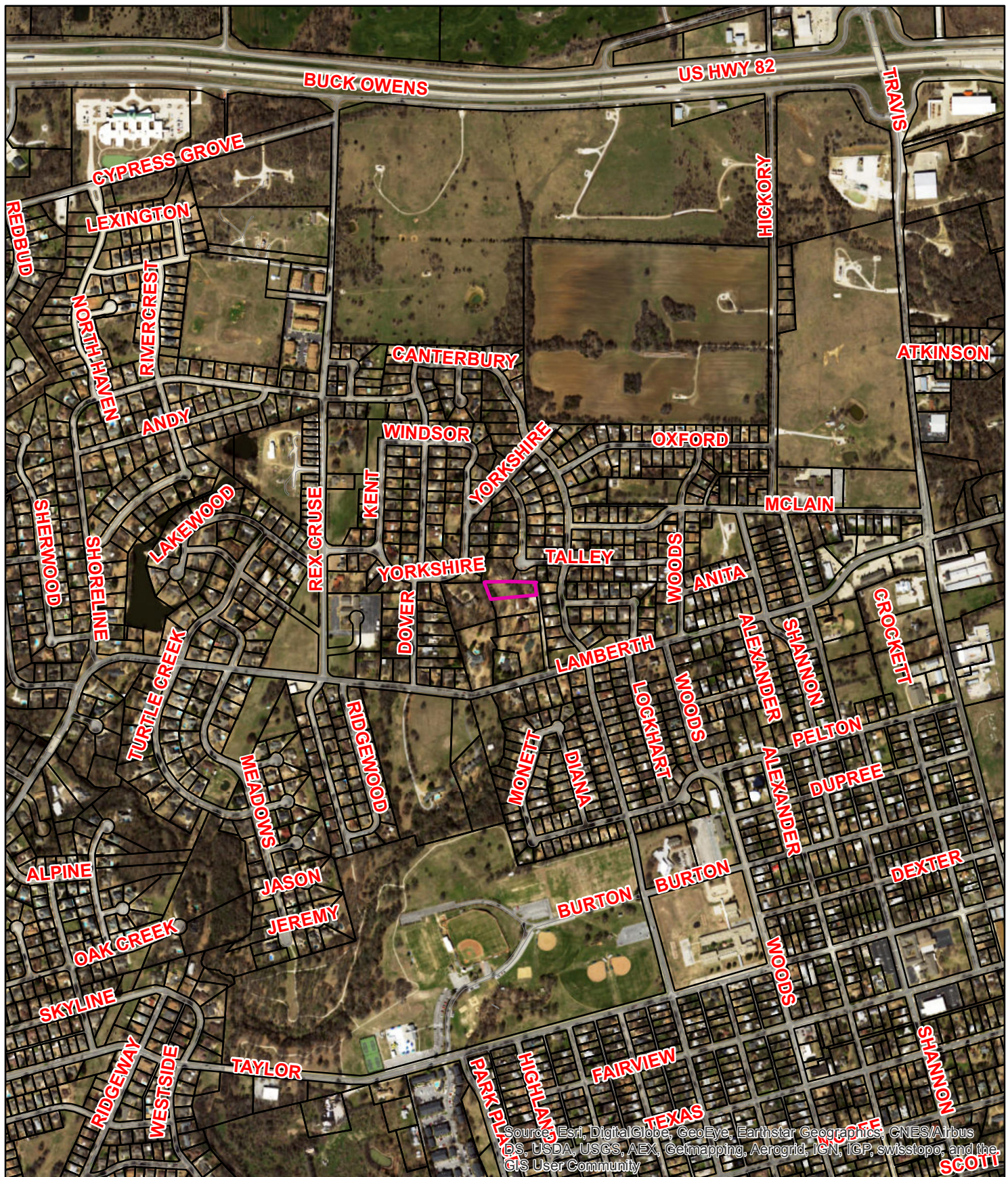
Plat

Site Plan

Photos

Elevations

Staff Review Letter

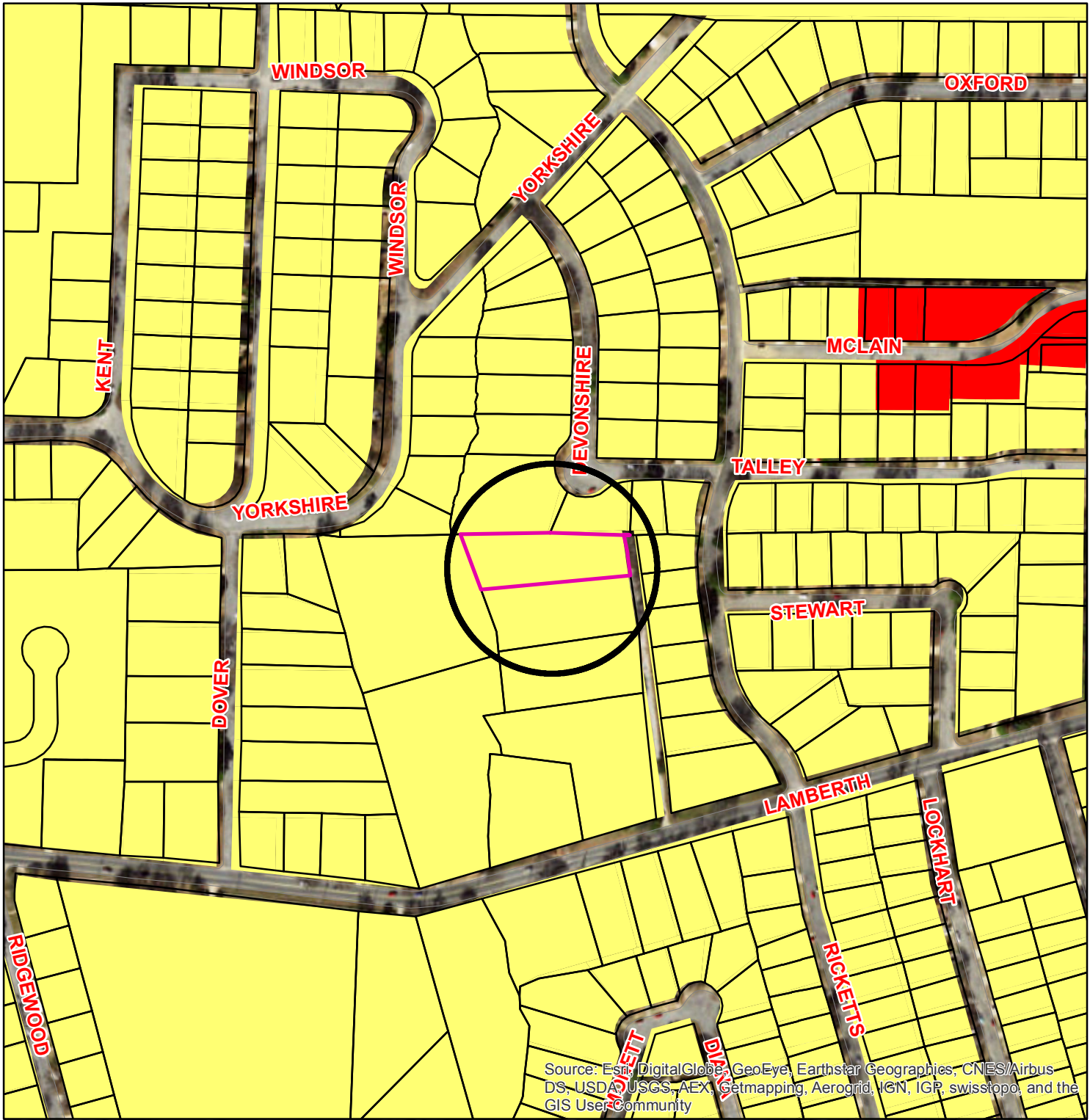


801 W. Lamberth



1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 801 W. Lamberth

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

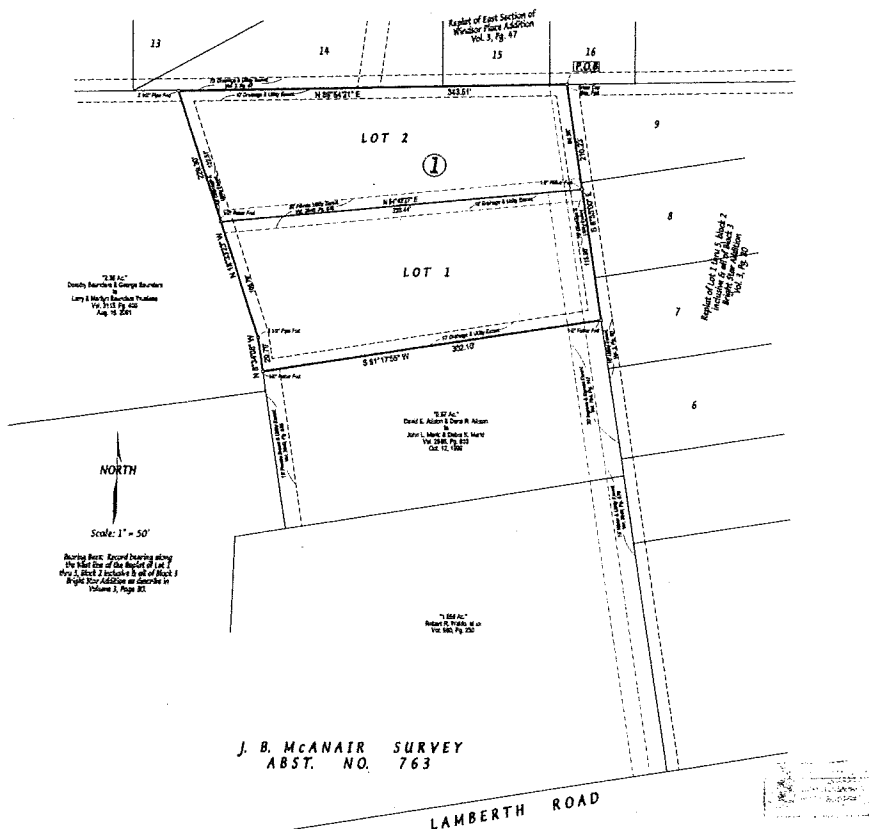


NOT TO SCALE

1 in = 300 ft

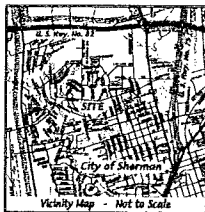
801 W. Lamberth





BAILLIO ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer
Marjorie Sue Barr
& Ruth Calvo



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 863-2970

SHEET 1 OF 2
BAILIO-1.pdf

SITUATED in the County of Grayson, State of Texas, being a part of the J. B. McANAIR SURVEY, Abstract No. 763, being a part of a 2.687 acre tract of land conveyed by Lucille M. Goble to Loyce J. Baillio, et ux by deed recorded in Volume 754, Page 142, Deed Records, Grayson County, Texas, being all of an 0.89 acre tract of land conveyed by Rogelio Herrera, Jr. to John F. Barr, and Marjorie L. Barr by deed dated March 31, 2000, recorded in Volume 2912, Page 100, Official Public Records, Grayson County, Texas, and all of an 0.81 acre tract of land conveyed by Marjorie A. Baillio to Ruth Calvo by deed dated May 16, 2006, recorded in Volume 3868, Page 11, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found brass cap in concrete maintaining the Northeast corner of both said 2.687 acre tract, and 0.81 acre tract, the Northwest corner of Block Three (3) of the Replat of Lot 1 thru 8, Block 2 Inclusive, and all of Block 3, Bright Star Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 80, Plat Records, Grayson County, Texas, on the South line of Block Five (5) of the Replat of the East Section of Windsor Place Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 47, Plat Records, Grayson County, Texas;

THENCE South 08 deg. 56 min. 00 sec. East, with the East line of said 2.687 acre tract, the West line of said Block Three, at a distance of 94.38 feet passing a found 1/2 inch rebar maintaining the Southeast corner of said 0.81 acre tract, the Northeast corner of said 0.89 acre tract, the Northeast corner of an 0.97 acre tract of land conveyed by David E. Allison, and Dena R. Allison to John L. Markl, and Debra K. Markl by deed dated October 12, 1989, recorded in Volume 2889, Page 833, Official Public Records, Grayson County, Texas;

THENCE South 81 deg. 17 min. 58 sec. West, with the North line of said Markl 0.97 acre tract, a distance of 302.10 feet to a found 1/2 inch rebar maintaining its Northwest corner, on the West line of said 2.687 acre tract, the East line of a 2.36 acre tract of land conveyed by Dorothy Saunders to Larry, and Marilyn Saunders, Trustees of the Molly Saunders Trust by deed dated August 16, 2001, recorded in Volume 3115, Page 400, Official Public Records, Grayson County, Texas;

THENCE North 08 deg. 34 min. 08 sec. West, with the West line of said 2.687 acre tract, the East line of said Saunders 2.36 acre tract, a distance of 29.79 feet to a found 2-1/2 inch pipe;

THENCE North 18 deg. 33 min. 23 sec. West, continuing with the West line of said 2.687 acre tract, the East line of said Saunders 2.36 acre tract, at a distance of 106.79 feet passing a found 1/2 inch rebar maintaining the Northwest corner of said 0.89 acre tract, the Southwest corner of said 0.81 acre tract, and continuing for a total distance of 229.30 feet to a found 2-1/2 inch pipe maintaining the Northwest corner of both said 2.687 acre tract, and 0.81 acre tract, the Northeast corner of said Saunders 2.36 acre tract, on the South line of the above mentioned Block Five of the Replat of the East Section of Windsor Place Addition;

THENCE North 88 deg. 54 min. 21 sec. East, with the North line of said 2.687 acre tract, the South line of said Block Five, a distance of 343.51 feet to the PLACE OF BEGINNING, and containing 1.89 ACRES OF LAND more or less.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Marshall Sartin, R.P.L.S.#3494
10-14-05

That we, Marjorie Sue Barr and Ruth Calvo, owners and developers of BAILLIO ADDITION, to the City of Sherman, Texas do hereby dedicate the aforesaid and easements shown hereon to the public use forever.

By: Marjorie Sue Barr

By: Ruth Calvo

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Marjorie Sue Barr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

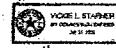
Given under my hand and seal of office this 14th day of November, 2005.



Notary Public, State of Texas

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ruth Calvo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 14th day of November, 2005.



Notary Public, State of Texas

Approved this 12th day of July, 2005 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN

SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 18th day of July, 2005.

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of BAILLIO ADDITION to the City of Sherman, was submitted to the City Council on the 18th day of July, 2005 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.



Witness my hand this 19th day of October, 2005.

CITY CLERK, City of Sherman, Texas

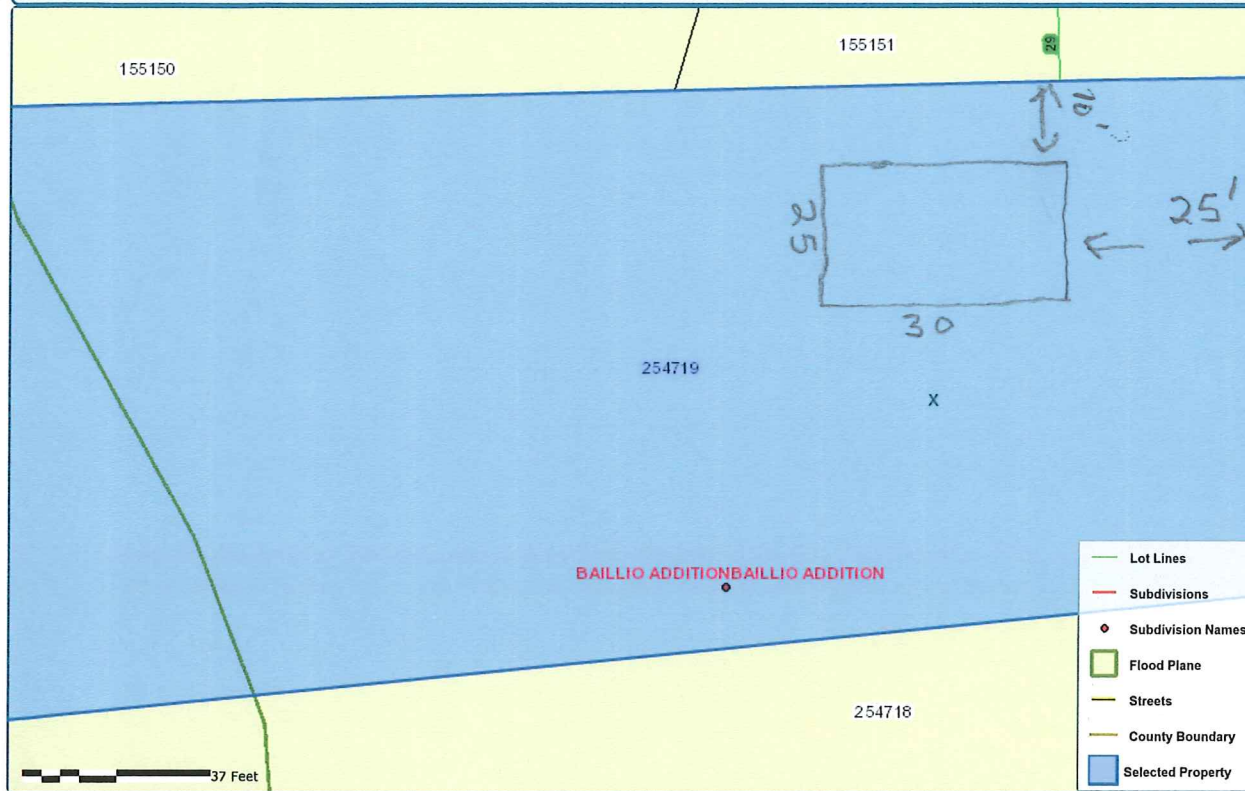
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 863-2970

FILED FOR RECORD
2/17/06
RECORDED IN VOLUME 3868, PAGE 11
WINDY BLACKBURN, CLERK
County Clerk, Grayson County, Texas

SHEET 2 OF 2
BAILIO-1.pdf

E-1-45

Grayson CAD - Map of Property ID 254719 for Year 2014



Property Details

Account

Property ID: 254719

Geo ID: S013 2528002

Type: Real

Legal Description: BAILLIO ADDITION, BLOCK 1, LOT 2

Location

Situs Address: 801 LAMBERTH RD SHERMAN, TX

Neighborhood: N

Mapsc: NULL

Jurisdictions: GRA, JRC, SSH, CSH, CAD

Owner

Owner Name: CALVO RUTH

Mailing Address: , , 801 W LAMBERTH RD, SHERMAN, TX 75092

Property

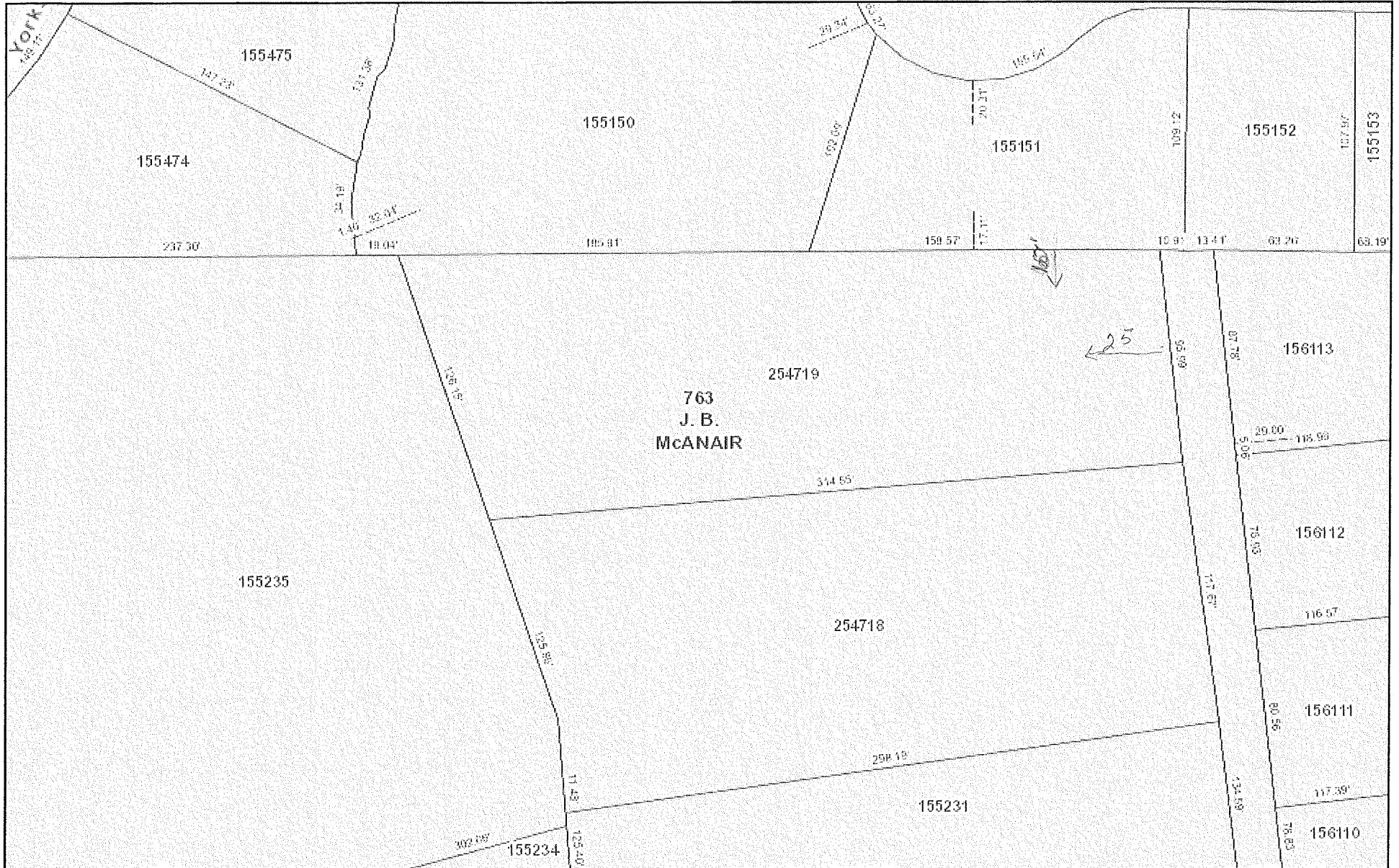
Appraised Value: \$35040

<http://propaccess.graysonappraisal.org/Map/View/Map/0/254719/2014>

powered by:
PropertyACCESS
www.trueautomation.com

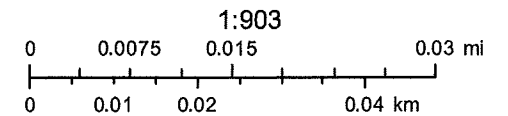
Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Grayson County Appraisal District expressly disclaims any and all liability in connection herewith.

Map Title



May 31, 2016

- ☐ Parcels
- ☐ Abstracts
- ☐ Lot Lines



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

Grayson County Appraisal District & BIS Consulting - www.bisconsultants.com

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.









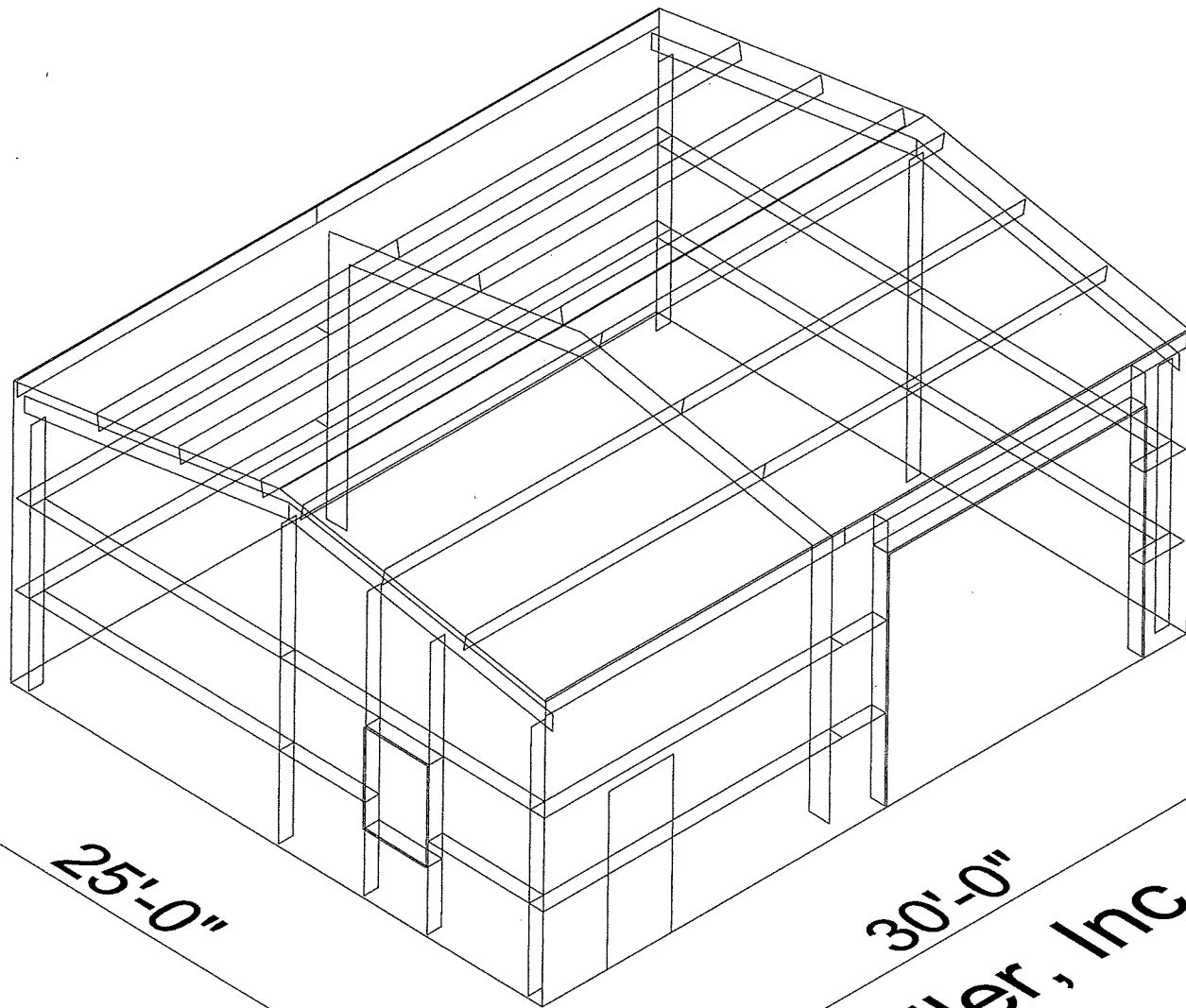
12'-0"

25'-0"

30'-0"

Mueller, Inc.

12'-0"



STAFF REVIEW LETTER

June 15, 2016

Alan & Barbara Scheibmeir
803 W. Lamberth
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 25' front setback for a detached storage building in lieu of the required 60' in an R-1 (One Family Residential) District for the property located at 801 West Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. 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:

5. All requirements of the floodplain ordinance should be followed.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 17.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

425 N. CROCKETT STREET

The request of Ray Beaty and Helen Leatherwood (Owners) and Jared Tredway, Beaty Design Collaborative (Designer/Representative) concerning the property at 425 North Crockett Street, being 0.254 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow two existing steel support columns in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District.

Planning and Zoning Commission

Site plan approval to enclose an existing canopy structure for an accessory pavilion.

Background:

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

The existing canopy previously served as a drive-thru banking canopy; it consists of ten steel columns supporting a cast-in place concrete roof. The owners would like to enclose the space to serve as an accessory storage space, the exterior will be stucco-veneer. They are requesting the exception to leave two of the ten steel columns exposed as porch support columns.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Ray Beaty and Helen Leatherwood (Owners)

Jared Tredway, Beaty Design Collaborative (Designer/Representative)

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:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Narrative

Site Plan

Elevations

Staff Review Letter



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



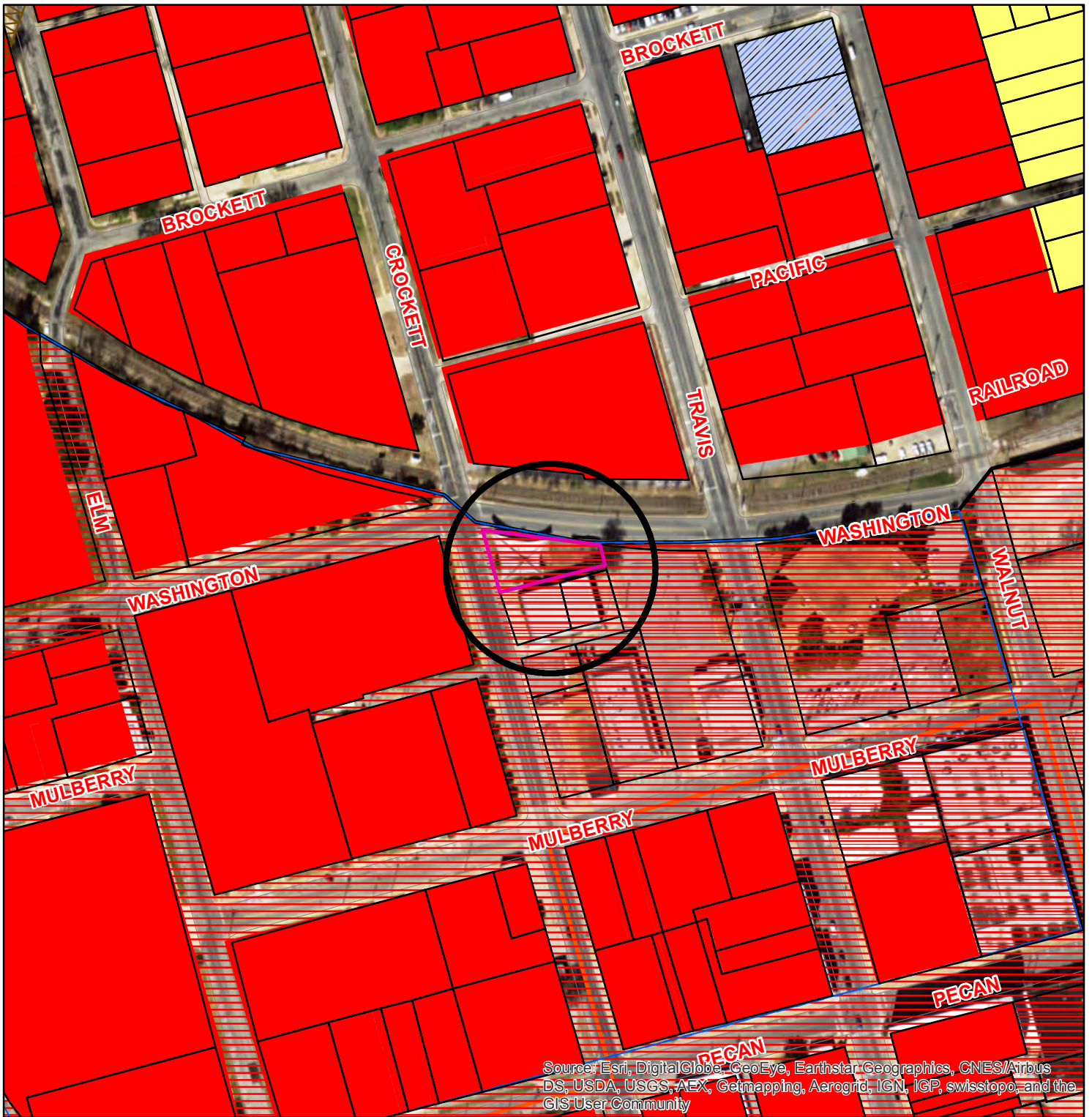
425 N. Crockett Street



NOT TO SCALE

1 in = 446 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 425 N. Crockett

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

425 N. Crockett



Jared Tredway

BEATYDESIGN**COLLABORATIVE**

31 May 2016

City of Sherman
Planning and Zoning Commission

Dear Commissioners,

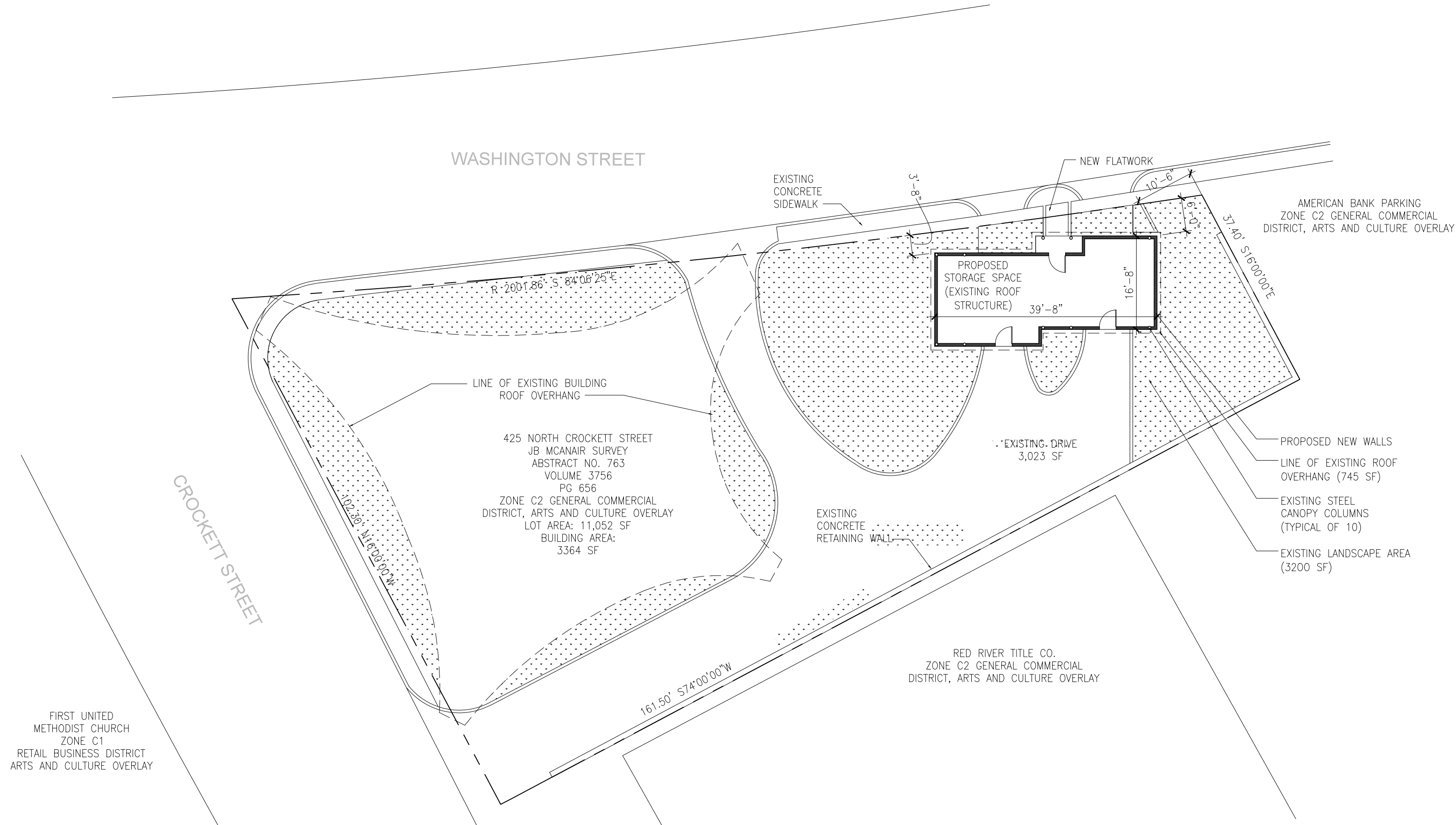
Thank you for reviewing the enclosed proposal to enclose an existing canopy structure at the property at 425 North Crockett Street.

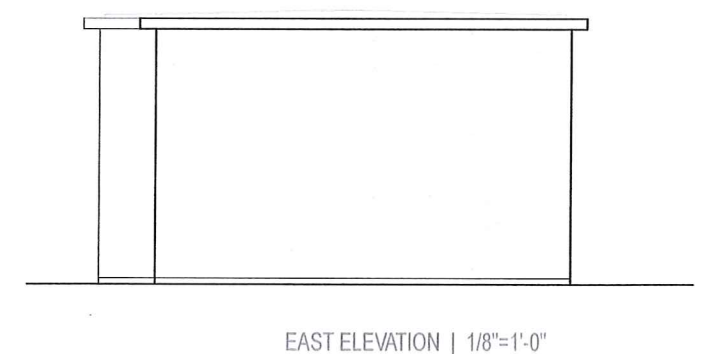
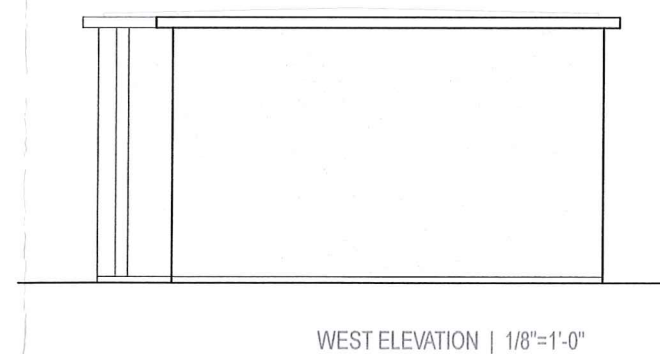
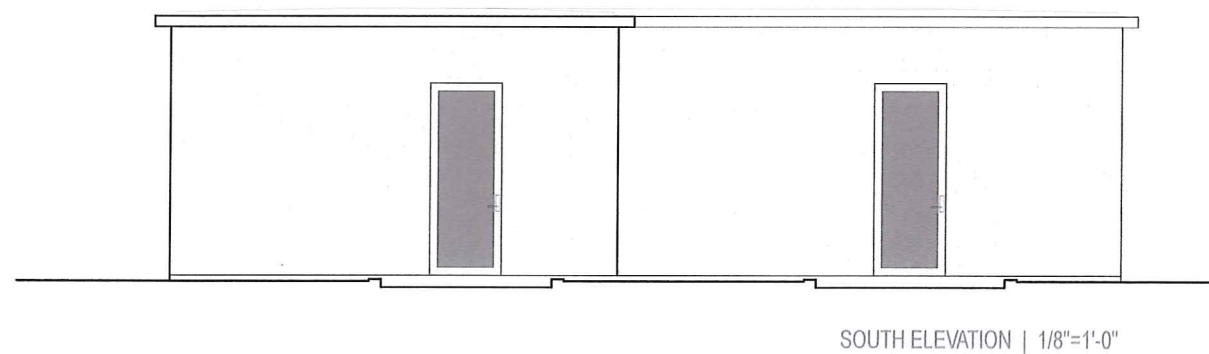
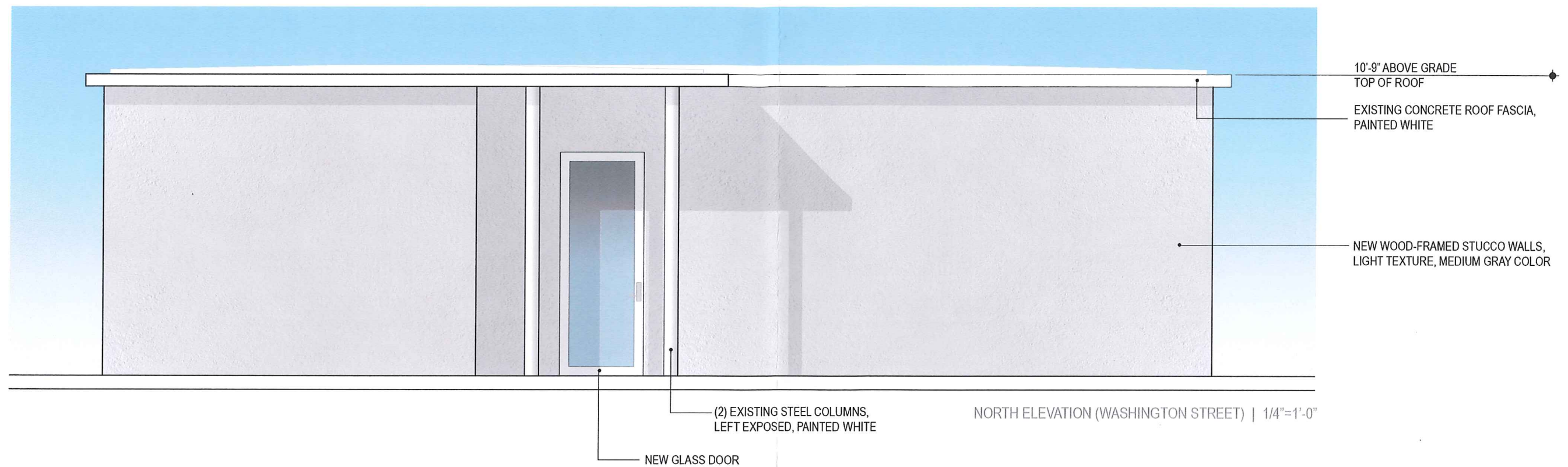
The canopy previously served as a drive-through banking canopy for the adjacent bank building. It consists of ten steel columns supporting a cast-in place concrete roof. We are proposing a concrete slab and stucco-veneered wood-framed walls to enclose the space, which will serve as accessory (storage) space.

In keeping with the original modernist aesthetic of the property, we are also requesting a variance to leave two of the ten steel columns exposed as porch support columns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared", written in a cursive, flowing style.





STAFF REVIEW LETTER

June 15, 2016

Ray Beaty
Helen Leatherwood
716 N. Crockett
Sherman, TX 75090

Jared Tredway
505 N. McKown
Sherman, TX 75092

Dear Applicants,

The request for a site plan approval to enclose an existing canopy structure for an accessory pavilion for the property located at 425 North Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District and the Central Business District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. 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., City Engineer
Don Keene, Asst. City Manager

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



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

Agenda Item No. 18.

Meeting Date: 06/21/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

715 N. ELM STREET

The request of Ray & Sarah Beaty (Owners) and Jared Tredway Design (Designer) concerning the property at 715 North Elm Street, being Lot 18, Block 1, L.C. Chapman, as follows;

Planning and Zoning Commission

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

Background:

The property is located at 715 North Elm Street between Brockett Street and the Sam Rayburn Freeway access road; it is zoned a C-1 (Retail Business) District.

This location is the proposed site for a single family wood frame residence that could have commercial use as well. The vertical fall across the site is significant, making it a challenging site for development. The proposed building makes use of the fall by way of a daylight basement with two additional levels above. The building has been designed with potential future conversion of the lower level daylight basement similar to the current downtown development standards, the lower level could serve as a commercial use for the resident above. The design of the building was kept in mind with the historic buildings in the area. There is an existing storage building located on the lot that will remain.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ray & Sarah Beaty (Owners)
Jared Tredway Design (Designer)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

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

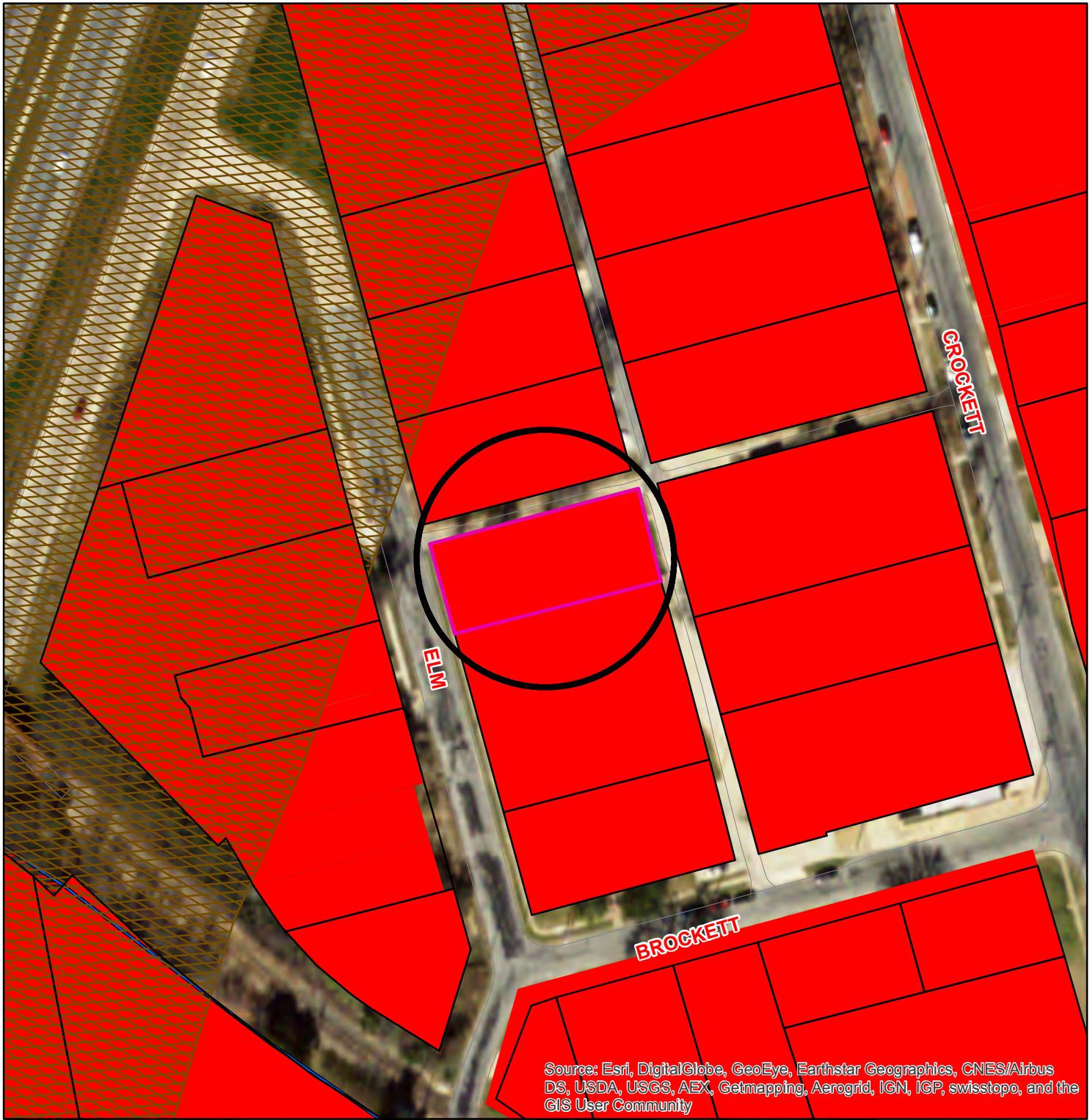


715 N. Elm



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 715 N. Elm

Legend

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



NOT TO SCALE

1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

715 N. Elm



Jared Tredway

31 May 2016

City of Sherman
Planning and Zoning Commission

Dear Commissioners,

It is my pleasure to submit to you the enclosed application for a specific use permit for a residence within a C1 commercial district on north Elm Street.

Although currently zoned commercial, the North Crockett Historic Residential neighborhood is a mixture of predominately single and multifamily residential dwellings and a few light commercial occupancies. The jewel of the neighborhood is the spectacular Lyon House, a Victorian dating back to the late 1800's. The house has been home to some significant Sherman leaders, including George Hardwicke and Dupont Lyon.

The proposed site for the Ann West Family Home is on North Elm Street on the block immediately west of the Lyon House. The vertical fall across the site is significant, making it a challenging site for development. The proposed building is inspired by and makes use of the fall by way of a daylight basement with two additional levels above.

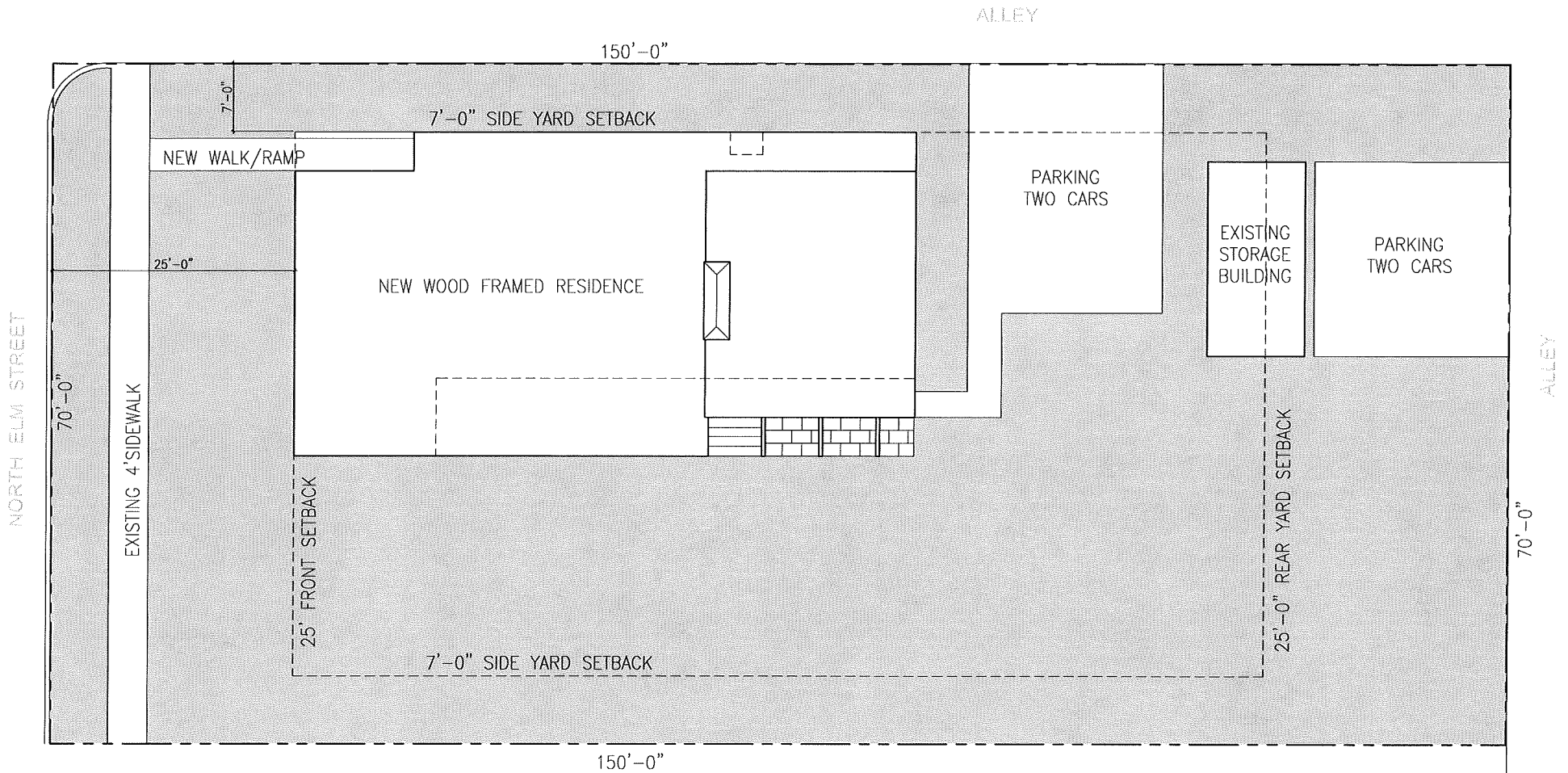
It is our understanding that the Comprehensive Master Plan calls for this neighborhood to become an extension of the downtown urban district in the future. While commercial code compliance for the proposed project is not possible within the project budget, the building has been designed with potential future conversion of the lower level daylight basement in mind. Similar to the current downtown development standards, the lower level could serve as a professional office or studio for the resident above. The form, massing, and setbacks of the building are sensitive to the historic context. The lower level:

- could be made accessible to the public right of way by use of a ramp
- can be separated from the upper residential levels by fire-rated separation
- could be upgraded to a separate commercial-compliant electrical service
- restroom space can be modified per commercial standards and accessibility standards

We are excited to be a part of the continued development of this neighborhood.

Thank you for your consideration,





LEGAL DESCRIPTION:
CHAPMAN ADDITION, BLOCK 1, LOT 18

CURRENT ZONING:
C1 RETAIL BUSINESS DISTRICT

REQUESTED ZONING:
SPECIFIC USE PERMIT FOR A SINGLE FAMILY RESIDENCE

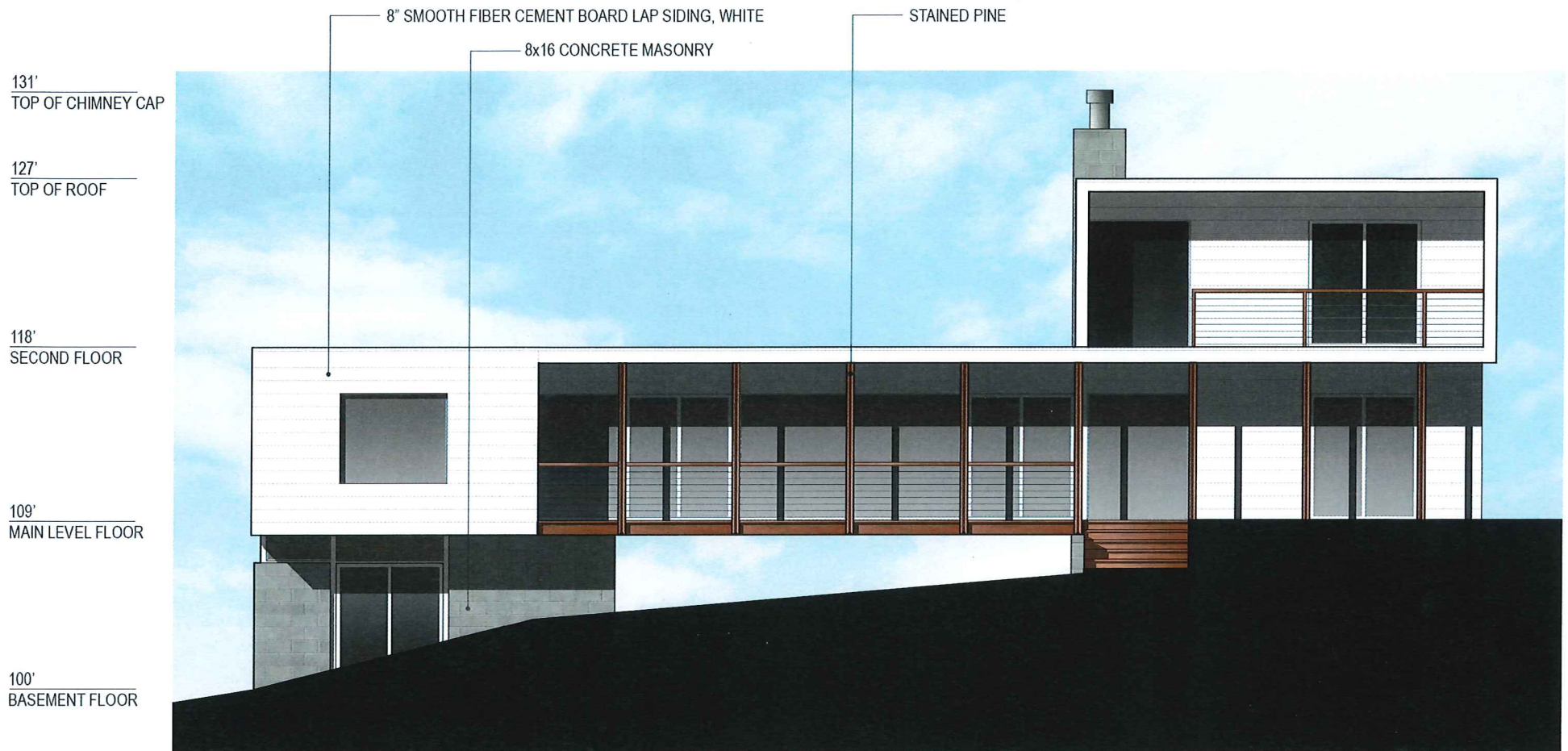
Ann West Family Home

31 MAY 2016

SITE PLAN | 1/16"=1'-0"



Jared Tredway
DESIGN

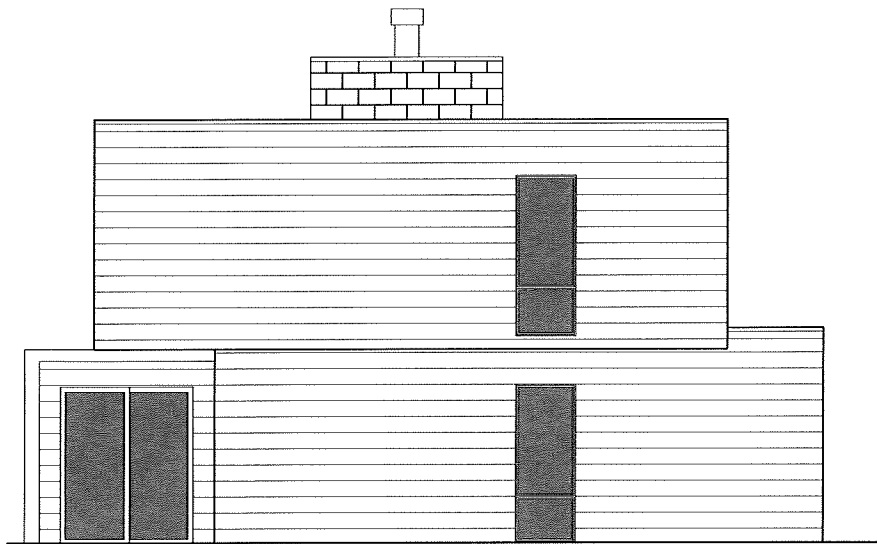


Ann West Family Home

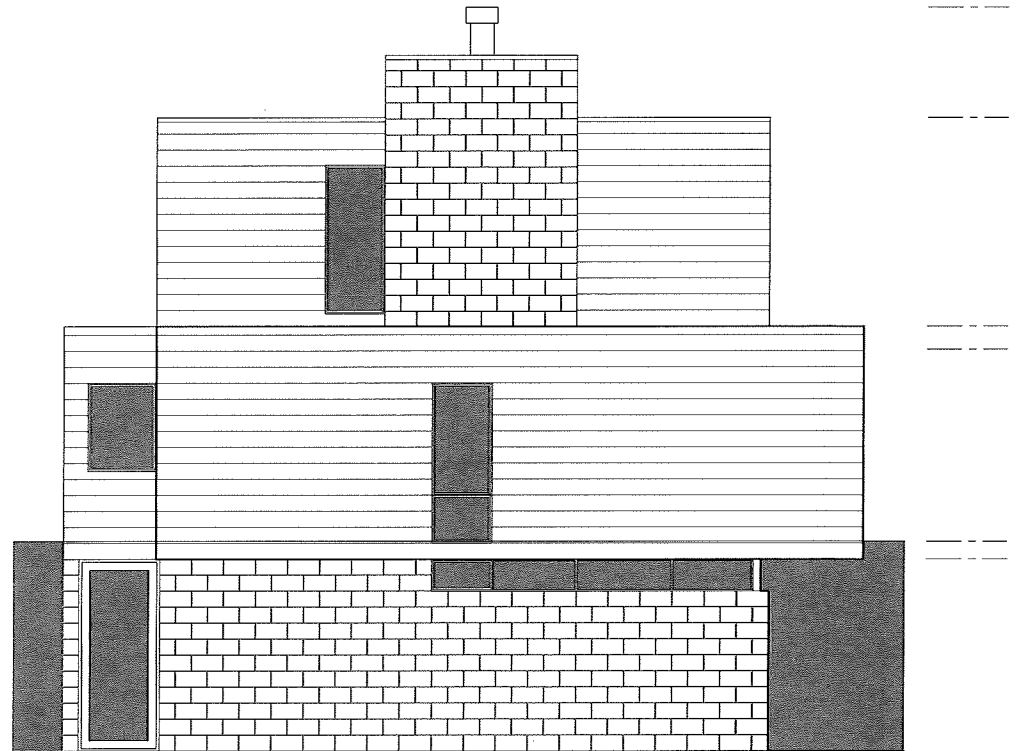
31 MAY 2016

SOUTH ELEVATION | 1/8"=1'-0"

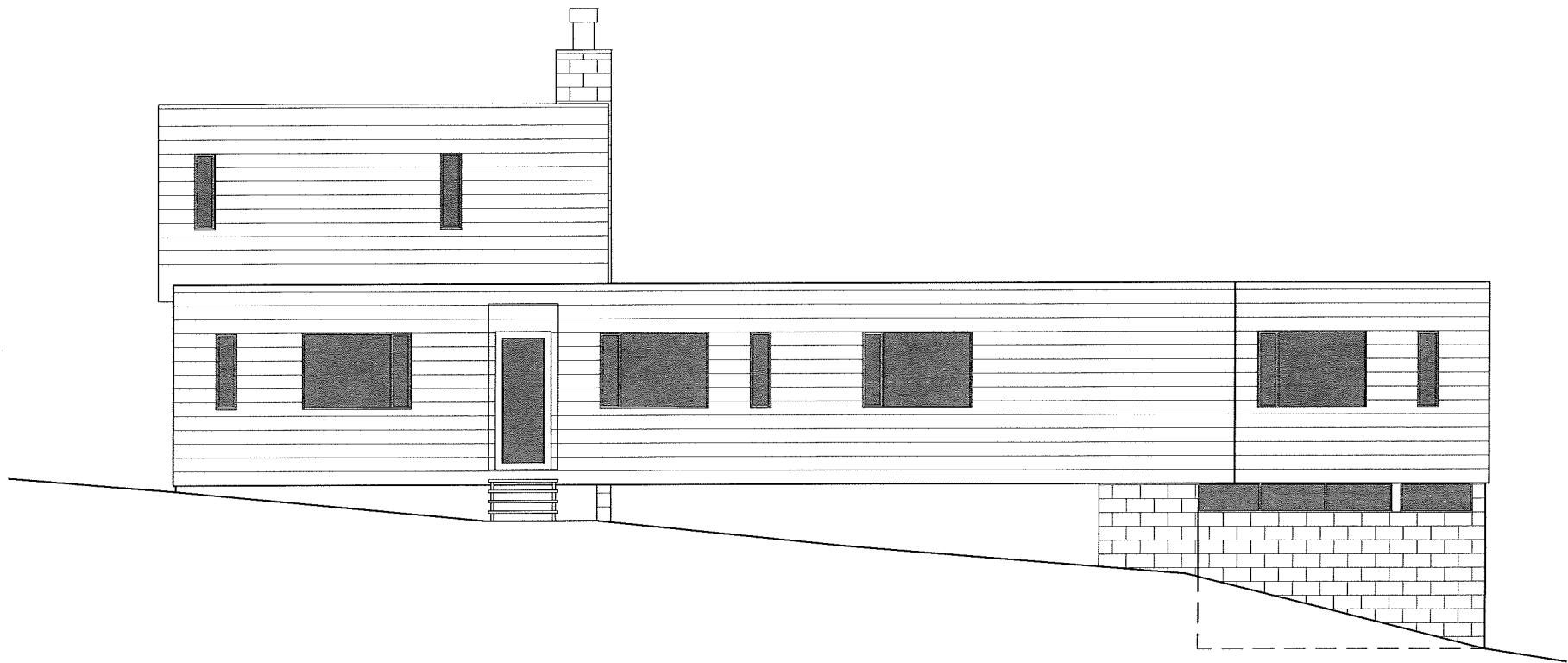
Jared Tredway
DESIGN



EAST ELEVATION | 1/8"=1'-0"



WEST ELEVATION (ELM STREET) | 1/8"=1'-0"



Ann West Family Home
31 MAY 2016

NORTH ELEVATION (ALLEY) | 1/8"=1'-0"

Jared Tredway
DESIGN

STAFF REVIEW LETTER

June 15, 2016

Ray & Sarah Beaty
716 N. Crockett
Sherman, TX 75090

Jared Tredway
505 N. McKown
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow one-family residential dwelling in a C-1 (Retail Business) District for the property located at 715 North Elm Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 21, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20' concrete or asphalt
4. A minimum 6' screening height is required abutting any residential uses unless an exception is granted.
5. Review the zoning and development ordinance for additional requirements.
6. 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:

7. Two car parking that exits to the North shall be moved to exit to the East.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

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

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



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

Agenda Item No. 20.

Meeting Date: 06/21/2016

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

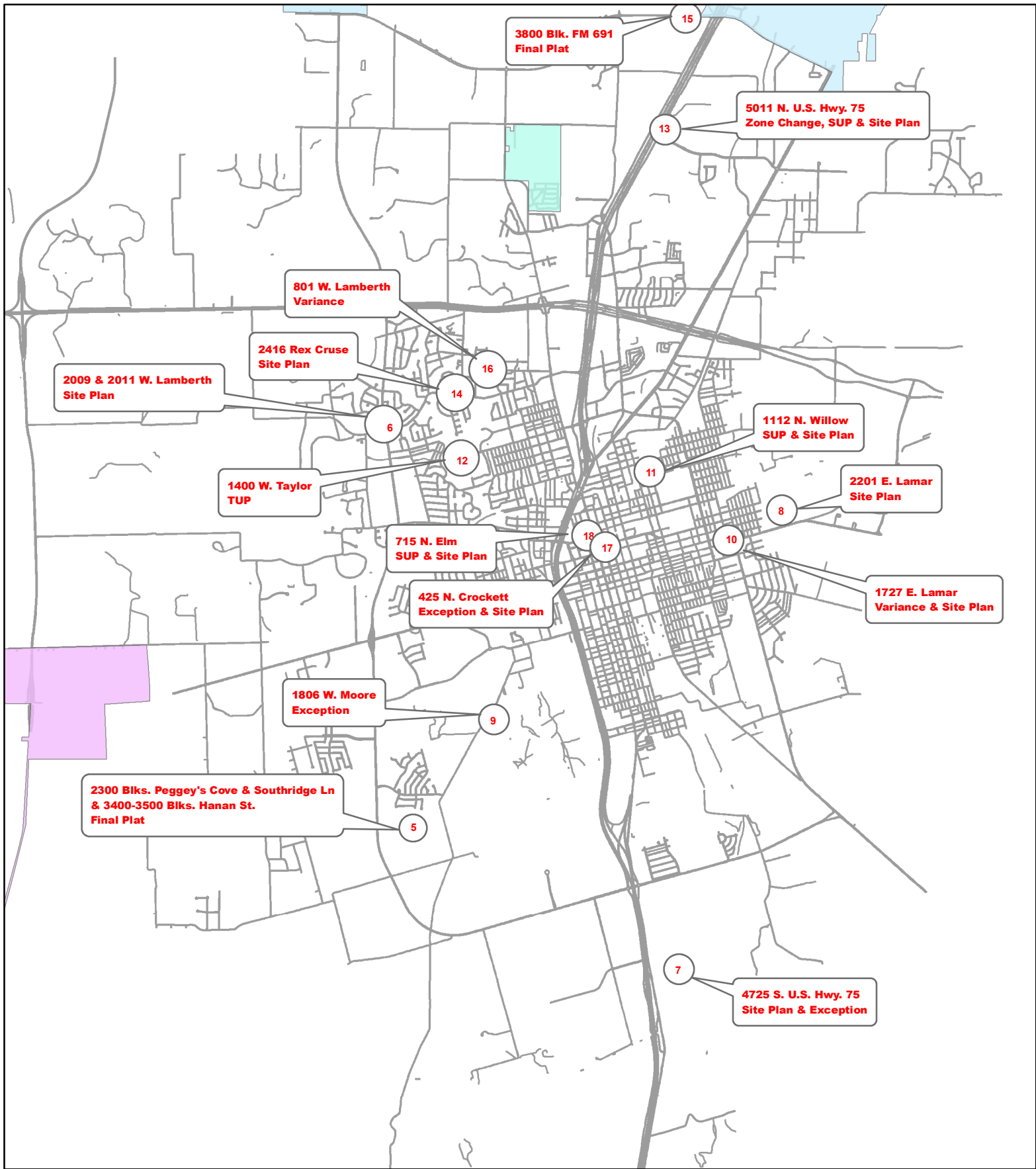
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting June 21, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet