

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 20, 2017 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 16, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 11,13,14,15 & 16)**
5. **4312 TEXOMA PARKWAY**
The request of Chris Martin (Owner) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 1R, Replat of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsections (5)(d) and (13)(h) to allow a 6' wrought iron security fence on the front property line along Texoma Parkway in lieu of the required 25' in a M-1 (Light Manufacturing) District.
6. **1730 S. FM 1417 (HERITAGE PARKWAY)**
The request of Kashmir Singh and Sandeep Kaur (Owners) and Tatchio & Associates (Architect) concerning the property at 1730 South FM 1417 (Heritage Parkway), being 2.590 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.
7. **221 S. TRAVIS STREET**
The request of Wilson Children's Trust (Owners), Patrick A. Cravens (Tenant) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 221 South Travis Street, being the north 20' of Lot 5, Block 8, Original Town Plat, less and except the east twelve feet owned by the City of Sherman for an alley, as follows:
Planning and Zoning Commission

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

8. **4113 N. FRISCO ROAD**

The request of Buffalo Gap Street Properties, LLC (Owners), DBAT (Tenant), Joe Flores (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4113 North Frisco Road, being 4.643 acres in the in the W.F. Patterson Survey, Abstract No. 969 and the J. Hendrix Survey, Abstract No. 503, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow a metal building with a 48' brick wainscot on three sides for a commercial amusement center with batting cages in lieu of the required masonry on the sides of all buildings visible from front street right-of-way in a C-2 (General Commercial) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 35 parking spaces in lieu of the required 88 parking spaces required for a commercial amusement center with batting cages in a C-2 (General Commercial) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow (D-Bat Texoma) a baseball and softball training center with batting cages in a C-2 (General Commercial) District.

9. **2105 S. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Storage 1, LLC (Owner) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2105 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) and Section 7, Subsection (1B) to allow the addition of a self-storage facility to have an exterior metal facade in lieu of the required masonry in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the addition of a self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

10. **2115, 2119, 2123 & 2127 S. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Storage 1, LLC (Owner) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2115, 2119, 2123 and 2127 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA 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 a climate controlled self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

11. * **1330 & 1402 S. AUSTIN STREET**
The request of Sherman Collision Repair, LLC (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1330 and 1402 South Austin Street, being 0.5722 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 87.5 feet of Lot 8, Block 23 and the north 100 feet of Lot 4, Block 24 of the B.H. Moore Heirs Addition, as follows;
Planning and Zoning Commission
Replat approval of SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition.
12. **1330 S. AUSTIN STREET**
The request of Sherman Collision Repair, LLC (Owner) and Sartin & Associates, (Surveyor) concerning the property located at 1330 South Austin, being the proposed Lot 1 of the SCR Addition, a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition, as follows:
Planning and Zoning Board
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-2 (General Commercial) District.
 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auto repair and body shop parking lot in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
13. * **5012 & 5016 EAGLE RIDGE TRAIL (FORMERLY 129 & 141 EAGLE RIDGE TRAIL)**
The request of Rossi Realty, LLC and Michael Stanley (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 5012 and 5016 Eagle Ridge Trail (formerly 129 and 141 Eagle Ridge Trail), being 0.436 acres in the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 13 and 14 of Preston Club, The Classics, Phase Two, as follows;
Planning and Zoning Commission
Replat approval of Lots 13 & 14, Preston Club, The Classics, Phase Two.
14. * **3218, 3222 & 3226 PRESTON CLUB DRIVE (FORMERLY 218, 220 & 222 PRESTON CLUB DRIVE)**
The request of Rossi Realty, LLC and Christopher & Amy Swindell (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 3218, 3222 and 3226 Preston Club Drive (formerly 218, 220 & 222 Preston Club Drive), being 0.459 acres in the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128 and being a Replat of Lots 11, 12 and 13, Block 11 of Preston Club, The Legends Subdivision, Phase One, as follows;
Planning and Zoning Commission
Replat approval of Lots 11, 12, & 13, Block 11, Preston Club, The Legends Subdivision, Phase One.

15. * **1000 N. TRAVIS STREET**
The request of Kam Corners, LP (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1000 North Travis Street, being 4.2957 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Preliminary Plat approval of Kam Korner's Addition.
16. * **4344 LOY LAKE ROAD**
The request of Sherman Hotels, LLC (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 4344 Loy Lake Road, being 3.309 acres in the T.J. Shannon Survey, Abstract No. 1137 and being all of Lot 2 of Ameristate Plaza, as follows;
Planning and Zoning Commission
Replat approval of Lot 2 Ameristate Plaza.
17. **1704 & 1706 N. TRAVIS STREET**
The request of Ruben & Adriana Alvarez (Owners) concerning the property at 1704 and 1706 North Travis Street, being Lot 2, Block 1, Moseley Addition, Replat of Lot 16 & the east 20' of Lot 15, W.M. Shannon's Supplement, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a language school (preschool 3-5 years old) in a C-O (Office) District/O-1 (75 & 82 Overlay) District.
18. **132 COMFORT WAY**
The request of V Prop LLC (Owner) and Lynn Vessels Construction LLC (Tenant) concerning the property located at 132 Comfort Way, being 3.494 acres in the J.M. Hambright Survey, Abstract No. 538, as follows:
Board of Adjustments
Exception and site plan approval under Ordinance No. 2280, Section 5, to allow the replacement of an existing office building on a nonconforming lot in an R-A (Single Family Agricultural) District/O-1 (75 & 82 Overlay) District.
19. **ADJOURNMENT**
20. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on June 15, 2017 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of June, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 06/20/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR MAY 16, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes May 16, 2017

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

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

VACATION OF PLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAZY L. ENTERPRISES (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 600 BLOCK OF EAST CARTER STREET AND 802 NORTH THROCKMORTON STREET, BEING LOTS 1R, 2R, & 3R, AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 4, W.P. CARTER'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VACATION OF REPLAT – AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 4, W.P. CARTER'S ADDITION.

VACATION OF PLAT
– AUSTIN PARK
ADDITION, PHASE II,
BEING A REPLAT OF
LOTS 1, 2, 3 & 4,
BLOCK 4, W.P.
CARTER'S ADDITION
600 BLK. E. CARTER
& 802 N.
THROCKMORTON
(LAZY L.
ENTERPRISES)

The property is located in the 600 block of East Carter Street, also addressed as 802 North Throckmorton Street, the northwest corner of Throckmorton and Carter Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The property was replatted from four lots to three lots, December 8, 2014, recorded in Volume 22, Pages 179 and 180 in Grayson County Plat Records. The owner is requesting to vacate that replat. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SERAJ ALI AND AMYNAH S. ALI (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1802 EAST HOUSTON STREET AND 1809 EAST LAMAR STREET, BEING ALL OF LOTS 1, 3, 5 AND 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CHRISTIAN COLLEGE ADDITION, BLOCK 16, LOT 1R, BEING ALL OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION.

REPLAT –
CHRISTIAN
COLLEGE ADDITION,
BLOCK 16, LOT 1R,
BEING ALL OF LOTS
1, 3, 5 & 7, BLK. 16,
CHRISTIAN
COLLEGE ADDITION
1802 E. HOUSTON &
1809 E. LAMAR
(SERAJ ALI &
AMYNAH S. ALI)

The property is located at 1802 East Houston Street and 1809 East Lamar Street and is zoned a C-1 (Retail Business) District but has been partly used as residential in the last few years. The owner would like to replat four lots into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

A call was received from:

Annette Morrison Catts, 5 Dogwood Drive, Waynesville, MO

Mrs. Catts owns the property at 115 North Carr Avenue; she was opposed to the replat of the property at 1802 East Houston Street and 1809 East Lamar Street. She cited concerns with the zoning on the property being a C-1 (Retail Business) District next to the R-1 (One Family Residential) District and mixed land use.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHRETEJAS, LLC (OWNERS) AND WILLIAM DAVIS FINNEY (SURVEYOR) CONCERNING THE PROPERTY IN THE 1400 BLOCKS OF PARK PLACE, BEING LOTS 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7.

REPLAT – LOTS 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7
1400 BLK. PARK PLACE
(SHRETEJAS, LLC)

The property is located in the 1400 Block of Park Place, off West Taylor Street and is zoned an R-2 (Multi-Family Residential) District. The owner would like to replat two lots into one lot to build an apartment complex on the lot. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ISD (OWNERS) AND SCOTT CONRAD, DIRECTOR OF MAINTENANCE AND OPERATIONS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2201 EAST LAMAR STREET, BEING 51 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR TWO (2) PORTABLE CLASSROOM BUILDINGS FOR SHERMAN HIGH SCHOOL

SITE PLAN – 2 PORTABLE CLASSROOM BUILDINGS
2201 E. LAMAR
(SHERMAN ISD)

The property is located at 2201 East Lamar Street at the Sherman High School facility. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a Senior High School. Approval has been granted in the past for a portable classroom building for the high school by the Planning and Zoning Commission at their June 14, 2005 and the June 21, 2016 regular meetings.

Sherman ISD wishes to add additional classroom space at the High School by adding two portable buildings on the north 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BARTON CAPITAL, LTD (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700 BLOCK MARSHALL STREET AND THE 3800-3900 BLOCKS OF DRIPPING SPRINGS ROAD, BEING 17.112 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND THE E. CANTON SURVEY, ABSTRACT NO. 221, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF SWEETWATER SPRINGS SUBDIVISION

PRELIMINARY PLAT
– SWEETWATER
SPRINGS
SUBDIVISION
4700 BLK.
MARSHALL ST. &
3800-3900 BLKS.
DRIPPING SPRINGS
RD.
(BARTON CAPITAL,
LTD)

The property is located in the 4700 block of Marshall Street and the 3800-3900 blocks of Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District.

The owners would like to plat the property into sixty (60) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF EMR REAL ESTATE LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 833 WEST PECAN STREET AND 407 NORTH RICKETTS STREET, BEING 0.717 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 1-4, BLOCK A, GREEN MOUNT 2ND ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT OF LOTS 1 THRU 4, BLOCK A, GREEN MOUNT 2ND ADDITION

REPLAT – LOTS 1
THRU 4, BLK. A,
GREENMOUNT 2ND
ADDITION
833 W. PECAN & 407
N. RICKETTS
(EMR REAL ESTATE,
LLC)

The property is located at 833 West Pecan Street and 407 North Ricketts Street; the northeast corner of Pecan and Ricketts Streets and is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN HOTELS, LLC (OWNER), GRAY ROCK LLC (CIVIL ENGINEER AND LANDSCAPE ARCHITECT) AND EJES, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4344 LOY LAKE ROAD, BEING LOT 2, BLOCK 1, AMERISTATE PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MARRIOTT COURTYARD HOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

SUP & SITE PLAN –
MARRIOTT
COURTYARD HOTEL
4344 LOY LAKE RD.
(SHERMAN HOTELS,
LLC)

Jeremy Stone and Ashwin Thakkar, Sherman Hotels, LLC,
118 N. 7th Street, Durant, OK

Mr. Stone and Mr. Thakkar appeared to represent the request and answer any questions. The property is located at 4344 Loy Lake Road, north of Sherman Town Center. A Specific Use Permit to allow a Marriott Courtyard Hotel was approved at the June 6, 2011 and the November 16, 2015, City Council Meetings, but construction was never started. Variances were granted at the May 17, 2011 Planning and Zoning Commission Meeting to allow a five story, 62' tall hotel, to allow a 28' rear setback and a 37' side setback from residentially zoned property.

Mr. Thakkar explained they are proposing a five-story, 62' tall, 117-room Marriott Courtyard Hotel; parking will be provided for 119 spaces with 6 handicaps accessible. The hotel will be on the west side of the lot. "We plan to replat the property into two lots. The design for the building and the layout location has remained the same; we have not modified anything from the previous ordinance." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the design still meets the variances granted in 2011 for the 28' rear setback and the 37' side setback.

Mr. Stone responded "yes."

Commission Member Vanderveer explained "we received a letter from an adjacent property owner, your drive is only going to your facility; you are not sharing a drive or anything of that nature?"

Mr. Stone explained "the driveway will only go to the hotel."

Commission Member Vanderveer asked if they had read the Staff Review Letter regarding the drive approach.

Mr. Stone responded "yes."

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

A letter was received from:

Clay Embry, Central Freight Lines, Inc. 5200 E. Loop 820
South, Ft. Worth, TX.

"I believe the site plan is the same plan previously reviewed in 2015. We are concerned that the entry/exit shown on the plan in the southeast section of the property. The proposed driveway will be in close proximity to our own drive. It is our opinion that this close proximity could present a safety hazard for traffic in the area. It is our request that the approval of the site plan be delayed until this concern is adequately addressed."

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 4344 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, GILBERT, PATTERSON, VANDERVEER, DAVIS, DOWNTAIN AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DONALD & LORETTA BERTRAND (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 613 PATRICIA DRIVE, BEING LOT 7, BLOCK 4, CRUTCHFIELD 2ND ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW AN ATTACHED CARPORT ON THE FRONT AND SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 25' FROM THE FRONT PROPERTY AND 6' 1" FROM THE SIDE PROPERTY LINE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**VARIANCES –
FRONT SETBACK
(APPROVED 10')**

**SIDE SETBACK
(DENIED)
613 PATRICIA
(DONALD &
LORETTA
BERTRAND)**

Donald Bertrand, 613 Patricia, Sherman, TX

Mr. Bertrand appeared to represent the request and answer any questions. The property is located at 613 Patricia Drive between East Lamar Street and East Wells Avenue and is zoned an R-1 (One Family Residential) District.

Mr. Bertrand explained "I would like to erect an attached 24' x 29' metal carport to the sidewalk on the front of the existing home; the sidewalk is approximately 30' from the house. My driveway is about 2' from the neighbor's property on the side. I would like to get permission to cover the driveway."

Commission Member Gilbert asked if this would typically be a 25' front yard setback; "this would be 25' outside of what is allowed."

Scott Shadden, Director of Developmental Services responded "yes."

Chairman Mahone asked Mr. Bertrand about the other four homes in the area that have the same exact carports as stated in his narrative. "Also, you have submitted a picture of one similar to what you are proposing."

Commission Member Patterson explained "the other carport does not go all the way to the sidewalk."

Mr. Bertrand explained “I would not have to go all the way to the sidewalk. The carport will be 24’ wide.”

Commission Member Patterson asked “of the four carports that were mentioned in your letter, 520, 523, 524 and 525 Hillside; how many go all the way to the sidewalk.”

Mr. Bertrand responded “I did not see any that go all the way to the sidewalk.”

Commission Member Vanderveer asked if the bulk of the carports were for a single car.

Mr. Bertrand responded “double.”

Commission Member Davis asked Mr. Shadden if there was any information on the existing carports in the same area.

Mr. Shadden explained “the one he sent a picture of; we do not have a permit on it or a variance granted for the carport. 523 Hillside did not have a permit, 520 Hillside, no permit. The comparisons do not have permits; I don’t know how long they have been there.”

Chairman Mahone felt “the carport being right on the sidewalk would be a safety concern, especially if there are children riding bicycles, it doesn’t take much for them to veer off the sidewalk.”

Mr. Bertrand was thinking “5’ from the sidewalk back would still be plenty of room; that’s a good safety distance.”

Chairman Mahone asked Mr. Shadden “so none of the existing carports that we can tell are permitted.”

Mr. Shadden responded “no.”

Chairman Mahone asked Mr. Shadden if he knew of any other carports in the area.

Mr. Shadden explained “there is one on Valentine that is 25’ from the property line; it complied. 925 Holiday received a variance for a 10’ setback for a carport and they did get a permit.”

Mr. Bertrand asked if he could be allowed to have a carport to get two vehicles under, because his garage is a single car garage and the porch extends; he asked for a 10’ variance from the front property line.

Chairman Mahone asked Mr. Shadden if he would have to come back if the variance request was changed.

Mr. Shadden explained “you can grant less than what he asked for, but you could not grant any closer to the property line; he asked for zero so he couldn’t get any closer anyway.”

He has concrete all the way to the property line on the side.”

Commission Member Gilbert asked if the requirement is 10% of the lot on the side; that’s where the 6’ 1” comes into play. “There looks like there is some distance from the edge of the house to the property line.”

Mr. Bertrand thought it was 6’ from the house to the property line on the side.

Commission Member Patterson explained “according to the survey it looks like the concrete is on the property line; it looks like the driveway has been added onto.”

Mr. Bertrand explained “the driveway was widened.”

Chairman Mahone asked if the carport would still be viable if it was farther away from the side property line.

Mr. Bertrand explained “yes, it would still be, because I can go into my yard.”

Mr. Mahone explained “so what he is asking, if he brings it off the property line, he can extend it the other way to compensate the same width.”

Mr. Shadden explained “anywhere you park has to be paved; you are talking about taking the carport to the concrete that is right in front of the house.”

Mr. Bertrand explained “where the front door is at the edge of the house, the brick, I was going to come to the edge of the front door on the south side of the brick and go out and concrete; it is kind of at an angle but it still covers the concrete.”

Mr. Shadden explained “so you do that and line it up with the edge of the house on the side.”

Mr. Bertrand explained “I would have to go at an angle because there used to be a tree right there.”

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

Commission Member Patterson asked if there were any masonry requirements for this zoning.

Mr. Shadden explained there are not in an R-1 (One Family Residential) District.

Commission Member Vanderveer explained “I would like it to get off the sidewalk; if 10’ is what has been granted in the area; I think that is fair here, I would also like for the carport to line up with the house to get further off the property line.”

Commission Member Gilbert agreed, he would be agreeable to 10' from the front as well and comply with the side setback.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow' an attached carport 10' from the front property line in lieu of the required 25', to deny the side setback and that the carport remain open in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: MAHONE, GILBERT, PATTERSON, AND VANDERVEER.

VOTING NAY: DAVIS

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF S&W AL, LLC (OWNERS), TEXAS ROADHOUSE (TENANT), MIKE, MARNELL, AMERITECH FACILITY SERVICES (REPRESENTATIVE) AND CARROLL ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2773 N. U.S. HIGHWAY 75, BEING LOT 5A, BLOCK 1, TEXOMA CROSSING ADDITION, REPLAT LOTS 5 & 5A, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW BUILDING FINISHES OF BRICK WAINSCOT WITH CEDAR LAP SIDING TO MATCH THE EXISTING BUILDING FACADE FOR A "TO GO" ADDITION FOR TEXAS ROADHOUSE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A "TO GO" ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

EXCEPTION -
EXTERIOR FAÇADE

SITE PLAN - "TO
GO" ADDITION

2773 N. U.S.
HIGHWAY 75
(S&W AL, LLC)

Mike Marnell, Ameritech Facility Services, 3637 N. Hwy. 377, Ste. B, Waxahachie, TX

Mr. Marnell appeared to represent the request and answer any questions. The property is located at 2773 U.S. Highway 75 North, between Lamberth Road and U.S. Highway 82; Texas Roadhouse is the tenant. They would like to add a "To Go" addition for take-out orders for their customer's to conveniently pick up. They are also requesting an exception to match the existing exterior facade which is cedar with a brick wainscot.

Mr. Marnell explained "they would like to add a 10' x 70' addition to the north side of the restaurant for a "to go" area, the room will have a counter for customers to pick up their orders; the exterior finish will match the existing building."

They had seen the Staff Review Letter and would abide by

the Recommendations.

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW BUILDING FINISHES OF BRICK WAINSCOT WITH CEDAR LAP SIDING TO MATCH THE EXISTING BUILDING FACADE FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for a “To Go” Addition for Texas Roadhouse at 2773 North U.S. Highway 75 in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District subject to Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for a “To Go” Addition for Texas Roadhouse Restaurant at 2773 North U.S. Highway 75 subject to Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, PATTERSON, VANDERVEER, DAVIS, DOWNTAIN AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & EXCEPTION

THE REQUEST OF TYSON FRESH MEATS INC, (OWNERS) AND JIM CASSTEVENS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4700 SOUTH U.S. HIGHWAY 75, BEING 73.76 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

**SITE PLAN –
STORAGE BUILDING**

**EXCEPTION –
EXTERIOR FACADE
4700 S. U.S.
HIGHWAY 75
(TYSON FRESH**

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR A STORAGE BUILDING FOR TYSON FRESH MEATS IN THE BLALOCK INDUSTRIAL PARK.

MEATS, INC.)

EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (M) TO ALLOW PAINTED "R" TYPE PANELS ON A STORAGE BUILDING FOR TYSON FRESH MEATS IN LIEU OF THE REQUIRED MASONRY IN THE BLALOCK INDUSTRIAL PARK.

Jim Casstevens, 4700 S. U.S. Highway 75, Sherman, TX

Mr. Casstevens appeared to represent the request and answer any questions. The property is located at 4700 South U.S. Highway 75 in the Blalock Industrial Park; Tyson Fresh Meats is the tenant. They would like to add a 60' x 120' storage building on the back of the building; the exterior finish on the building will be "R" type panels.

Mr. Casstevens explained "we would like to construct a 60' x 100' storage building on the west side of the plant; the exterior of the building will be "R" type panels. The building will not be seen from Highway 75 and there is an earth berm which blocks the view on Howe Drive."

Mr. Shadden explained "this building will be lower than the roof of the main building and will not be visible from Highway 75."

Chairman Mahone asked what the façade is on the main building.

Mr. Casstevens explained "the main building has concrete tilt wall panels."

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

ACTION TAKEN.

Motion by Commission Member Bridges to approve the exception to allow "R" type panels on a storage building and site plan approval for the storage building at 4700 South U.S. Highway 75 subject to the Staff Review Letter.

Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, PATTERSON, VANDERVEER, DAVIS, DOWNTAIN AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:31 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 06/20/2017

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

Issue:

CONSENT AGENDA (ITEMS 11,13,14,15 & 16)

List of Agenda Items:

11. * 1330 & 1402 S. AUSTIN STREET

The request of Sherman Collision Repair, LLC (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1330 and 1402 South Austin Street, being 0.5722 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 87.5 feet of Lot 8, Block 23 and the north 100 feet of Lot 4, Block 24 of the B.H. Moore Heirs Addition, as follows;

Planning and Zoning Commission

Replat approval of SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition.

13. * 5012 & 5016 EAGLE RIDGE TRAIL (FORMERLY 129 & 141 EAGLE RIDGE TRAIL)

The request of Rossi Realty, LLC and Michael Stanley (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 5012 and 5016 Eagle Ridge Trail (formerly 129 and 141 Eagle Ridge Trail), being 0.436 acres in the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 13 and 14 of Preston Club, The Classics, Phase Two, as follows;

Planning and Zoning Commission

Replat approval of Lots 13 & 14, Preston Club, The Classics, Phase Two.

14. * 3218, 3222 & 3226 PRESTON CLUB DRIVE (FORMERLY 218, 220 & 222 PRESTON CLUB DRIVE)

The request of Rossi Realty, LLC and Christopher & Amy Swindell (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 3218, 3222 and 3226 Preston Club Drive (formerly 218, 220 & 222 Preston Club Drive), being 0.459 acres in the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128 and being a Replat of Lots 11, 12 and 13, Block 11 of Preston Club, The Legends Subdivision, Phase One, as follows;

Planning and Zoning Commission

Replat approval of Lots 11, 12, & 13, Block 11, Preston Club, The Legends Subdivision, Phase One.

15. * 1000 N. TRAVIS STREET

The request of Kam Corners, LP (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1000 North Travis Street, being 4.2957 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Kam Korner's Addition.

16. * 4344 LOY LAKE ROAD

The request of Sherman Hotels, LLC (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 4344 Loy Lake Road, being 3.309 acres in the T.J. Shannon Survey, Abstract No. 1137 and being all of Lot 2 of Ameristate Plaza, as follows;

Planning and Zoning Commission

Replat approval of Lot 2 Ameristate Plaza.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

4312 TEXOMA PARKWAY

The request of Chris Martin (Owner) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 1R, Replat of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsections (5)(d) and (13)(h) to allow a 6' wrought iron security fence on the front property line along Texoma Parkway in lieu of the required 25' in a M-1 (Light Manufacturing) District.

Background:

The property is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road; Mandy's Mini Storage Facility is the tenant.

The following items have been approved for this address:

Specific Use Permits

- February 22, 2011 - To allow the conversion of the self service portion of an existing carwash into a Climate Controlled Storage Facility in an M-1 (Light Manufacturing) District.
- December 12, 2000 - To allow living quarters in a C-2 (General Commercial) District.

Exceptions:

- June 11, 2002 - To allow a 10' truck barrier with a 7' front setback in lieu of 25' required in a C-2 (General Commercial) District.
- May 17, 2017 - To allow a concrete block and metal siding exterior facade on part of the south side of an additional storage facility for Mandy's Mini Storage in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in an M-1 (Light Manufacturing) District.

Site Plans:

- September 12, 2000 - Car Wash
- December 19, 2000 - Living quarters inside Car Wash
- February 22, 2011 - Climate Controlled Storage Facility
- May 17, 2016 - Additional Storage Facility for Mandy's Mini Storage
- October 18, 2016 - Addition to Mandy's Mini Storage Facility

The owner is requesting to erect a six foot wrought iron security fence on the property line along Texoma Parkway.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Chris Martin (Owner)
Tatchio and Associates (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:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

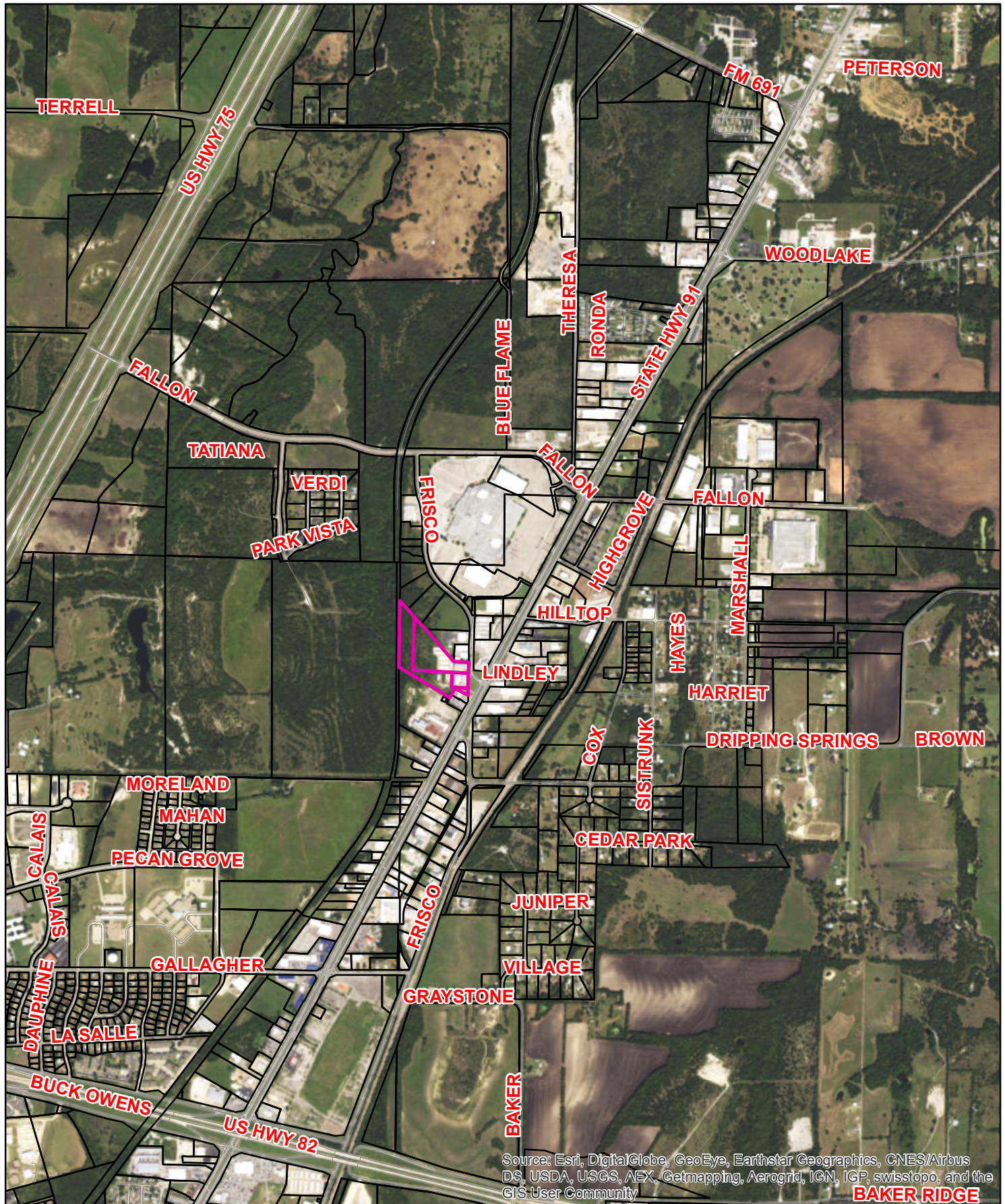
Zoning Sign Photo

Plat

Site Plan

Fence Elevations

Staff Review Letter



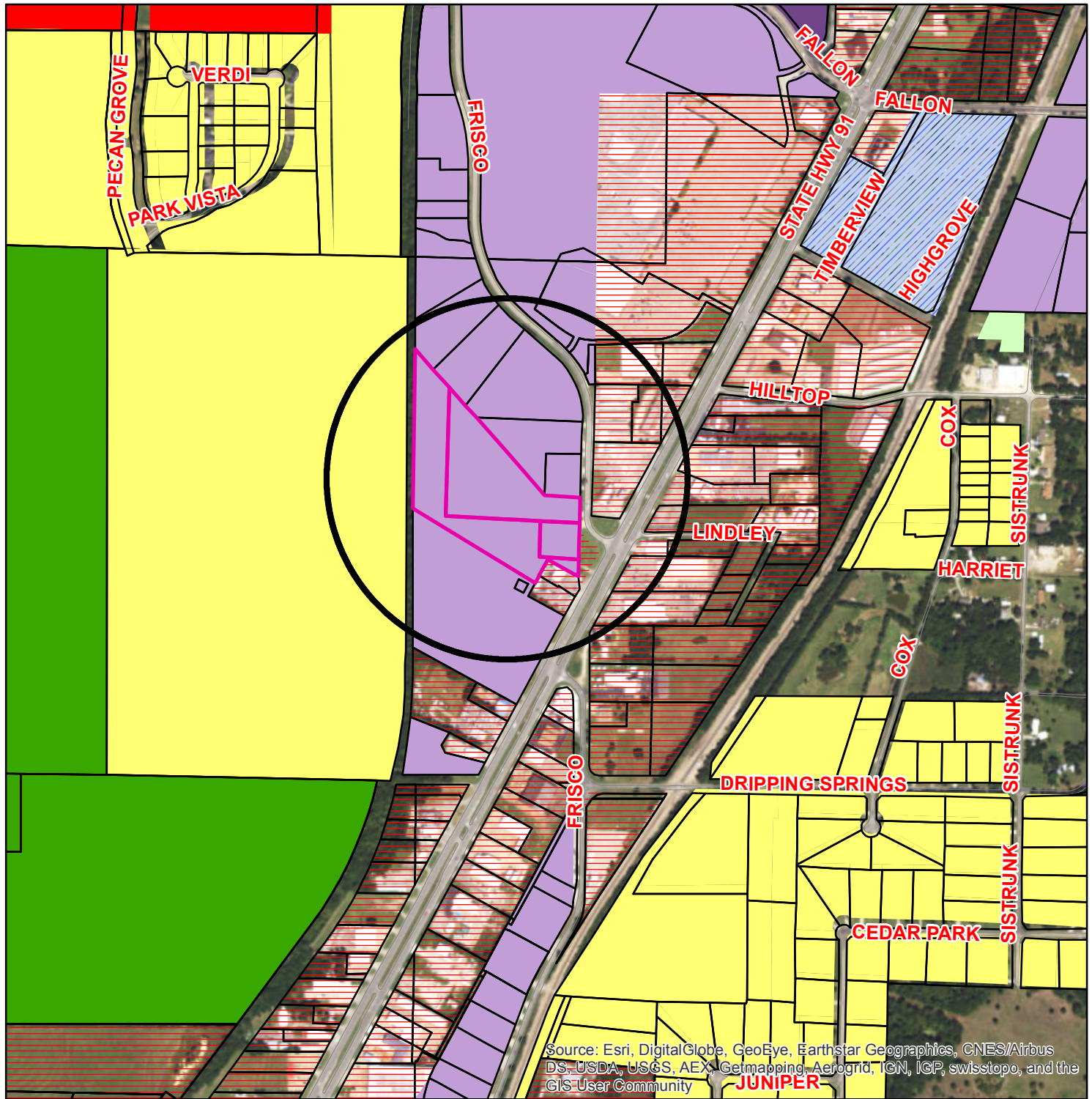
Sherman
CLASSIC TOWN. BROAD HORIZON.

4312 Texoma Parkway



1 in = 1,549 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4312 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

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City of Sherman, Texas
Developmental Services Department

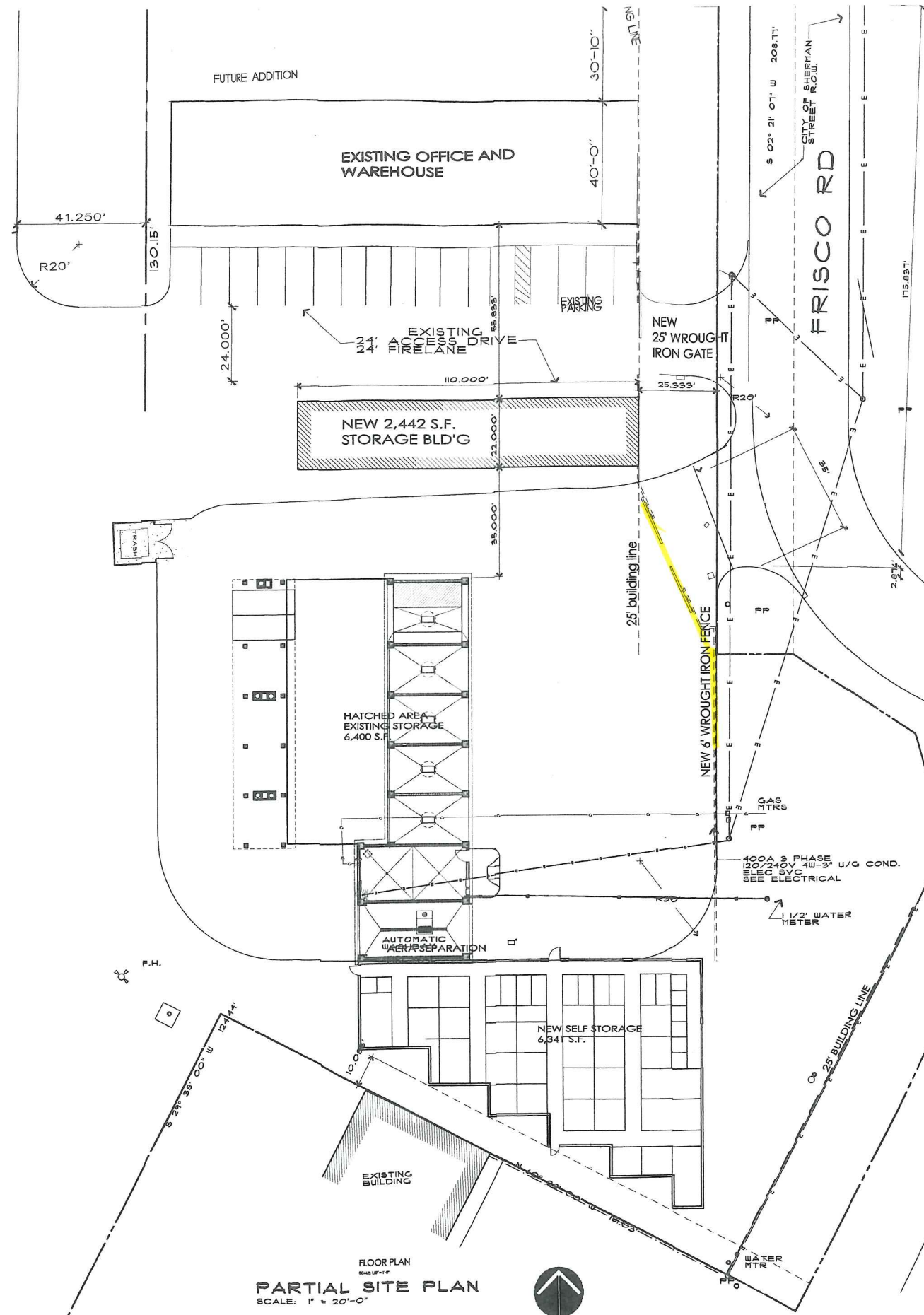


NOT TO SCALE

1 in = 700 ft

4312 Texoma Parkway

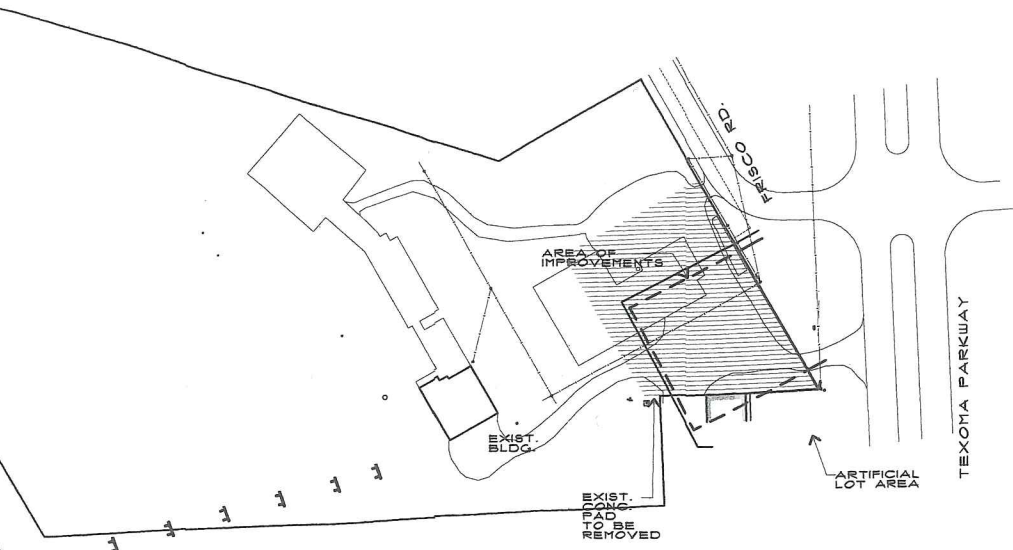




FLOOR PLAN
SCALE: 1/4" = 1'-0"
PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

TEXOMA PARKWAY

OVERALL SITE PLAN
SCALE: 1" = 100'-0"





STAFF REVIEW LETTER

June 14, 2017

Chris Martin
521 W. Main
Denison, TX 75020

Tatchio & Associates
PO Box 2062
Sherman, TX 75091

Dear Applicants,

The request for a variance to allow a 6' wrought iron fence on the front property line along Texoma Parkway in lieu of the required 25' in a M-1 (Light Manufacturing) District for the property located at 4312 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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 M-1 (Light Manufacturing) District and the screening ordinance must be followed.
2. An encroachment easement will need to be approved by the City Council if the fence is located inside a drainage or utility easement.
3. Fences erected on property lines or in easements are at owner's risk.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



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

6.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1730 S. FM 1417 (HERITAGE PARKWAY)

The request of Kashmir Singh and Sandeep Kaur (Owners) and Tatchio & Associates (Architect) concerning the property at 1730 South FM 1417 (Heritage Parkway), being 2.590 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 1730 South FM 1417 (Heritage Parkway) between Park Avenue and Quail Run Road; City Mart Convenience Store is the tenant. The property is zoned a C-2 General Commercial District and is also located in the O-1.1 (FM 1417 Overlay) District. The owners would like to open a liquor store in the south corner of the building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Kashmir Singh and Sandeep Kaur (Owners)

Tatchio & Associates (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:

3

Objections Received:

0

Attachments

Location Map

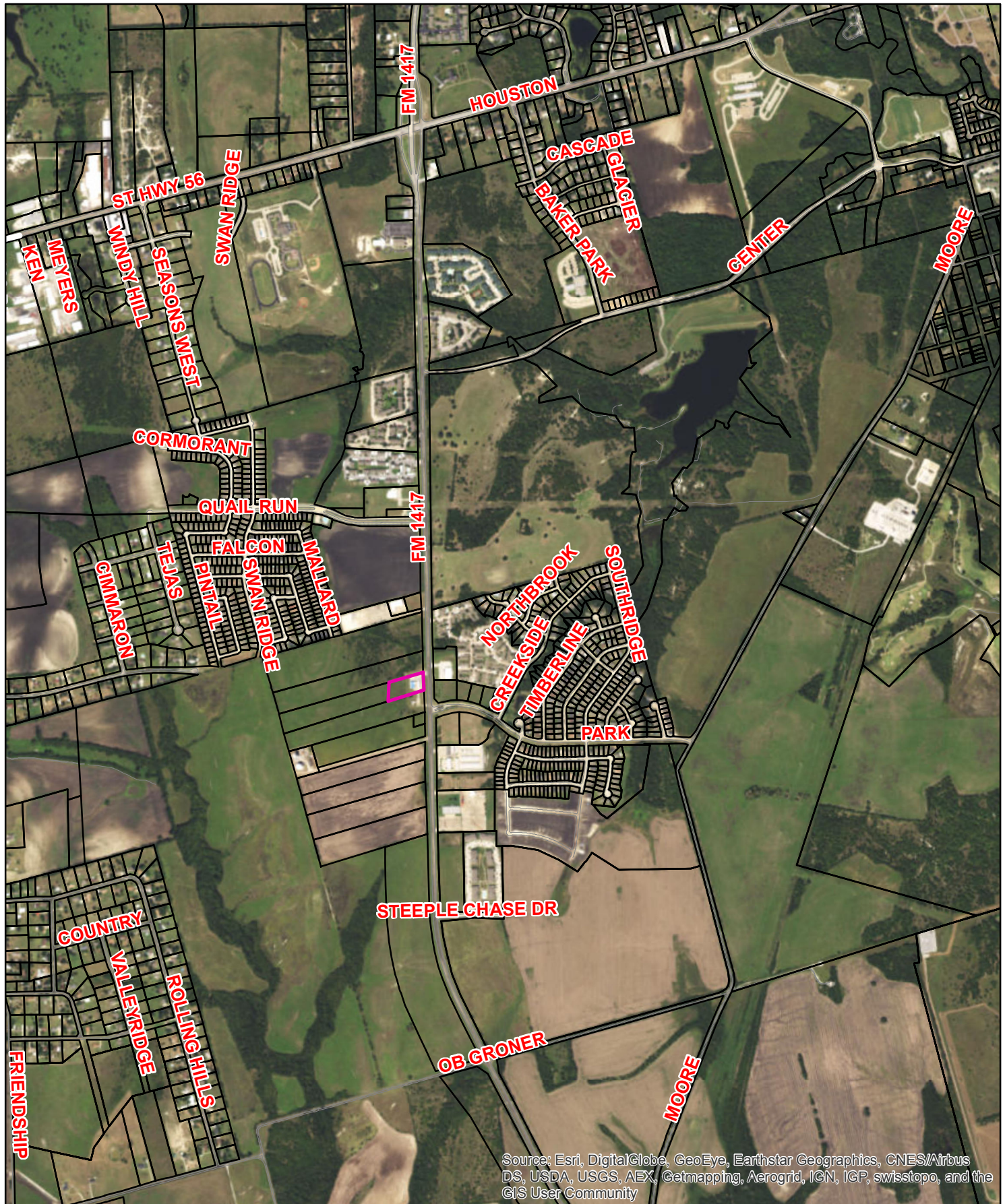
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



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

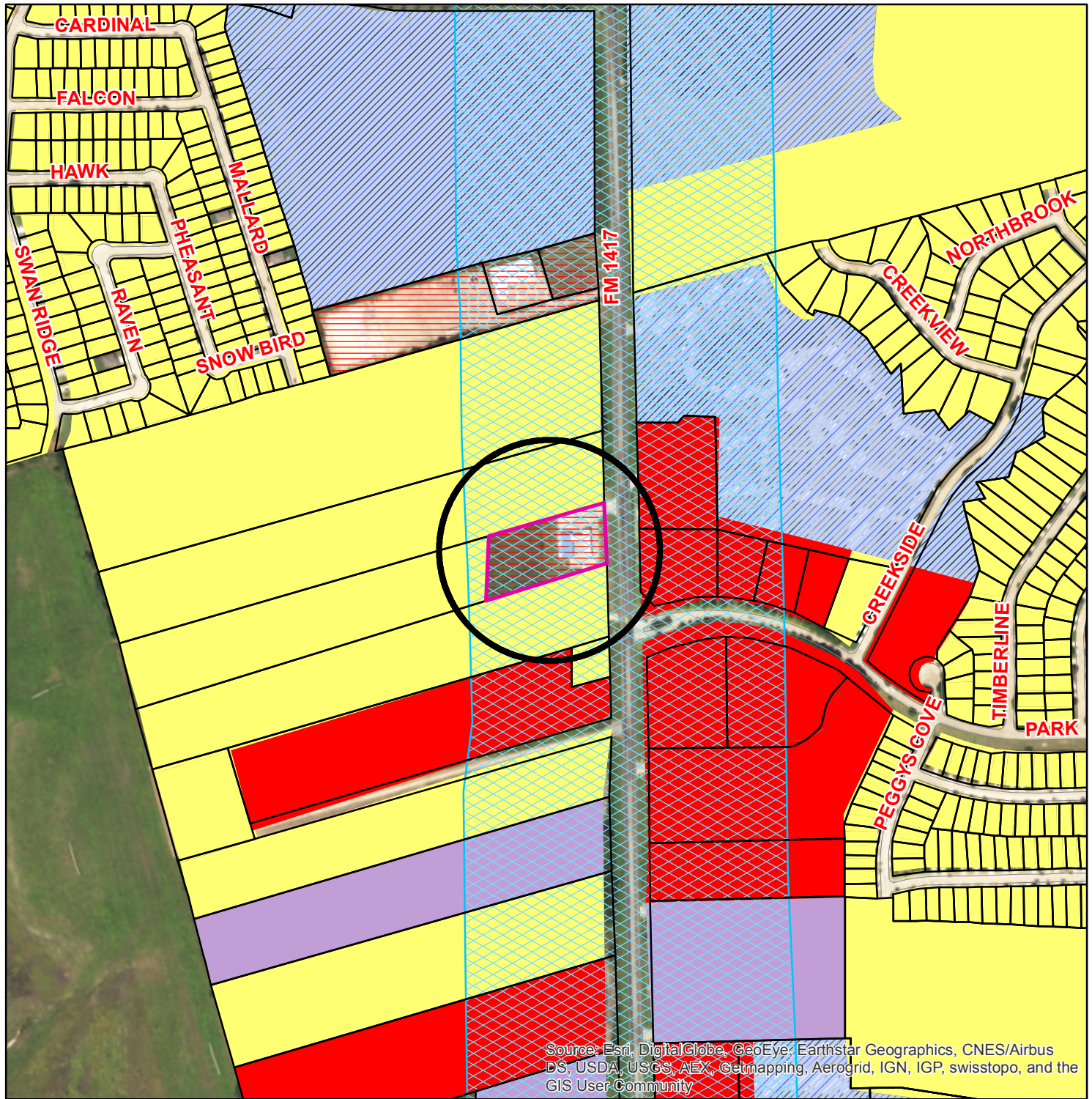


1730 S. FM 1417 (Heritage Parkway)



1 in = 1,549 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1730 S. FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



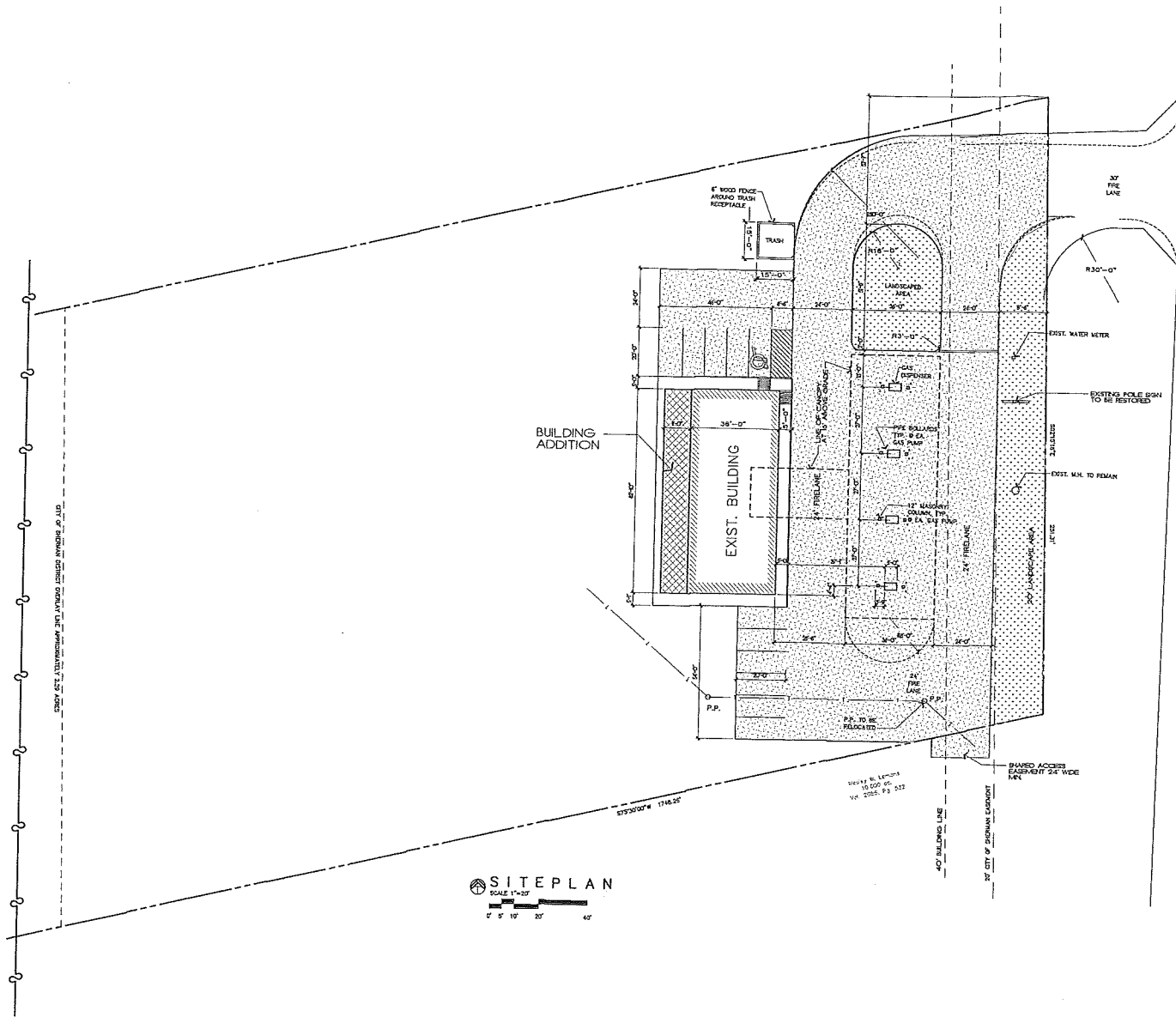
NOT TO SCALE

1 in = 500 ft

1730 S. FM 1417 (Heritage Parkway)







SITEPLAN
 SCALE 1"=20'
 0' 10' 20' 40'

F. M. HIGHWAY 1417

TATCHIO AND ASSOCIATES ARCHITECT

P.O. Box 2062 Sherman, Texas 75091 903/786-6092 903/786-4349 FAX notatatchio@aol.com

A COMMERCIAL STORE #
 1222 FM HWY. 1417 SOUTH
 SHERMAN, TEXAS

APR 15/2002
 0430
 PROJECT NO.
SP-1
 SHEET NO.

1:000000000 1417 COMMERCIAL BUILDING SITE PLAN 04/15/2002 08 PM



STAFF REVIEW LETTER

June 14, 2017

Kashmir Singh
1730 South FM 1417 (Heritage Parkway)
Sherman, TX 75092

Tatchio & Associates
PO Box 2062
Sherman, TX 75091

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a liquor store in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District for the property located at 1730 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.1 (FM 1417 Overlay) District, the Specific Use Permit ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Shall comply with all City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Dir. Of Community and Support Services
	Don Keene, Asst. City Manager	Amber Doan, Engineering Coordinator



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

7.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

221 S. TRAVIS STREET

The request of Wilson Children's Trust (Owners), Patrick A. Cravens (Tenant) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 221 South Travis Street, being the north 20' of Lot 5, Block 8, Original Town Plat, less and except the east twelve feet owned by the City of Sherman for an alley, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 221 South Travis Street between Lamar and Jones Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.

The owner would like to open a social entertainment lounge, providing broadcast and live entertainment, food & beverage in a facility with social and business amenities such as; relaxing lounge seating, recorded Jazz and Neo Soul background music, big screen TV's, karaoke and open mic night, free Wi-Fi, as well as copy, fax and print service. The existing building is brick and metal; the owner plans to remove the metal on the upper portion of the building.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Wilson Children's Trust (Owners)
Patrick A. Cravens (Tenant)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey/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



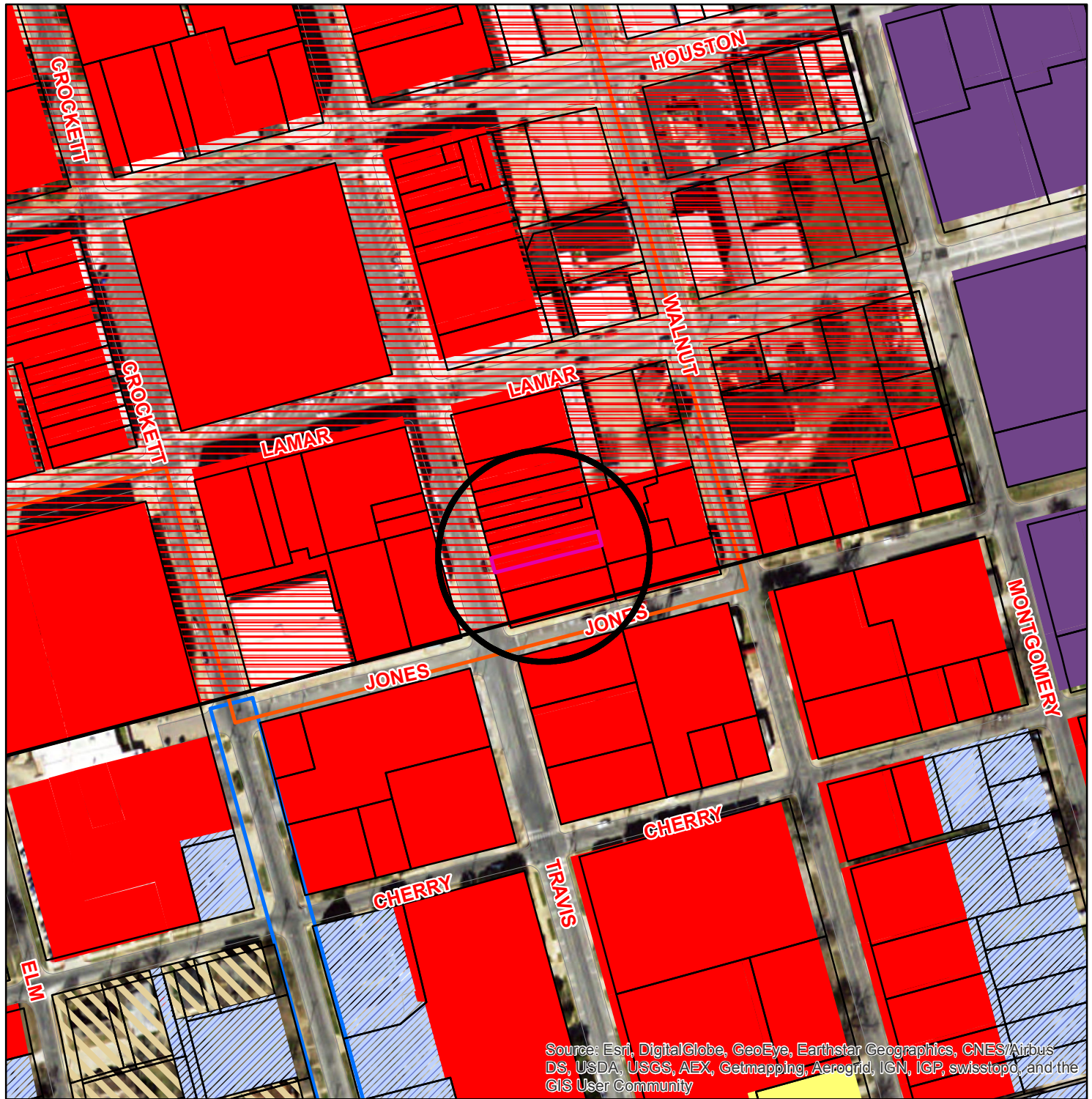
221 S. Travis



NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 221 S. Travis

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

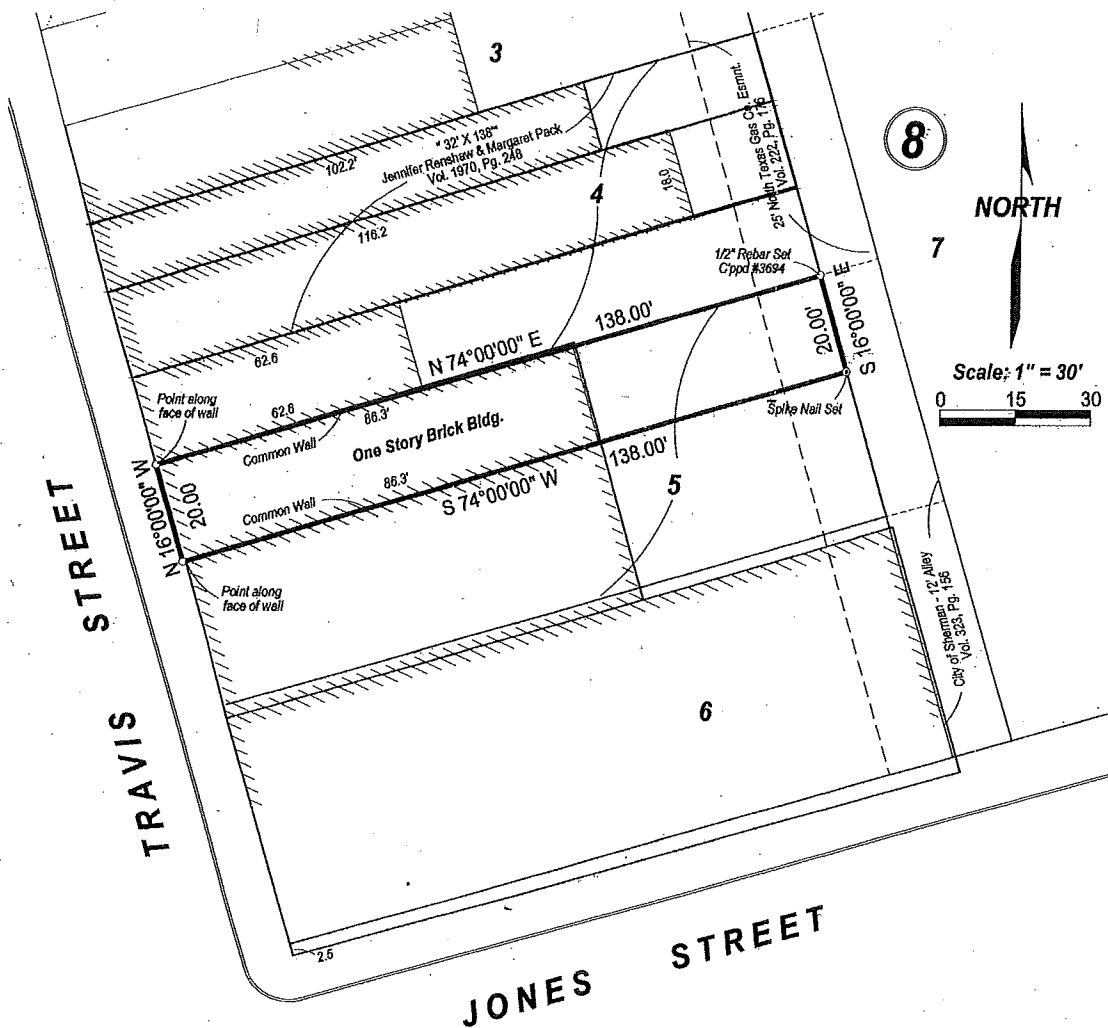


NOT TO SCALE

1 in = 194 ft

221 S. Travis





SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. Box 1843 * 109 S. Travis * Sherman, Texas 75091-1843
Ph (903) 892-8003 * Fax (903) 868-2970 * Email - msartin@gcecisp.com

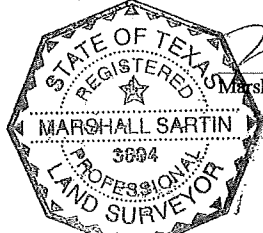
SURVEY FOR: THE WILSON CHILDREN'S TRUST

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 15 th day of September, 2014 of the following described property:

BEING the North Twenty feet of Lot FIVE (5) in Block EIGHT (8) of the ORIGINAL TOWN PLAT of SHERMAN, TEXAS as shown by plat of record in Volume "B", Page 1, Deed Records, Grayson County, Texas, LESS and EXCEPT the East Twelve feet (12 ft.) owned by the City of Sherman for an alley acquired under condemnation in 1926, in Cause No. 11033 on the docket of the County Court of Grayson County, Texas, entitled "The City of Sherman vs S. M. Oliphant, et al", recorded in Volume 323, Page 156, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as 221 S. TRAVIS STREET, SHERMAN, TEXAS, that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and is subject to all easements of record that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMES HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.



Marshall Sartin, R.P.L.S. # 3694



← Metal Siding

221 S. Travis Street

BEING the North Twenty feet of Lot FIVE (5) in Block EIGHT (8) of the ORIGINAL TOWN PLAT
Of SHERMAN, TEXAS as shown by plat of record in Volume "B", page 1, Deed Records,
Grayson County, Texas.

STAFF REVIEW LETTER

June 14, 2017

Wilson Children's Trust
138 Sand Creek Circle
Sherman, TX 75092

Sartin & Associates Survey Company
P.O. Box 1843
Sherman, Texas 75090

Patrick Cravens
221 S. Travis
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a social entertainment lounge in a C-1 (Retail Business) District/Central Business District for the property located at 221 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District, the Specific Use Permit, and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The exterior façade is required to be masonry or equivalent unless an exception is approved.
4. Prohibited activities: nudity, controlled substances, illegal games or gaming devices, and noise disturbances.
5. Shall comply with the Smoking Ordinance (Chapter 8, Article 8.06); the Sexually Oriented Business Ordinance (Chapter 4, Article 4.02) and the Specific Use Permit Ordinance (Chapter 14, Exhibit A, Section 8, Subsection 5, a).
6. Shall comply with all City, Federal and State regulations for this use.
7. Violations of the conditions of the Specific Use Permit Shall will terminate the Specific Use Permit.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. The location of trash receptors must be approved by the Public Works Department.
11. The City of Sherman does not maintain alleys.
12. Parking will be permitted on improved surfaces only.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

4113 N. FRISCO ROAD

The request of Buffalo Gap Street Properties, LLC (Owners), DBAT (Tenant), Joe Flores (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4113 North Frisco Road, being 4.643 acres in the in the W.F. Patterson Survey, Abstract No. 969 and the J. Hendrix Survey, Abstract No. 503, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow a metal building with a 48' brick wainscot on three sides for a commercial amusement center with batting cages in lieu of the required masonry on the sides of all buildings visible from front street right-of-way in a C-2 (General Commercial) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 35 parking spaces in lieu of the required 88 parking spaces required for a commercial amusement center with batting cages in a C-2 (General Commercial) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow (D-Bat Texoma) a baseball and softball training center with batting cages in a C-2 (General Commercial) District.

Background:

The property is located at 4113 North Frisco Road, the northeast corner of Frisco Road and Dripping Springs Road and is zoned a C-2 (General Commercial) District.

D-Bat Texoma is a baseball and softball training facility with the vision to provide a quality teaching environment with quality instruction to enhance the baseball and softball experience for players at all levels from Little League through the collegiate and professional levels. They would like to construct a 1,760 square foot metal building with 48" brick wainscot on three sides of the building (the front and two sides). They are requesting an exception to the parking requirements to allow a minimum of 35 parking

spaces including handicap parking for the first phase of the project; then they would increase the parking to 88 parking when phase two - the baseball field is completed.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Buffalo Gap Street Properties, LLC (Owners)

D-BAT (Tenant)

Joe Flores (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

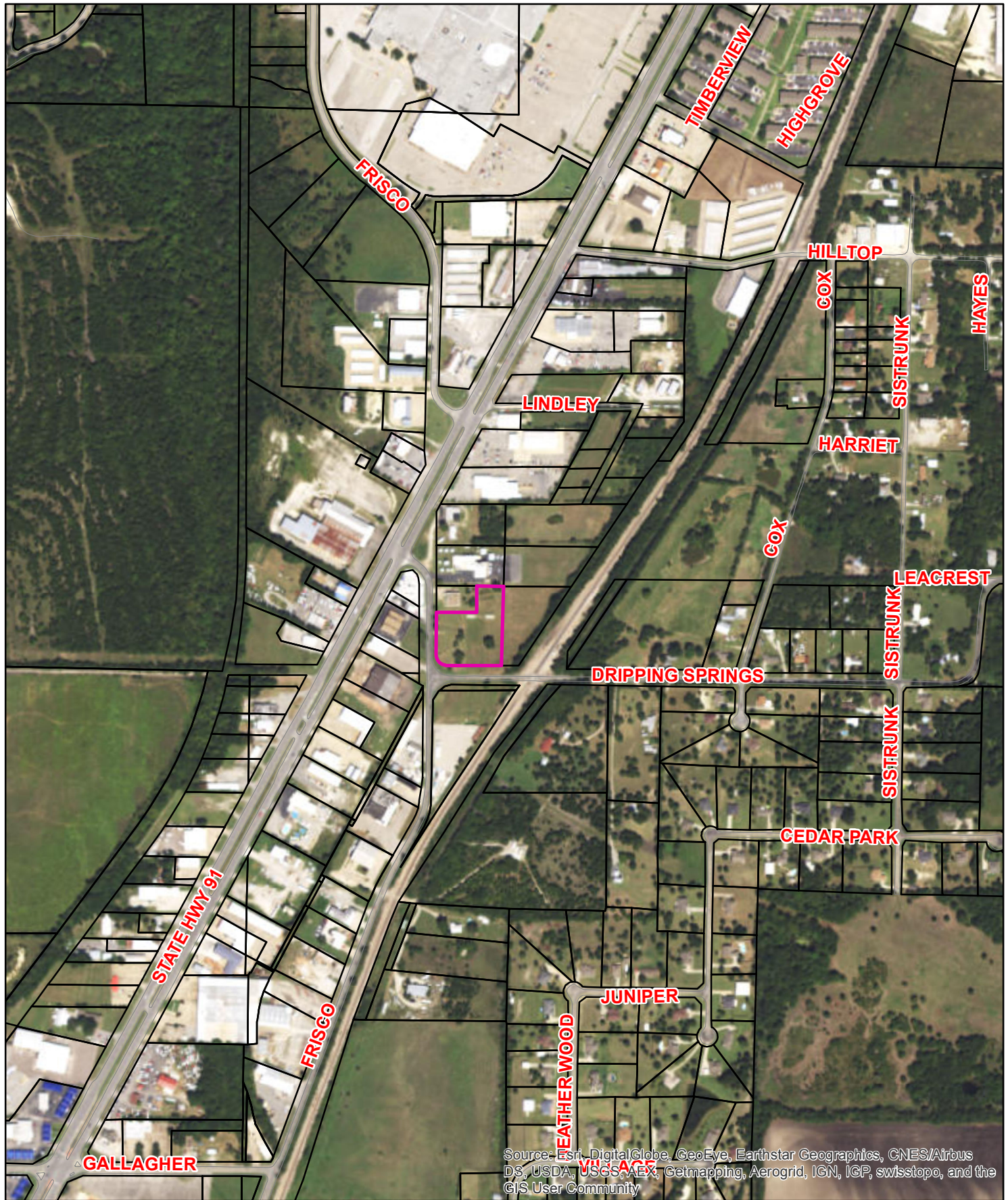
Zoning Sign Photo

Survey

Site Plan

Elevations

Staff Review Letter

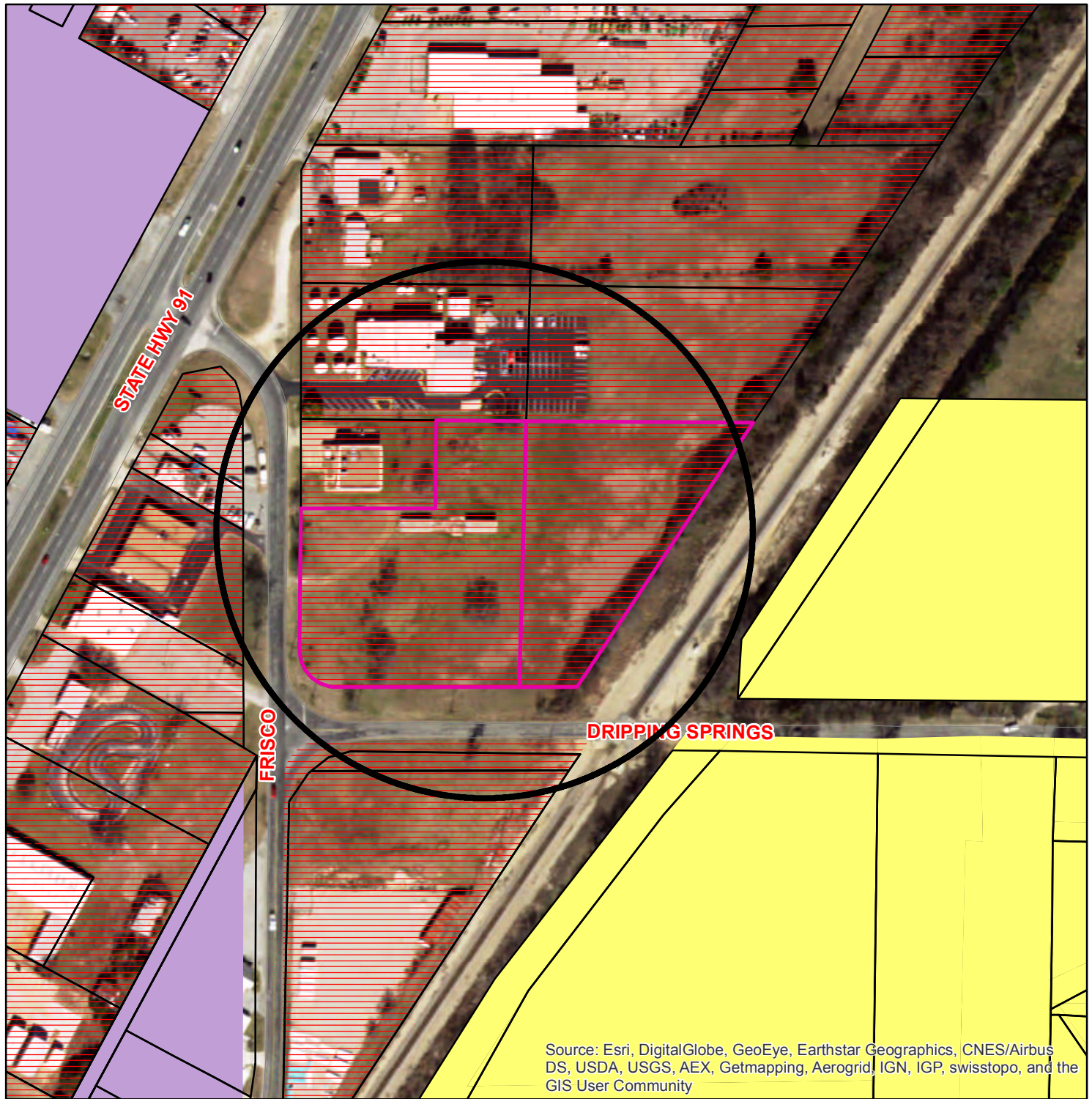


4113 N. Frisco Road



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4113 N. Frisco Road

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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



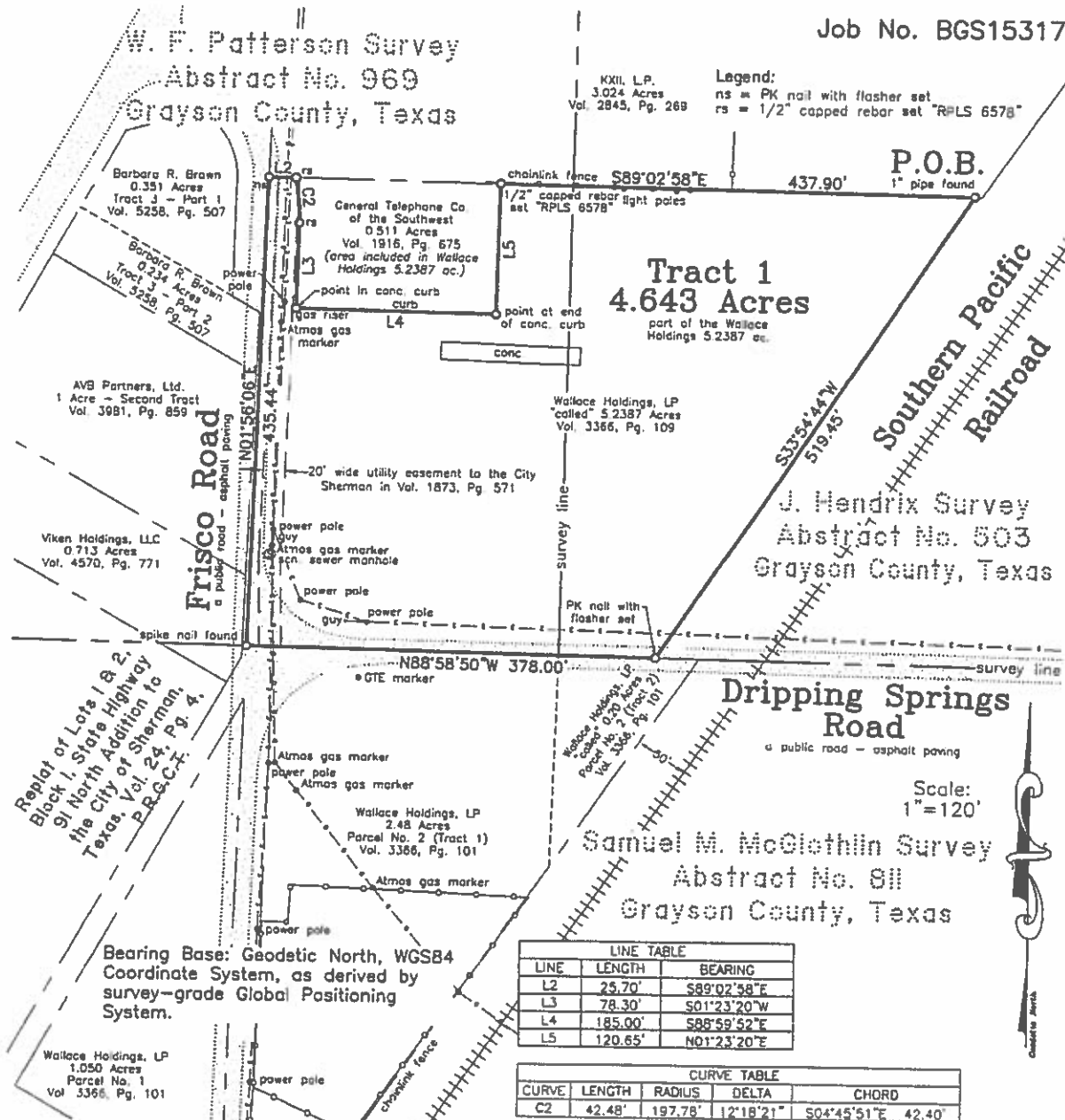
City of Sherman, Texas
Developmental Services Department



1 in = 194 ft

4113 N. Frisco Road





Owner: Wallace Holdings, LP

Buyer: Buffalo Gap Street Properties, LLC

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 13, 2017

Helvey-Wagner Surveying, Inc.

222 West Main Street • Denison, Texas 75020

Ph: (903) 463-6191 • Fax: (903) 463-4088 • Email: helveysurveying@cablone.net

TBPLS Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 — Kate A. Wagner, RPLS No. 6578 — Kenneth N. Russell, RPLS No. 4409

TRACT 1 – 4.643 ACRES

SITUATED in the County of Grayson, State of Texas, and being a part of the W. F. Patterson Survey, Abstract No. 969 and being a part of the J. Hendrix Survey, Abstract No. 503, and being a part of the “called” 5.2387 ac. tract of land conveyed to Wallace Holdings, LP by Don T. Wallace, individually and as Trustee of the Foy Wallace Trust B by General Warranty Deed dated December 12, 2002 and recorded in Volume 3366, Page 109, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1 inch pipe found in the South line of the 3.024 ac. tract of land conveyed to KXII, L.P. in Volume 2845, Page 269, said Official Public Records, at the Northeast corner of both said Wallace Holdings 5.2387 ac. and the herein described tract;

THENCE South 33 deg. 54 min. 44 sec. West, with the East line of said Wallace Holdings 5.2387 ac., a distance of 519.45 ft. to a PK nail with flasher set in the center of said Dripping Springs Road, in the North line of the 0.20 acre tract (Parcel No. 2-Tract 2) of land conveyed to Wallace Holdings in Volume 3366, Page 101, said Official Public Records, at the Southeast corner of both said Wallace Holdings 5.2387 ac. and the herein described tract;

THENCE North 88 deg. 58 min. 50 sec. West, with the center of said Dripping Springs Road and the South line of said Wallace Holdings 5.2387 ac. and the North line of said Wallace Holdings 0.20 ac., a distance of 378.00 ft. to a spike nail found near the intersection of the center of said Dripping Springs Road with the center of Frisco Road, a public road, at the Southwest corner of both said Wallace Holdings 5.2387 ac. and the herein described tract;

THENCE North 01 deg. 56 min. 06 sec. East, with the center of said Frisco Road and the West line of said Wallace Holdings 5.2387 ac., a distance of 435.44 ft. to a PK nail with flasher set at the Southwest corner of said KXII, L.P. 3.024 ac., at the Northwest corner of both said Wallace Holdings 5.2387 ac. and the herein described tract;

THENCE South 89 deg. 02 min. 58 sec. East, with the South line of said KXII 3.024 ac. and the North line of said Wallace Holdings 5.2387 ac., a distance of 25.70 ft. to a 1/2 inch capped rebar set stamped “RPLS 6578” at the Northwest corner of the 0.511 ac. tract of land conveyed to General Telephone Co. of the Southwest in Volume 1916, Page 675, Real Property Records, Grayson County, Texas, at a Northeast corner of the herein described tract;

THENCE Southerly, with the West line of said General Telephone Co. of the Southwest 0.511 ac., over and across said Wallace Holdings 5.2387 ac. and with a curve to the right, having a radius of 197.78 ft. and a central angle of 12 deg. 18 min. 21 sec. (chord bears South 04 deg. 45 min. 51 sec. East, 42.40 ft.), an arc distance of 42.48 ft. to a 1/2 inch capped rebar set stamped “RPLS 6578” at the end of said curve;

THENCE South 01 deg. 23 min. 20 sec. West, continuing over and across said Wallace Holdings 5.2387 ac., with the West line of said General Telephone Co. of the Southwest 0.511 ac., a distance of 78.30 ft. to a point in a concrete curb, at the Southwest corner of said General Telephone Co. of the Southwest 0.511 ac., at an Ell corner of the herein described tract;

THENCE South 88 deg. 59 min. 52 sec. East, continuing over and across said Wallace Holdings 5.2387 ac., with the South line of said General Telephone Co. of the Southwest 0.511 ac., with the center of a concrete curb, a distance of 185.00 ft. to a point at the Southeast corner of said General Telephone Co. of the Southwest 0.511 ac., at an Ell corner of the herein described tract, at the end of said concrete curb;

THENCE North 01 deg. 23 min. 20 sec. East, continuing over and across said Wallace Holdings 5.2387 ac., with the East line of said General Telephone Co. of the Southwest 0.511 ac., a distance of 120.65 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the South line of said KXII 3.024 ac., in the North line of said Wallace Holdings 5.2387 ac., at the Northeast corner of said General Telephone Co. of the Southwest 0.511 ac., at a Northwest corner of the herein described tract;

THENCE South 89 deg. 02 min. 58 sec. East, with the South line of said KXII 3.024 ac. and the North line of said Wallace Holdings 5.2387 ac., a distance of 437.90 ft. to the **PLACE OF BEGINNING** and containing **4.643 ACRES** of land.



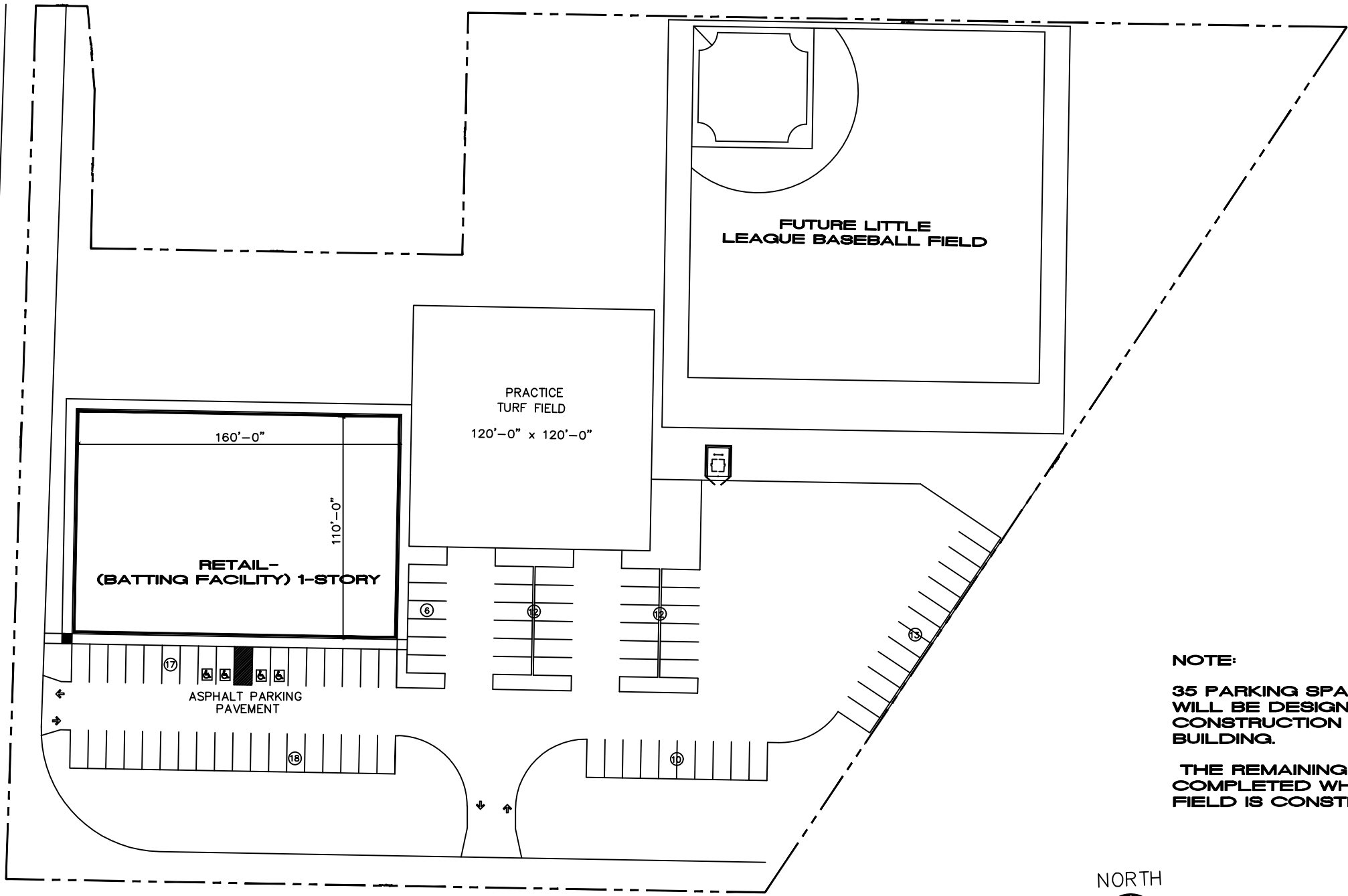

Kate A. Wagner, R.P.L.S. No. 6578
March 13, 2017

D-BAT TEXOMA

4113 N. FRISCO ROAD

SHERMAN, TEXAS 75090

FRISCO ROAD



DRIPPING SPRINGS ROAD

NORTH



01

SITE PLAN

SCALE: 1/64" = 1'-0"

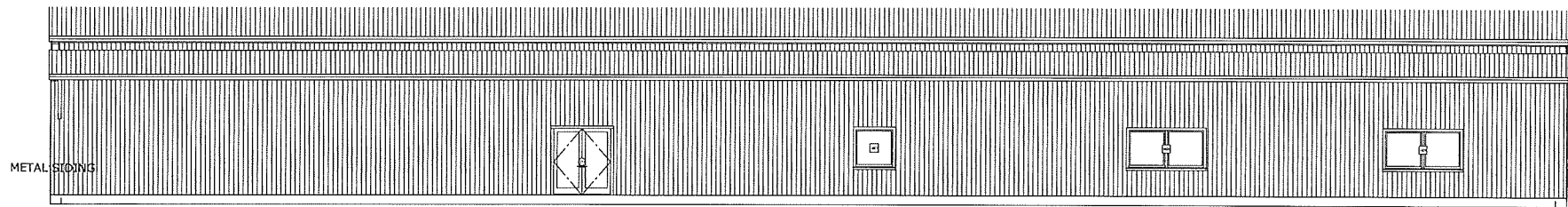


D-BAT

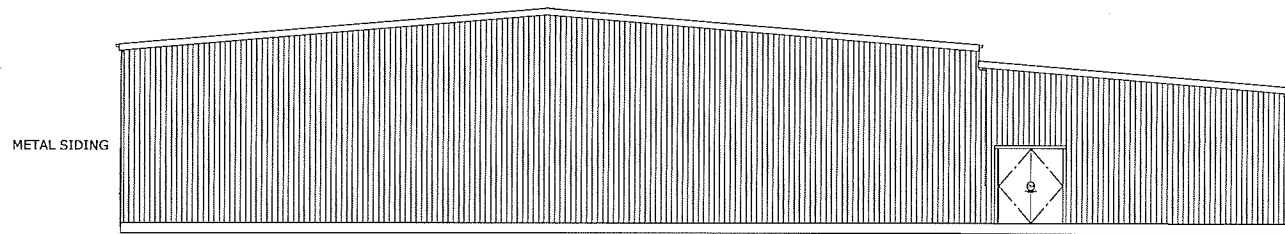
BASEBALL & SOFTBALL ACADEMY



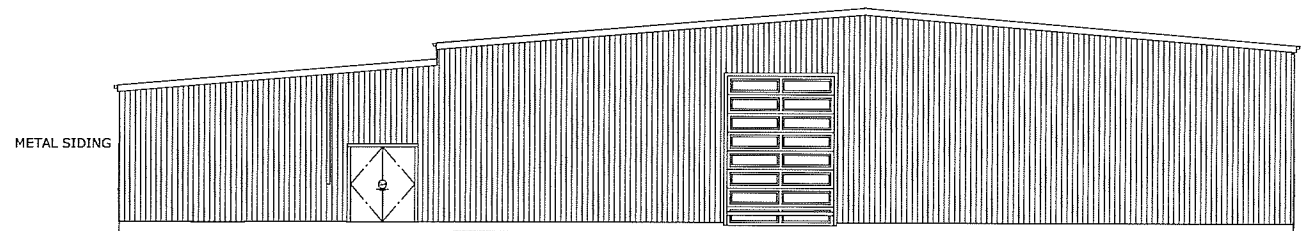




FRONT ELEVATION 1/8 in = 1 ft

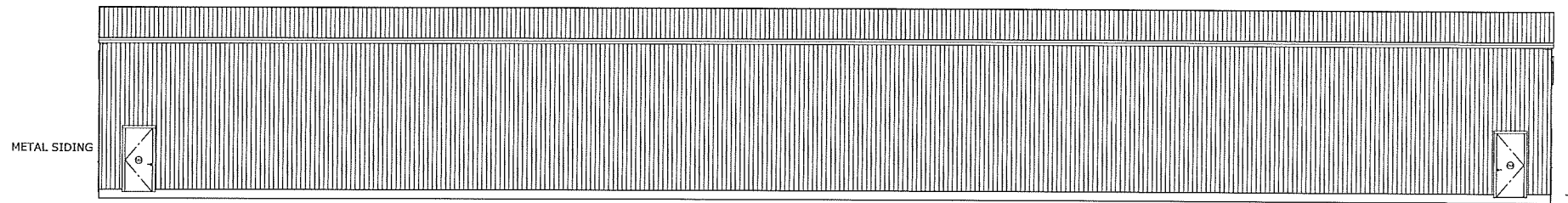


LEFT ELEVATION

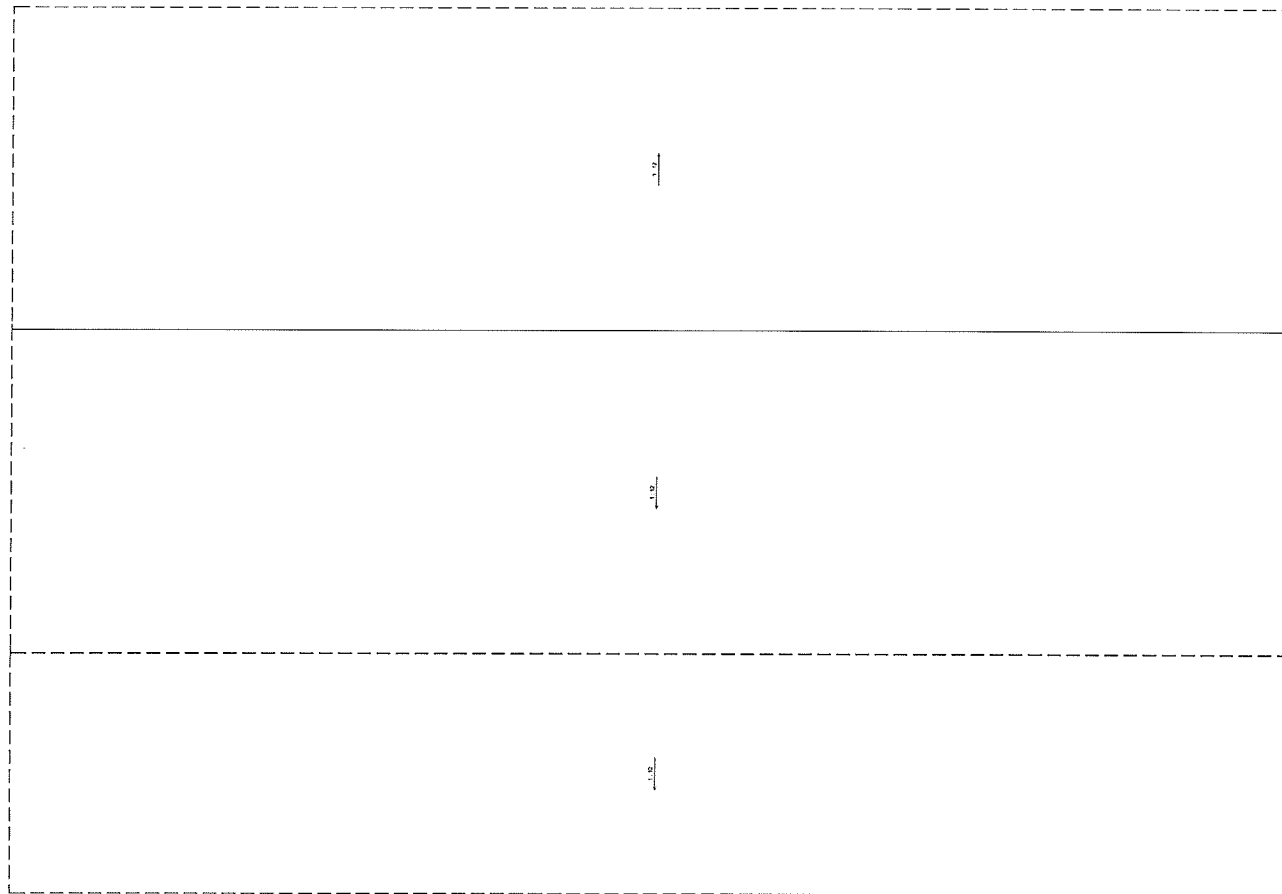


RIGHT ELEVATION

EPIC CONSTRUCTION - D BATS FACILITY			
Date: MAY 2011	Scale: 1/8" = 1'	SQ FT	gpr
ELEVATIONS			
Page #: 8 OF 9	Drawing #: EPIC-17-DBAT2		



REAR ELEVATION 1/8 in = 1 ft



ROOF PLAN 3/32 in = 1 ft

EPIC CONSTRUCTION - D BATS FACILITY			
Date: MAY 2017	Scale: 1/8" = 1'	SQ FT	gpr
ELEVATION AND ROOF PLAN			
Page #: 9 OF 9		Drawing #: EPIC-17-DBAT2	



STAFF REVIEW LETTER

June 14, 2017

Buffalo Gap Street Properties, LLC
Kevin Carlton
4601 Buffalo Gap Road, Ste. B-5
Abilene, TX 79606

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

Joe Flores
3618 Puesta De Sol
San Antonio, TX 78261

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow (D-Bat Texoma) a baseball and softball training center with batting cages (commercial amusement center) in a C-2 (General Commercial) District for the property located at 4113 North Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking is permitted on paved surfaces only (concrete or asphalt).
3. A parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into Frisco Road or Dripping Springs Road right-of-way.
5. The exterior façade is required to be masonry or equivalent unless an exception is approved.
6. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Platting of the property is required.
10. Pro-Rata will be due at the time of development.
11. Verify fire lane requirements with Fire Marshall.
12. The location of trash receptors must be approved by the Public Works Department.
13. New Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required.
14. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

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

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

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

Respectfully,



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

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2105 S. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Storage 1, LLC (Owner) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2105 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) and Section 7, Subsection (1B) to allow the addition of a self-storage facility to have an exterior metal facade in lieu of the required masonry in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the addition of a self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 2105 South FM 1417 (Heritage Parkway) between Park Avenue and OB Groner Road. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District.

The owner would like to construct a 11,975 square foot addition to the existing self-storage facility; the exterior finish on the addition will be metal. The storage facility is surrounded by a perimeter masonry wall on the exterior buildings.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman Storage 1, LLC (Owner)

Rod Tatchio, Tatchio & Associates (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:

29

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

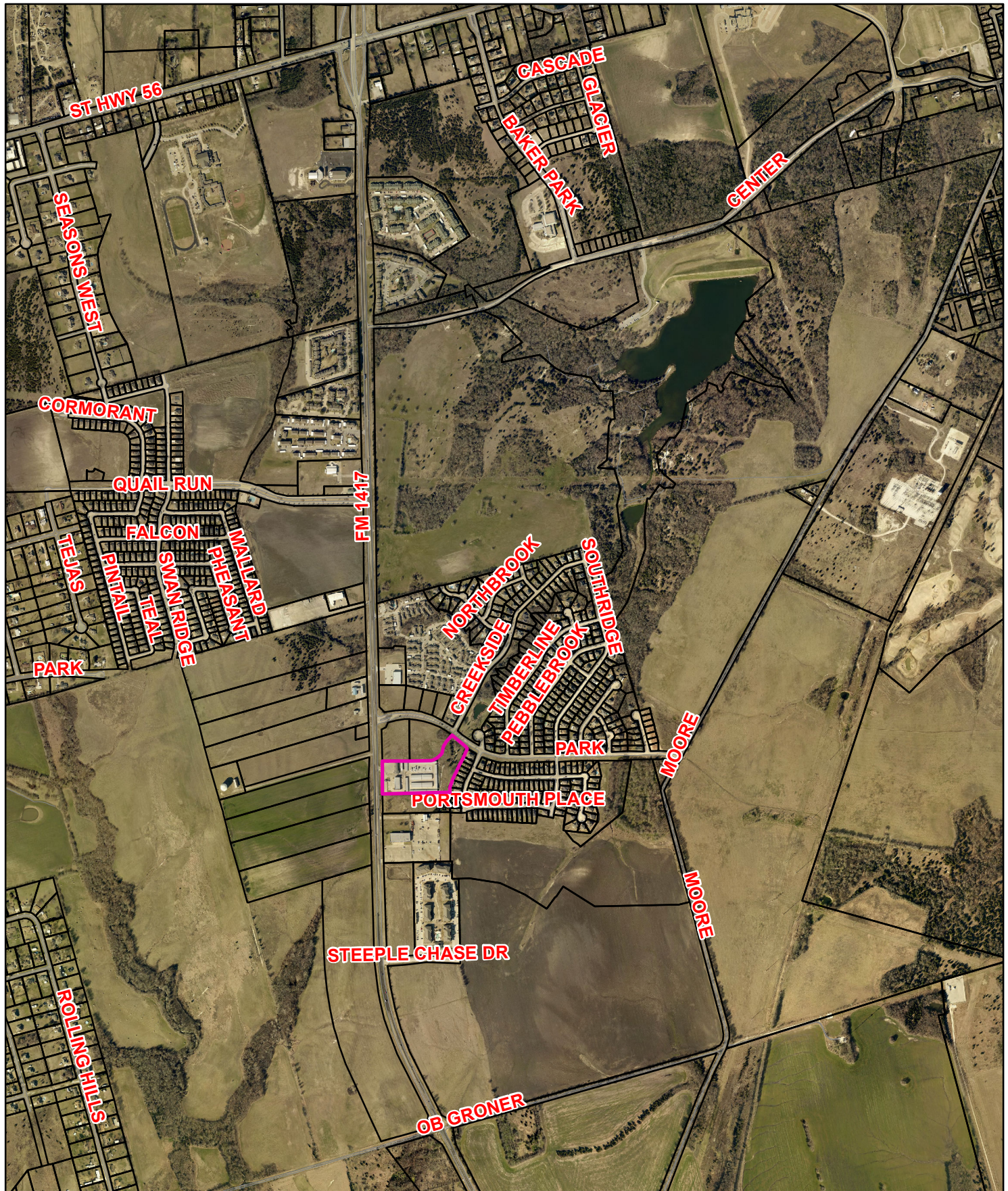
Replat

Site Plan

Elevations

Elevations of Existing Buildings

Staff Review Letter

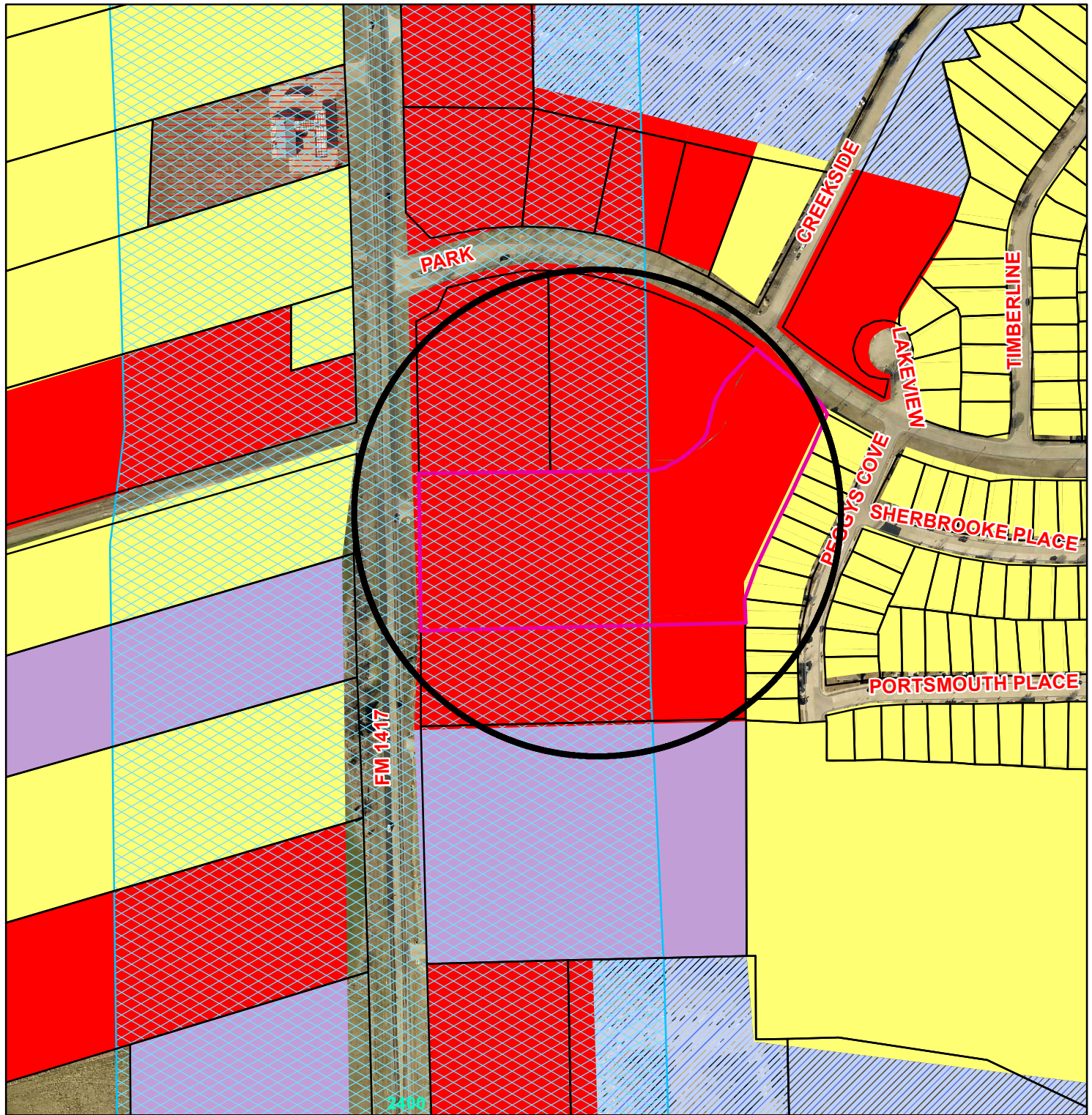


Zoning - 2105 S. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 1,333 ft



Zoning - 2105 S. FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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



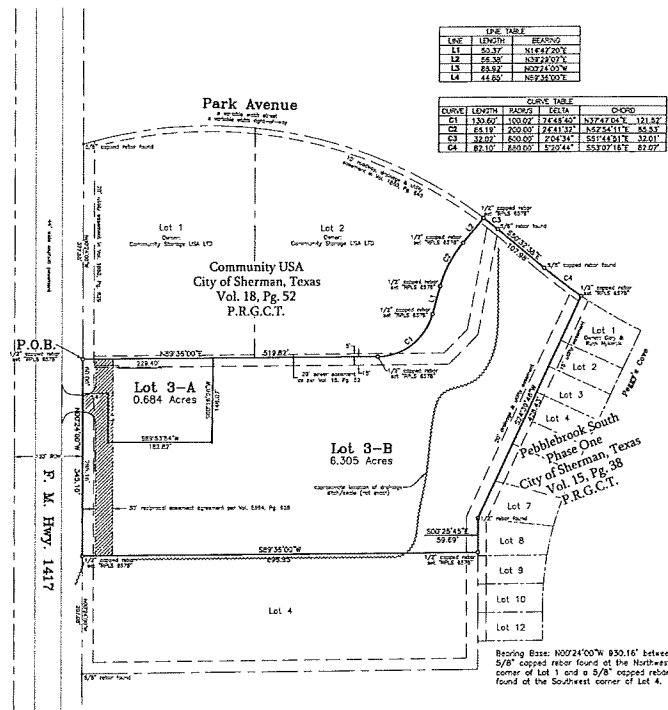
City of Sherman, Texas
Developmental Services Department



1 in = 300 ft

2105 S. FM 1417 (Heritage Parkway)





SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a replat of Lot 3, Community USA Addition to the City of Sherman, Texas, as per plat of record in Volume 18, Page 52, Plat 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 in the East right-of-way line of F. M. Highway 1417, at the Southwest corner of Lot 1, said Community USA Addition, at the most Westerly Northwest corner of said Lot 3;

THENCE North 89 deg. 38 min. 00 sec. East, with the South line of said Lot 1 and a North line of said Lot 3, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, said Community USA Addition and continuing now with the South line of said Lot 2 for a total distance of 519.82 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Northeast, with the said line of said Lot 2 and a West line of said Lot 3 and with a curve to the left, having a radius of 100.02 ft. and a central angle of 74 deg. 48 min. 40 sec. (chord bears North 37 deg. 47 min. 04 sec. East, a distance of 121.52 ft.), on an arc distance of 130.60 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the end of said curve;

THENCE North 14 deg. 47 min. 20 sec. East, continuing with the East line of said Lot 2 and a West line of said Lot 3, a distance of 50.37 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Northeast, continuing with the East line of said Lot 2 and a West line of said Lot 3 and with a curve to the right, having a radius of 200.00 ft. and a central angle of 24 deg. 41 min. 32 sec. (chord bears North 82 deg. 54 min. 11 sec. East, a distance of 85.53 ft.), on an arc distance of 86.19 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the end of said curve;

THENCE North 39 deg. 23 min. 07 sec. East, continuing with the East line of said Lot 2 and a West line of said Lot 3, a distance of 58.38 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the South line of Park Avenue, a public street, at the Northeast corner of said Lot 2, at the most Northerly Northwest corner of said Lot 3;

THENCE Southeast, with the South line of said Park Avenue and a North line of said Lot 3 and with a curve to the right, having a radius of 800.00 ft. and a central angle of 2 deg. 04 min. 34 sec. (chord bears South 51 deg. 44 min. 51 sec. East, a distance of 32.01 ft.), on an arc distance of 32.02 ft. to a 5/8 inch rebar found at the beginning of a curve;

THENCE South 50 deg. 32 min. 38 sec. East, continuing with the South line of said Park Avenue and a North line of said Lot 3, a distance of 107.98 ft. to a 5/8 inch capped rebar found at the beginning of a curve;

THENCE Southeast, continuing with the South line of said Park Avenue and a North line of said Lot 3 and with a curve to the left, having a radius of 800.00 ft. and a central angle of 5 deg. 20 min. 14 sec. (chord bears South 53 deg. 07 min. 16 sec. East, a distance of 82.07 ft.), on an arc distance of 82.10 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 3;

THENCE South 24 deg. 39 min. 46 sec. West, with the East line of said Lot 3, a distance of 428.43 ft. to a 1/2 inch rebar found at an angle point;

THENCE South 00 deg. 25 min. 45 sec. East, continuing with the East line of said Lot 3, a distance of 59.69 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of Lot 4, said Community USA Addition, at the Southeast corner of said Lot 3;

THENCE South 89 deg. 38 min. 00 sec. West, with the North line of said Lot 4 and the South line of said Lot 3, a distance of 698.95 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the East right-of-way line of said highway, at the Northwest corner of said Lot 4, at the Southwest corner of said Lot 3;

THENCE North 00 deg. 24 min. 00 sec. West, with the East right-of-way line of said highway and a West line of said Lot 3, a distance of 345.16 ft. to the PLACE OF BEGINNING and containing 6.989 ACRES of land.

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 monument meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

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



I, Authorized Representative for Sherman Storage I, LLC, owner of Replat of Lot 3, Community USA Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Kevin B. McClelland

Authorized Representative for Sherman Storage I, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kevin B. McClelland 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 24th day of March, 2017.

Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, is hereby approved this 21st day of February, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, is hereby approved this 20th day of March, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the 20th day of March, 2017, 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 27th DAY OF March, 2017, BY: City Clerk, City of Sherman, Texas



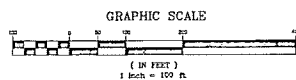
Replat of Lot 3 of Community USA Addition to the City of Sherman, Texas

Replat of Lot 3 of Community USA Addition to the City of Sherman, Texas 6.989 Acres in the Elizabeth Jones Survey Abstract No. 625

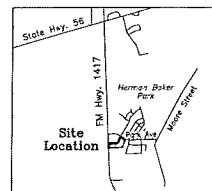
General Notes:

- Water supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electric service to be provided by Oncor Electric Delivery Company.
- The property shown on this plat herein 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. 43810C0400 F, Revised Date: September 28, 2010.
- Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- All lot corners represent 1/2 inch capped rebar set, stamped "RPLS 6578", unless otherwise noted.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4088
Email: helveywagner@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

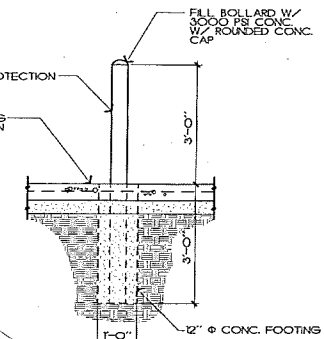


Vicinity Map (not to scale)

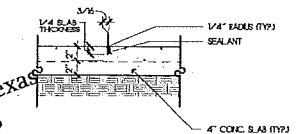


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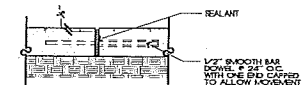
C1	130.57'	100.00'	74°48'40"	N52°11'40"E 121.49'
C2	86.21'	200.00'	24°41'47"	N27°08'13"E 85.54'
C3	32.47'	800.00'	2°19'32"	N51°40'39"W 32.47'
C4	82.14'	880.00'	5°20'53"	S53°11'19"E 82.11'



3 PROTECTION BOLLARD
SCALE 1/2" = 1'-0"



4 SAW CUT JOINT
SCALE 1/2" = 1'-0"



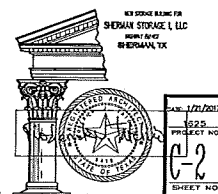
5 EXPANSION JOINT
SCALE 1/2" = 1'-0"

Pebblebrook South
Phase One
City of Sherman, Texas
Vol. 15, Pg. 38
P.R.G.C.T.

NOTES:

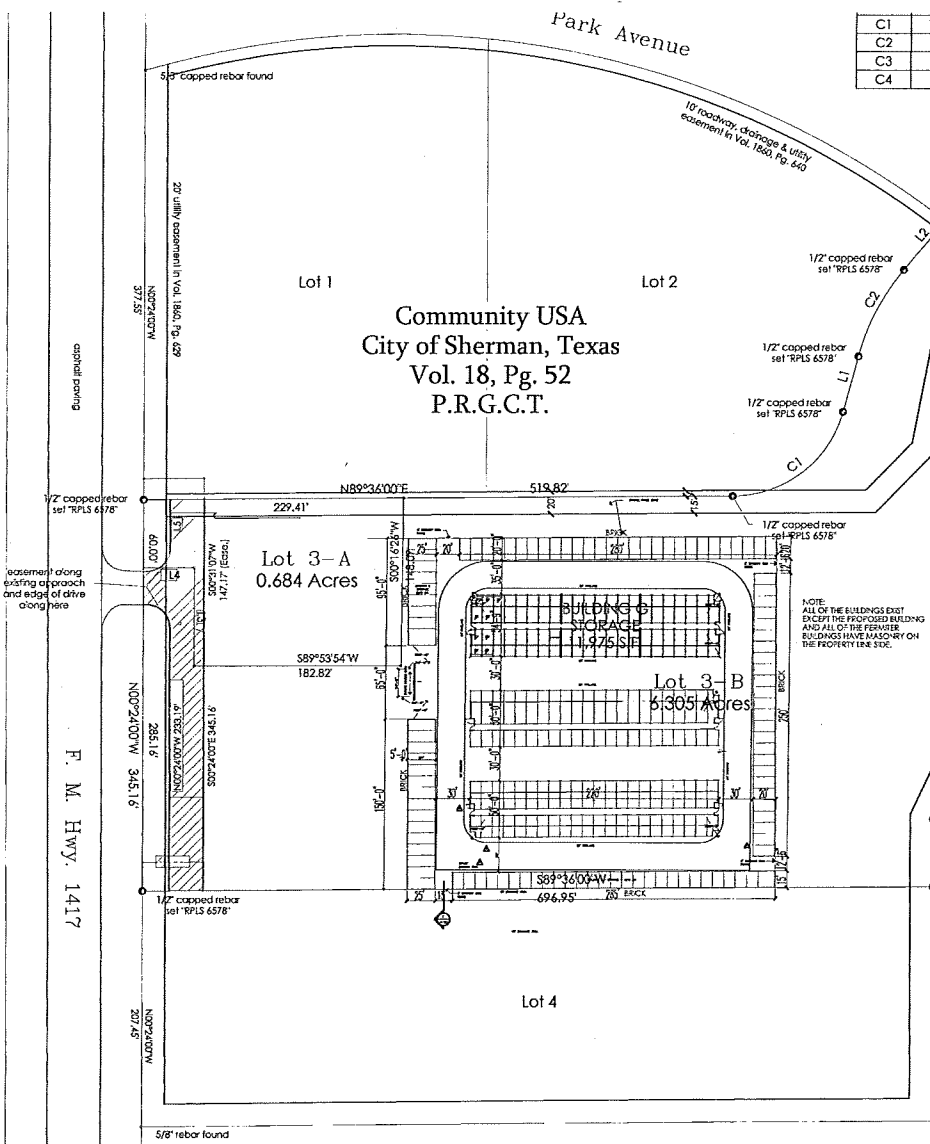
1. FIRE LINES SHALL BE 6" THICK CONCRETE W/ #3 @ 16" O.C. & SHALL COMPLY WITH CITY REQUIREMENTS FOR FIRE LINES.
2. SEE GRADING PLAN FOR FINISH FLOOR ELEVATIONS.

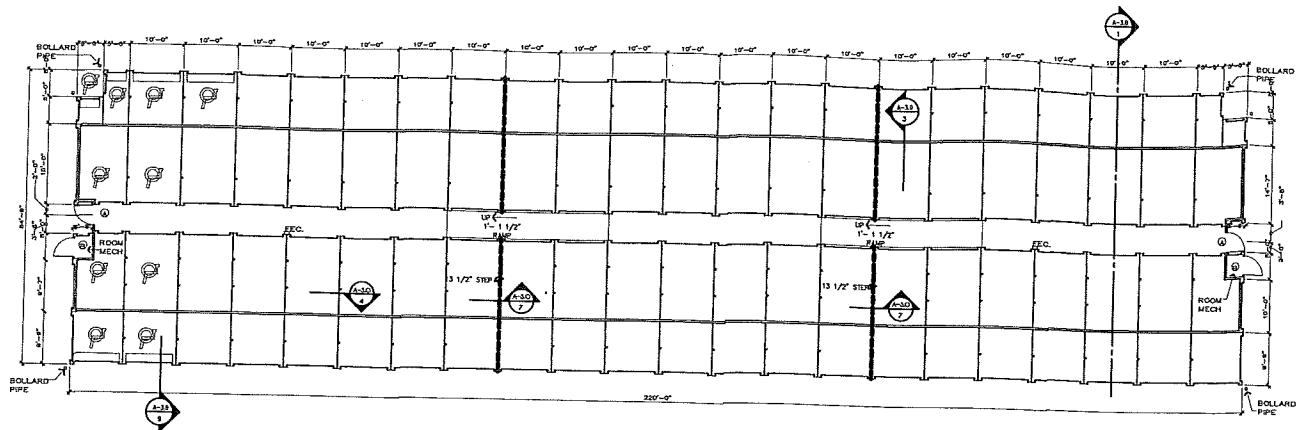
Bearing Base: N00°24'00"W
930.16' between a 5/8" capped rebar found at the Northwest corner of Lot 1 and a 5/8" capped rebar found at the Southwest corner of Lot 4.



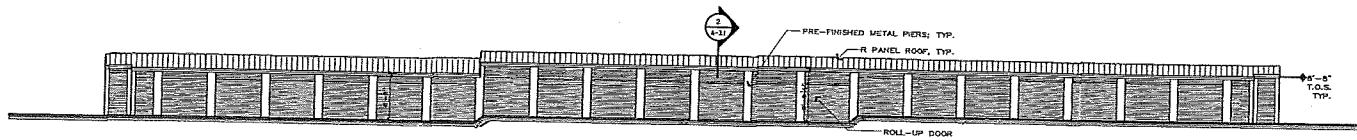
SITE PLAN PHASE III

SCALE 1" = 50'-0"

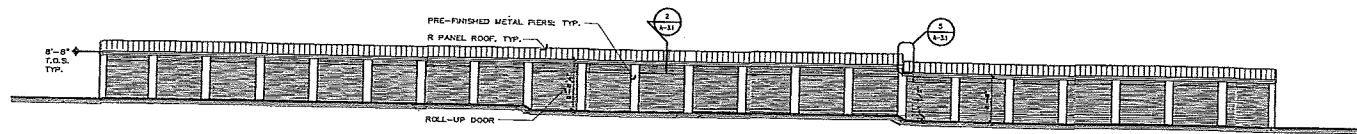




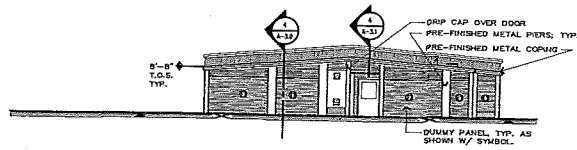
FLOOR PLAN
SCALE 3/32"=1'-0"



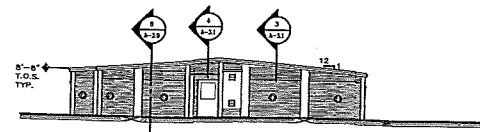
NORTH ELEVATION
SCALE 3/32"=1'-0"



SOUTH ELEVATION
SCALE 3/32"=1'-0"



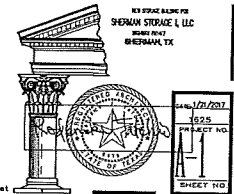
EAST ELEVATION
SCALE 3/32"=1'-0"



WEST ELEVATION
SCALE 3/32"=1'-0"

NOTES:

1. DOWNSPROUTS LOCATED IN THE FIELD AS DIRECTED BY THE CONTRACTOR.
2. SEE SHEETS A-4.0 AND A-4.1 FOR TEXAS ACCESSIBILITY STANDARDS.
3. FEC-FIRE EXTINGUISHER CABINET W/ A 2-A-10BC FIRE EXTINGUISHER, OR AS DIRECTED BY THE FIRE MARSHAL.
4. @ INDICATES DUMMY DOOR.



TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062

Sherman, Texas 75091 • (903) 786-8092

(903) 786-4349 FAX rdtatchio@cableone.net



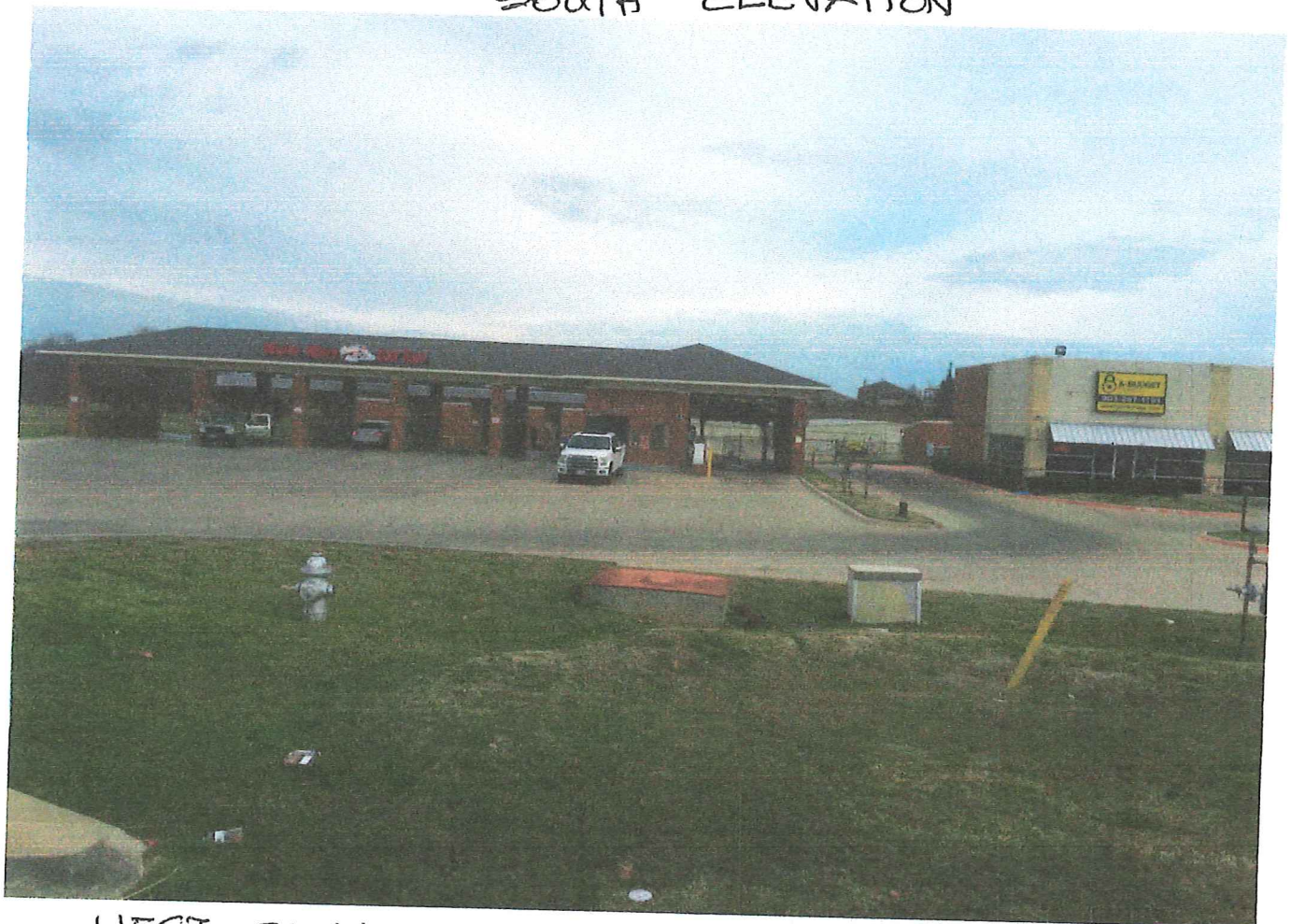
WEST ELEVATION FROM FM 1417



WEST ELEVATION PAST CARWASH & RETAIL BUILDING



SOUTH ELEVATION



WEST ELEVATION FROM FM 1417



SOUTHWEST ELEVATION EAST RETAIL BLD'g



NORTH ELEVATION

STAFF REVIEW LETTER

June 14, 2017

Sherman Storage 1, LLC
10,200 Grogan Mills Rd., Ste. 215
Woodlands, TX 77380

Rod Tatchio
3512 Frisco Rd.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow the addition of a self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District for the property located at 2105 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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, O-1.1 (FM 1417 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Park Avenue right-of-way.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. Screening shall be provided and maintained abutting any residential districts.
8. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
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.

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	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Dir. Of Community and Support Services
	Don Keene, Asst. City Manager	Amber Doan, Engineering Coordinator



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

10.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2115, 2119, 2123 & 2127 S. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Storage 1, LLC (Owner) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2115, 2119, 2123 and 2127 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA 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 a climate controlled self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 2115, 2119, 2123 & 2127 South FM 1417 (Heritage Parkway) between Park Avenue and OB Groner Road. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District.

The owner would like to renovate approximately 5,000 square foot of unfinished retail space in the existing retail center for a climate controlled self-storage facility. The tenant on the north end of the retail center (2111 S. FM 1417, Heritage Parkway) will remain.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman Storage 1, LLC (Owner)
Rod Tatchio, Tatchio & Associates (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:

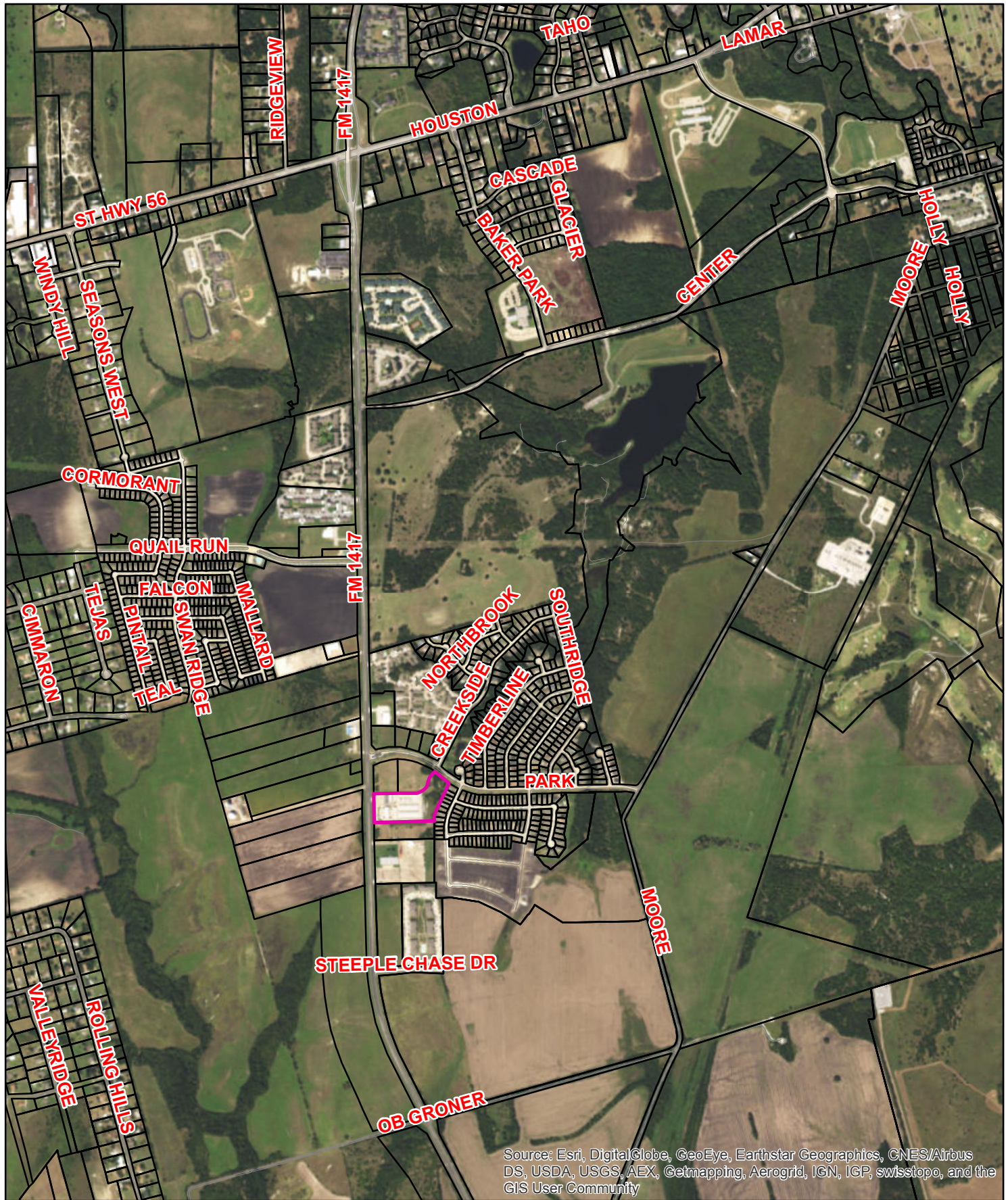
29

Objections Received:

0

Attachments

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



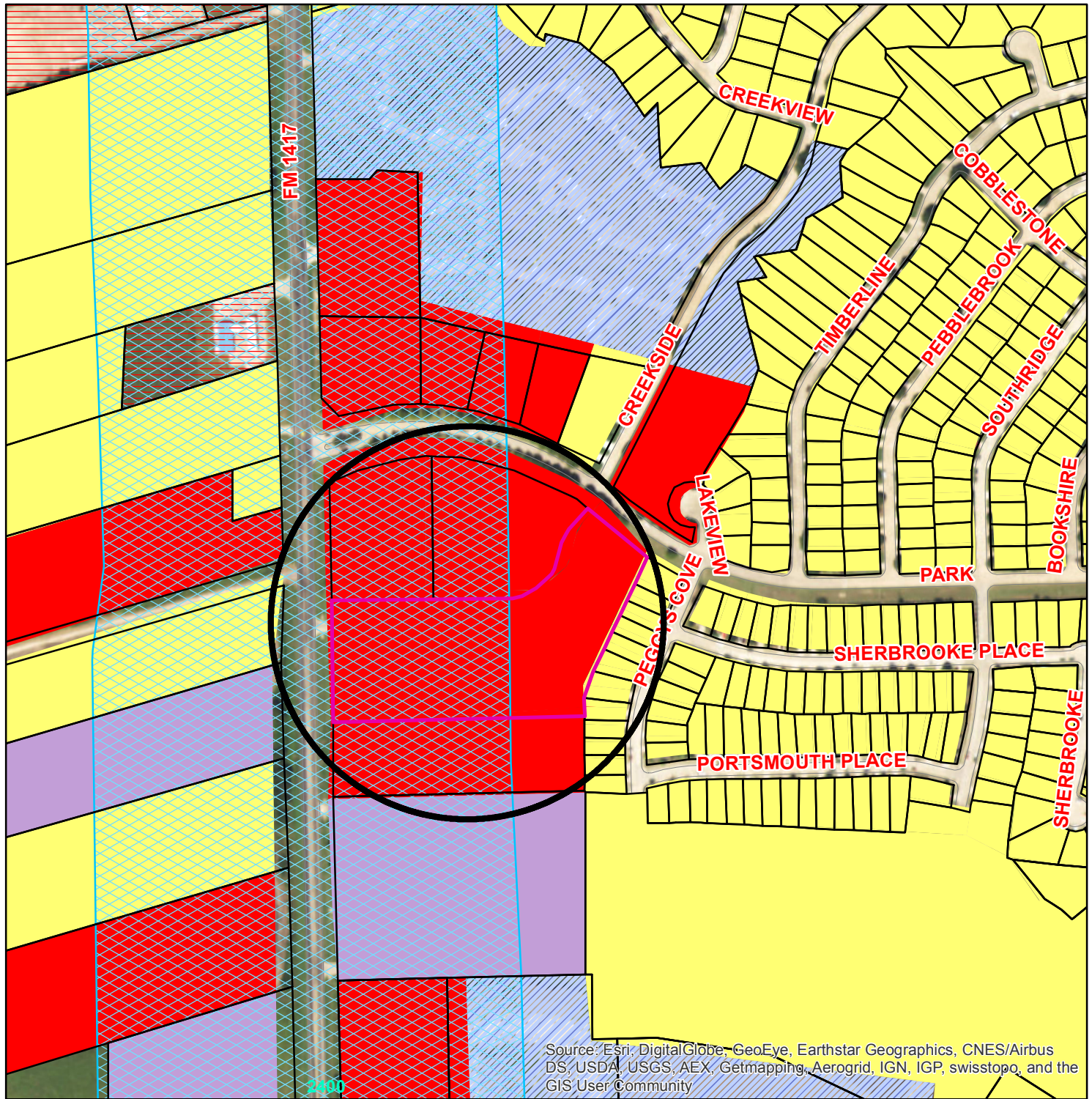
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



2115-2127 S. FM 1417 (S. Heritage Parkway)



1 in = 1,500 ft



Zoning - 2115, 2119, 2123 & 2127 S. FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

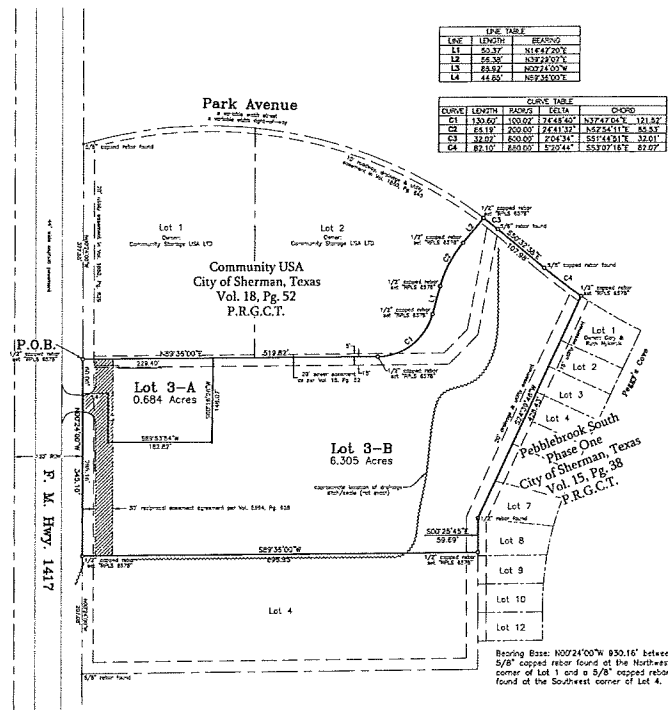
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

2115-2127 S. FM 1417 (Heritage Parkway)





SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizababeth Jones Survey, Abstract No. 625, and being a replat of Lot 3, Community USA Addition to the City of Sherman, Texas, as per plat of record in Volume 18, Page 52, Plat 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 in the East right-of-way line of F. M. Highway 1417, at the Southwest corner of Lot 1, said Community USA Addition, at the most Westerly Northwest corner of said Lot 3;

THENCE North 89 deg. 38 min. 00 sec. East, with the South line of said Lot 1 and a North line of said Lot 3, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, said Community USA Addition and continuing now with the South line of said Lot 2 for a total distance of 519.82 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Northeastly, with the said line of said Lot 2 and a West line of said Lot 3 and with a curve to the left, having a radius of 100.02 ft. and a central angle of 74 deg. 48 min. 40 sec. (chord bears North 37 deg. 47 min. 04 sec. East, a distance of 121.52 ft.), on arc distance of 130.60 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the end of said curve;

THENCE North 14 deg. 47 min. 20 sec. East, continuing with the East line of said Lot 2 and a West line of said Lot 3, a distance of 50.37 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Northeastly, continuing with the East line of said Lot 2 and a West line of said Lot 3 and with a curve to the right, having a radius of 200.00 ft. and a central angle of 24 deg. 41 min. 32 sec. (chord bears North 82 deg. 54 min. 11 sec. East, a distance of 85.53 ft.), on arc distance of 86.19 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the end of said curve;

THENCE North 39 deg. 23 min. 07 sec. East, continuing with the East line of said Lot 2 and a West line of said Lot 3, a distance of 58.38 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the South line of Park Avenue, a public street, at the Northeast corner of said Lot 2, at the most Northerly Northwest corner of said Lot 3;

THENCE Southeastly, with the South line of said Park Avenue and a North line of said Lot 3 and with a curve to the right, having a radius of 800.00 ft. and a central angle of 2 deg. 04 min. 34 sec. (chord bears South 51 deg. 44 min. 51 sec. East, a distance of 32.01 ft.), on arc distance of 32.02 ft. to a 5/8 inch rebar found at the beginning of a curve;

THENCE South 50 deg. 32 min. 38 sec. East, continuing with the South line of said Park Avenue and a North line of said Lot 3, a distance of 107.98 ft. to a 5/8 inch capped rebar found at the beginning of a curve;

THENCE Southeastly, continuing with the South line of said Park Avenue and a North line of said Lot 3 and with a curve to the left, having a radius of 800.00 ft. and a central angle of 5 deg. 20 min. 14 sec. (chord bears South 53 deg. 07 min. 16 sec. East, a distance of 82.07 ft.), on arc distance of 82.10 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 3;

THENCE South 24 deg. 39 min. 46 sec. West, with the East line of said Lot 3, a distance of 428.43 ft. to a 1/2 inch rebar found at an angle point;

THENCE South 00 deg. 25 min. 45 sec. East, continuing with the East line of said Lot 3, a distance of 59.69 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of Lot 4, said Community USA Addition, at the Southeast corner of said Lot 3;

THENCE South 89 deg. 38 min. 00 sec. West, with the North line of said Lot 4 and the South line of said Lot 3, a distance of 698.95 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the East right-of-way line of said highway, at the Northwest corner of said Lot 4, at the Southwest corner of said Lot 3;

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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 monument meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

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



I, Authorized Representative for Sherman Storage I, LLC, owner of Replat of Lot 3, Community USA Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Kevin B. McClelland

Authorized Representative for Sherman Storage I, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kevin B. McClelland 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 24th day of March, 2017.

Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, is hereby approved this 21st day of February, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, is hereby approved this 20th day of March, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 3, Community USA Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the 20th day of March, 2017, 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 27th DAY OF March, 2017, BY: Sheri Ashby, City Clerk, City of Sherman, Texas



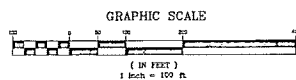
Replat of Lot 3 of Community USA Addition to the City of Sherman, Texas

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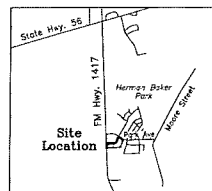
General Notes:

- Water supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electric service to be provided by Oncor Electric Delivery Company.
- The property shown on this plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplains) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 43810C0400 F, Revised Date: September 28, 2010.
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- All lot corners represent 1/2 inch capped rebar set, stamped "RPLS 6578", unless otherwise noted.

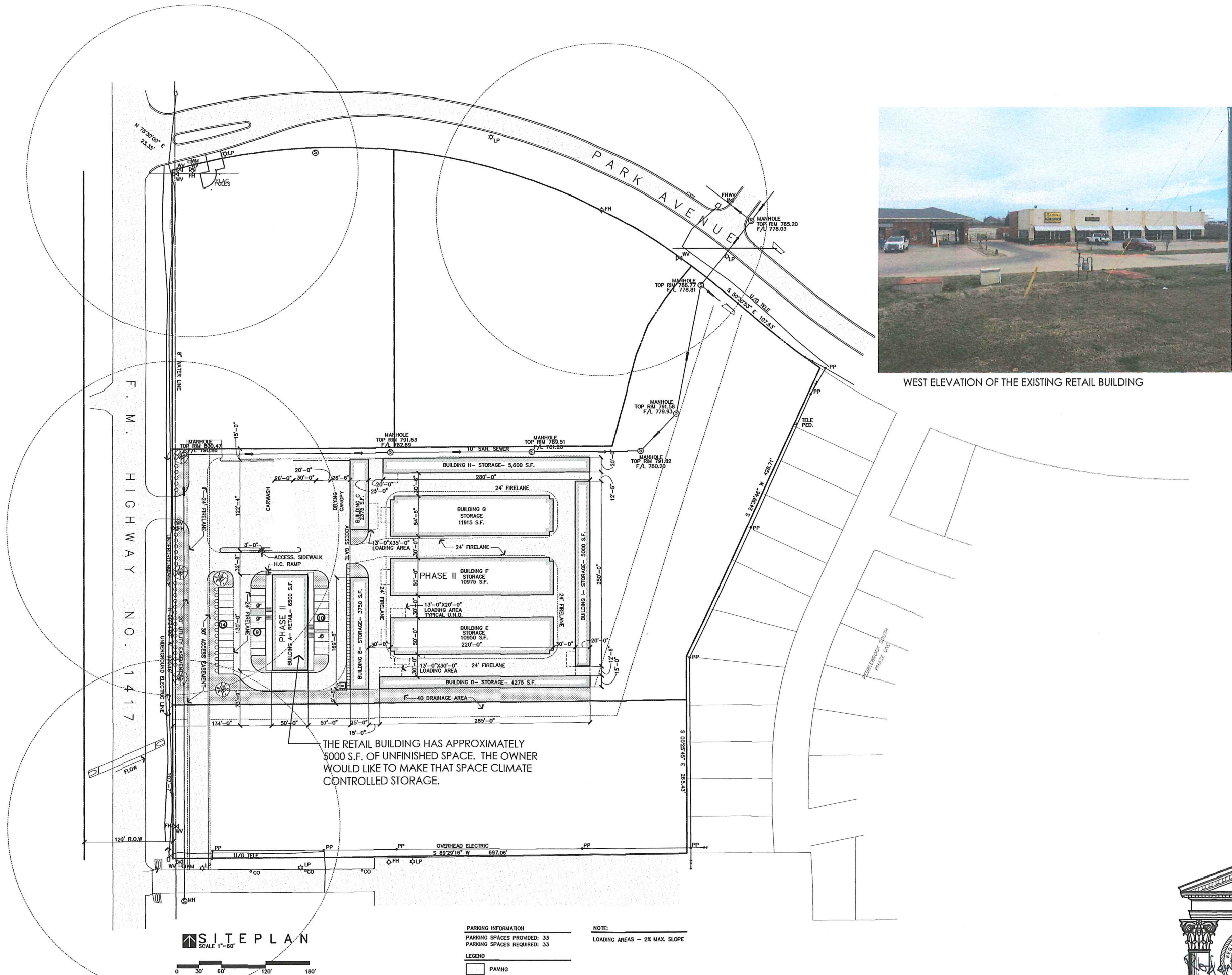
Helvey-Wagner Surveying, Inc.
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Ph: (803) 463-6191 Fax: (803) 463-4088
Email: helveywagner@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810



Vicinity Map (not to scale)



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222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4088
Email: helveywagner@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810



WEST ELEVATION OF THE EXISTING RETAIL BUILDING

STAFF REVIEW LETTER

June 14, 2017

Sherman Storage 1, LLC
10,200 Grogan Mills Rd., Ste. 215
Woodlands, TX 77380

Rod Tatchio
3512 Frisco Rd.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow the addition of a self-storage facility in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District for the property located at 2115, 2119, 2123 and 2127 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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, O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way.
6. No outside parking of or storage is allowed.
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.

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

Respectfully,



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

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

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



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

11.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1330 & 1402 S. AUSTIN STREET**

The request of Sherman Collision Repair, LLC (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1330 and 1402 South Austin Street, being 0.5722 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 87.5 feet of Lot 8, Block 23 and the north 100 feet of Lot 4, Block 24 of the B.H. Moore Heirs Addition, as follows;

Planning and Zoning Commission

Replat approval of SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition.

Background:

The property is located at 1330 and 1402 South Austin Street between Olive and Dulin Streets. The property is zoned an R-1 (One Family Residential) District and also located in the O-1.2 (Sam Rayburn) Overlay District. The owner would like to replat two lots and part of the former Hester Street right-of-way into two lots for commercial development

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Sherman Collision Repair, LLC (Owners)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

202

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



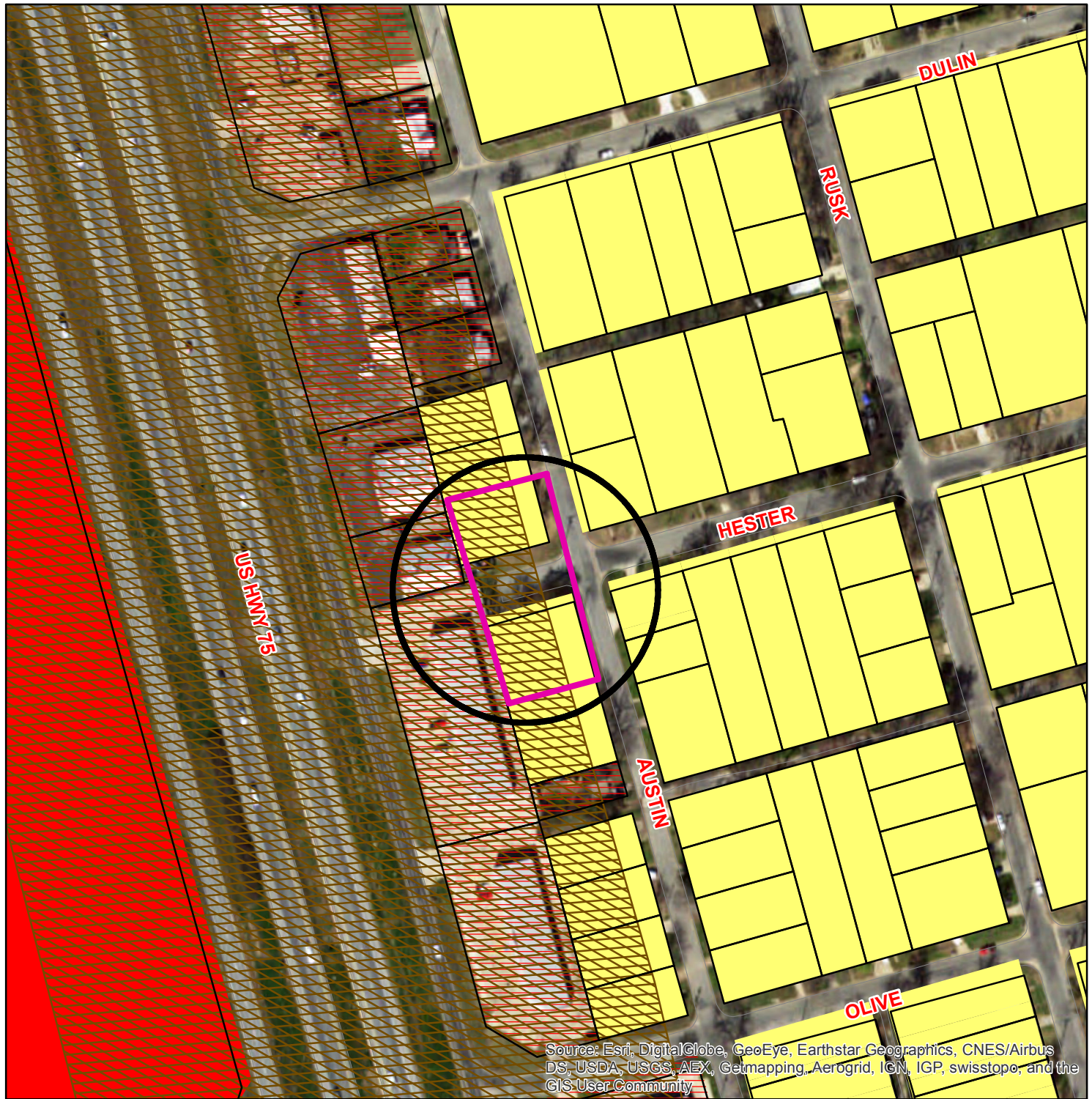
Sherman
CLASSIC TOWN. BROAD HORIZON.

1330 S. Austin SCR Addition



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1330 S. Austin (SCR 1 Addition)

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- 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 = 161 ft

1330 & 1402 S. Austin

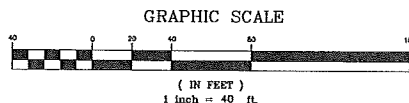


**Samuel Blagg Survey
Abstract No. 56**

Sherman Collision Repair, LLC
3558 Evans Street (East Side)
Vol. 4731, Pg. 524, O.P.R.C.T.

Lot One
Block One
Nata Crossing
City of Sherman, Texas
Vol. 18, Pg. 3, P.R.C.T.

B.H. Moore Heirs Addition
City of Sherman, Texas
Vol. "O", Pg. 405
District Clerk Records, O.C.T.



SCR 1 Addition

(being a replat of a part of Lot 8, Block 23 and a part of Lot 4,
Block 24 and that part of the former Hester Street right-of-way
between Blocks 23 & 24, B.H. Moore Heirs Addition)

to the
City of Sherman, Texas
0.5722 ac.
in the
Samuel Blagg Survey
Abstract No. 56

Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service to be provided by Onco Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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. 48181C0405F, Revised Date: September 29, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
109 S. Travis Street • Sherman, TX 75090
Phone: (940)993-8903 • Fax: (940)993-2970 • Email: sartin@surveying@gmail.com

Owner:
Sherman Collision Repair, LLC
1317 S. Sam Rayburn Frwy.
Sherman, TX 75090
Project #17SC1202

**Vicinity Map
(not to scale)**



Sheet 1 of 1

STAFF REVIEW LETTER

June 12, 2017

Sherman Collision Repair, LLC
1317 S. Sam Rayburn Frwy.
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Plat of SCR 1 Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Add Hester Street Abandonment to Ordinance No. 5910 info blurb.
6. Per City Ordinance No. 5910, Abandoned portion of Hester Street to remain a utility easement.
7. Remove fencing from plat.
8. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. 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.
10. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Assistant City Manager



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

12.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1330 S. AUSTIN STREET

The request of Sherman Collison Repair, LLC (Owner) and Sartin & Associates, (Surveyor) concerning the property located at 1330 South Austin, being the proposed Lot 1 of the SCR Addition, a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition, as follows:

Planning and Zoning Board

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-2 (General Commercial) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auto repair and body shop parking lot in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 1330 South Austin Street and part of the former Hester Street right-of way between Olive and Dulin Streets. The property is zoned an R-1 (One Family Residential) District and also located in the O-1.2 (Sam Rayburn) Overlay District.

The owner would like to rezone the property to a C-2 (General Commercial) District and request a Specific Use Permit for a parking lot for his auto repair business (Sherman Collison Repair) at 1317 South Sam Rayburn Freeway.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Sherman Collision Repair, LLC (Owners)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

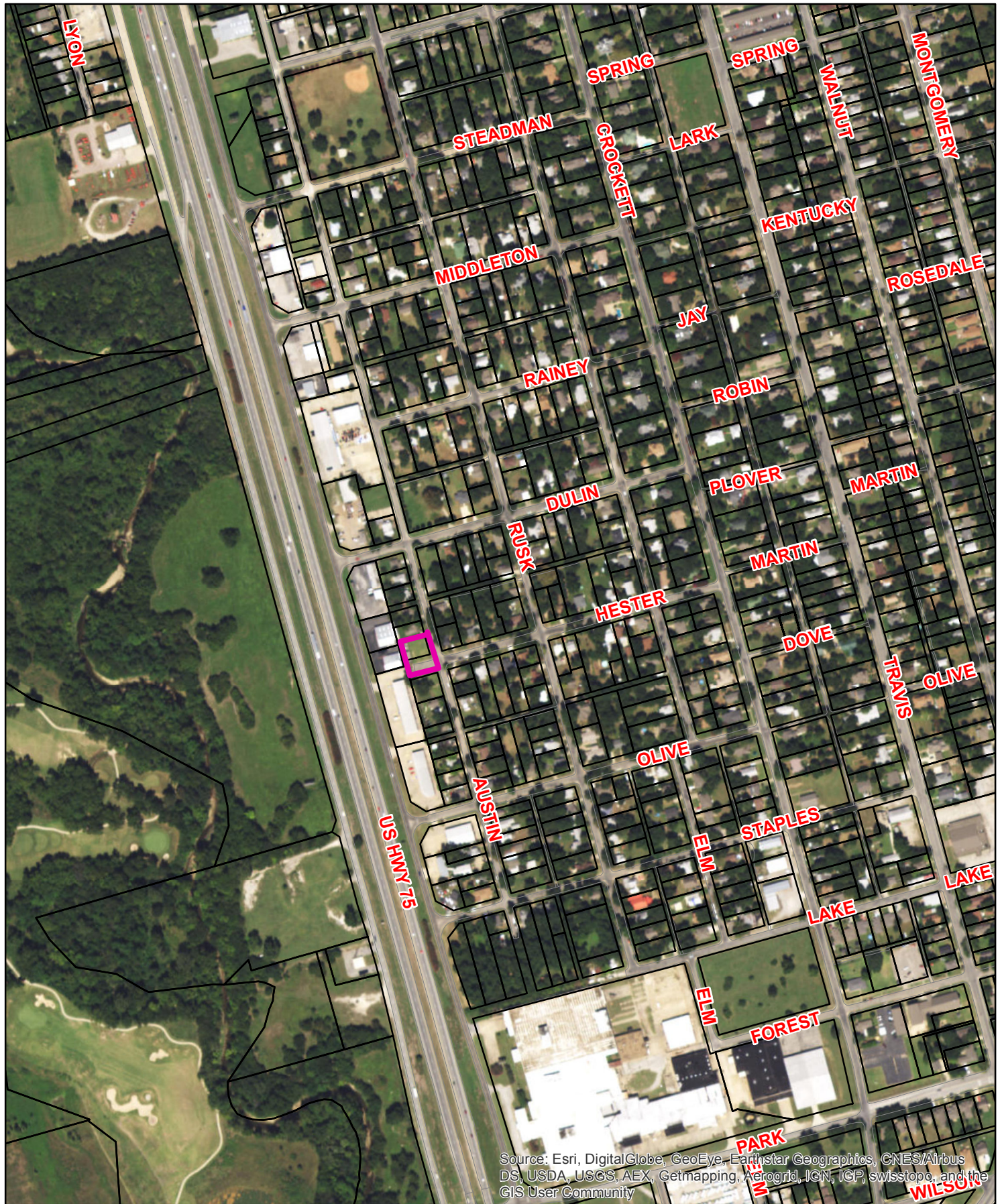
20

Objections Received:

0

Attachments

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



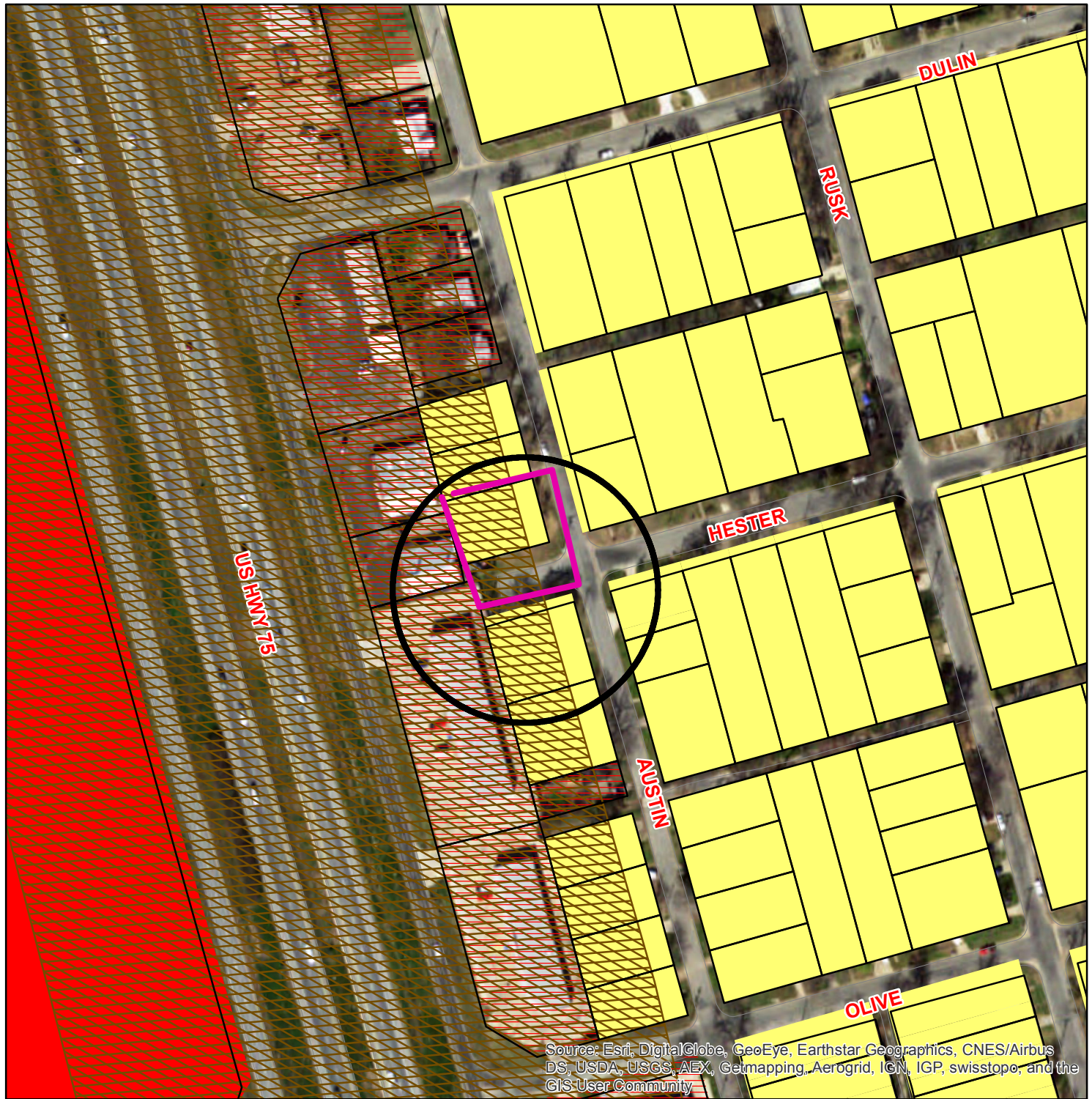
Sherman
CLASSIC TOWN. BROAD HORIZON.

1330 S. Austin



1 in = 484 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1330 S. Austin

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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 = 161 ft

1330 S. Austin



Sherman Collision Repair, LLC
0.58 acres (Tract One)
Vol. 4731, Pg. 524, O.P.R.G.C.T.

Sherman Collision Repair, LLC
0.58 acres (Tract One)
Vol. 4731, Pg. 524, O.P.R.G.C.T.

point bears N85°W 0.4
from a 1/2" rebar
(RPLS 3694) found

Nata Crossing
City of Sherman, Texas
Vol. 18, Pg. 3, P.R.G.C.T.

Stacy Lynn Gabriel
and
Autumn Brooke Davis
54' by 100' tract
in Vol. 3265, Pg. 378,
O.P.R.G.C.T.
(part of Lot 8, Block 23)

0.230 Acres and/or
9,997 Sq. Ft.

Victor Hugo Cabrera Cano
100' by 100' tract
in Vol. 4221, Pg. 9,
O.P.R.G.C.T.,
(part of Lot 4, Block 24)

B.H. Moore Heirs Addition
City of Sherman, Texas
Vol. "O", Pg. 405
District Clerk Records, G.C.T.

Geodetic North, as derived from a "Survey Grade" Global Positioning System (GPS), operated in the World Geodetic Coordinate System, WGS 1984.
The distances shown herein are ground distances.

Hester
Street

Austin Street
716 N. 1st St. Suite 200
Austin, TX 78701
760-444-4444

P.O.B.
1/2" rebar four

(IN FEET)
1 inch = 40 ft.

6 Foot Cedar Fence

6 Foot Iron Sliding Gate

STAFF REVIEW LETTER

June 14, 2017

Sherman Collison Repair, LLC
Kelly Baker
1317 S. Sam Rayburn Freeway
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for a zone change and Specific Use Permit and site plan approval to allow an auto repair parking lot in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 1330 South Austin Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The fence shall be setback 25' from the Austin Street property line.
3. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. A parking space is considered to be 9'x20'.
6. All parking shall be on private property and shall not encroach into Austin Street right-of-way.
7. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,



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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Director of Public Services
	Don Keene, Asst. City Manager	Amber Doan, Engineering Coordinator



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

13.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 5012 & 5016 EAGLE RIDGE TRAIL (FORMERLY 129 & 141 EAGLE RIDGE TRAIL)**

The request of Rossi Realty, LLC and Michael Stanley (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 5012 and 5016 Eagle Ridge Trail (formerly 129 and 141 Eagle Ridge Trail), being 0.436 acres in the Daniel Bickenback Survey, Abstract No. 128 and being all of Lots 13 and 14 of Preston Club, The Classics, Phase Two, as follows;

Planning and Zoning Commission

Replat approval of Lots 13 & 14, Preston Club, The Classics, Phase Two.

Background:

The property is located at 5012 and 5016 Eagle Ridge Trail (formerly 129 and 141 Eagle Ridge Trail) in the Preston Club housing addition that was recently annexed into the City of Sherman. The owners would like to replat the property by moving the lots lines on two lots.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty, LLC and Michael Stanley (Owners)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Was not included in the Master Plan; annexed May 22, 2017

Number of notices mailed:

16

Objections Received:

0

Attachments

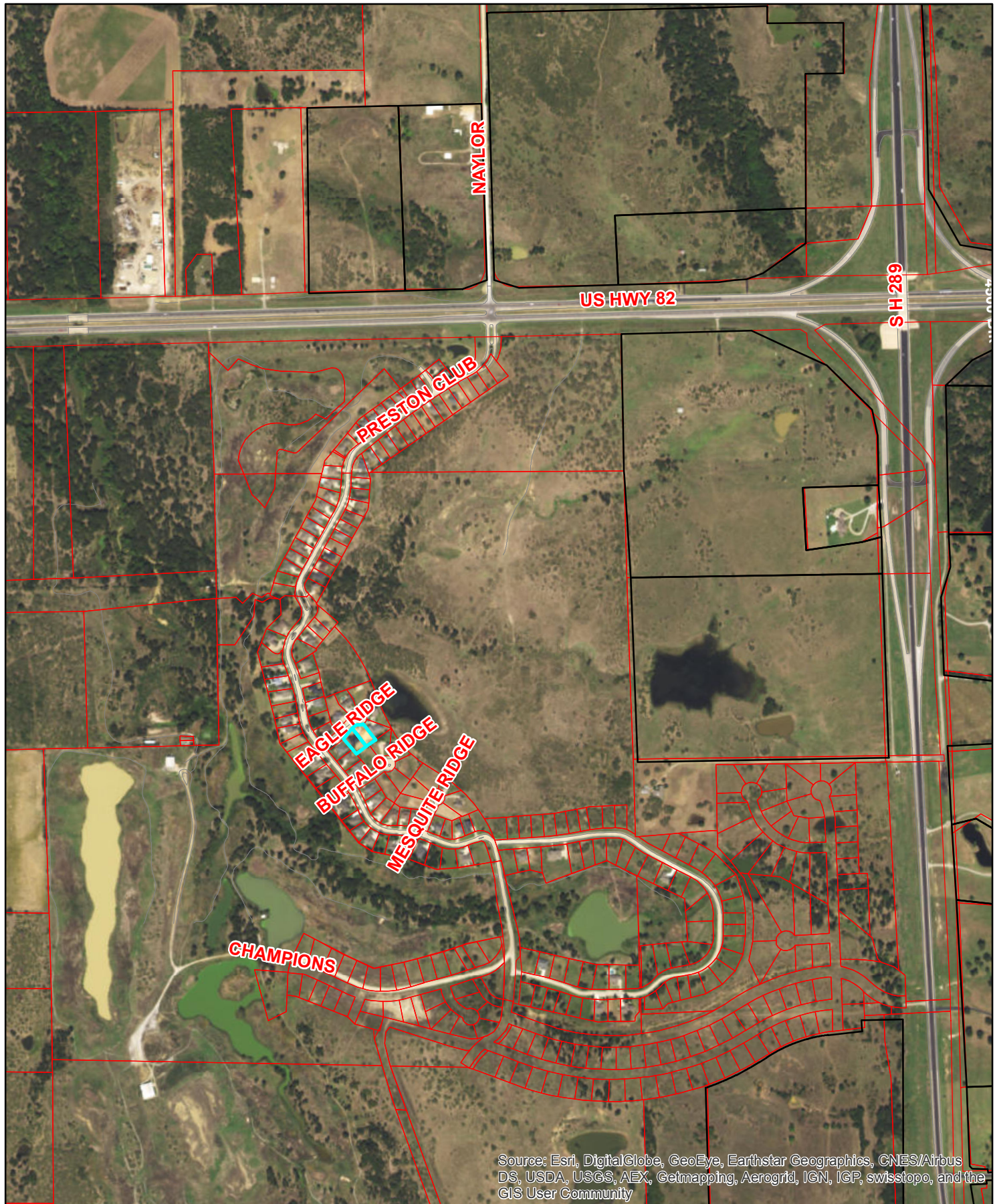
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

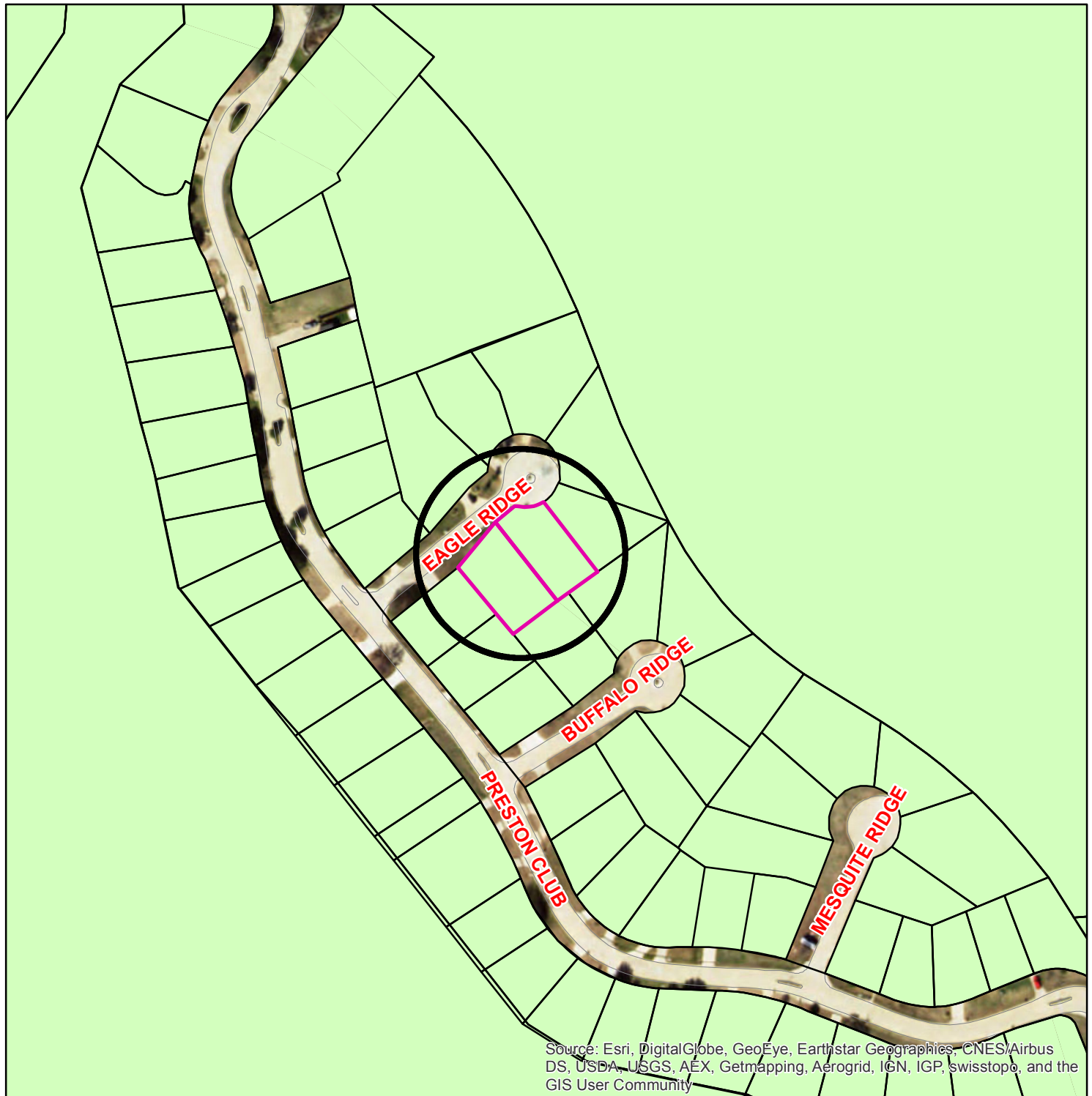
City of Sherman, Texas
Developmental Services Department

**5012 & 5016 Eagle Ridge Trail
Replat Lots 13 & 14, Preston Club,
The Classics, Phase 2**



NOT TO SCALE

1 in = 775 ft



Zoning - 5012 & 5016 Eagle Ridge Trail (Formerly 129 & 141)

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



1 in = 194 ft

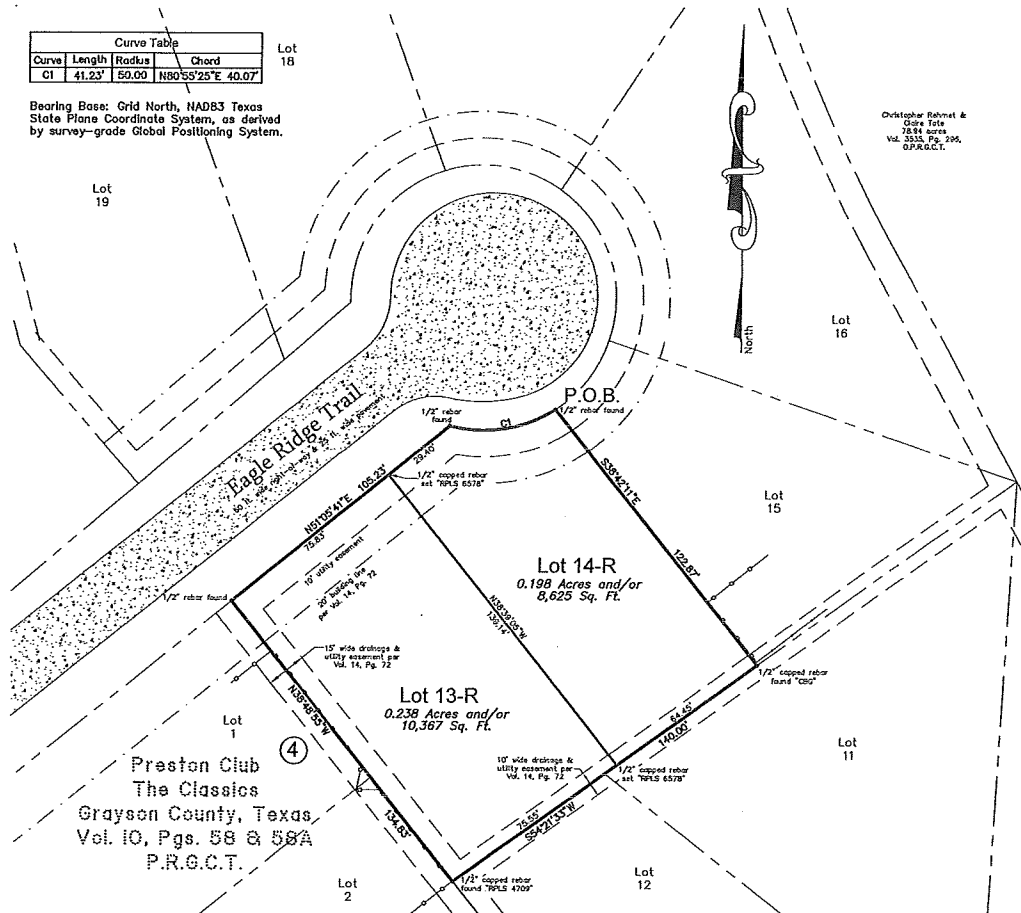
5012 & 5016 Eagle Ridge Trail



Lot
18

Loi
19

Christopher Rehmet &
Claire Tate
78.94 acres
Vol. 3535, Pg. 295.
O.P.R.G.C.T.



Owners:

Michael Stanley
129 Eagle Ridge Trail
Sherman, Texas 75092

1. Water Supply to be provided by (water provider).
2. Sewer service to be provided by (sewer provider).
3. Electrical service is provided by (over Electric Utility Company).
4. Blocking the flow of water or construction of improvements to drainage obstructions, and filling or obstruction of drainage channels or a public drainage system.
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. (County name) shall be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for (County name) and Towns and Incorporated Areas, Map No. 481810-0275 F, Revised Date: September 28, 2010.
8. Neither (County name) nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of time or property occasioned by flooding or flooding conditions. The undersigned surveyor and his/her firm shall comply with all state and federal regulations regarding developments of this type.

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100

109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)92-8003 • Fax: (903)68-2970 • Email: sartinsurveying@gmail.com

S:\Land Projects R2\Lots-13-14-Preston-Club- Classics-Phase-2\Topo.dwg Layout: Plat Plot Date May 25 17 Time: 1:14 PM

STAFF REVIEW LETTER

June 12, 2017

Rossi Realty, LLC
6912 Branch Trail
Frisco, TX 75035

Michael Stanley
5016 Eagle Ridge Trail
Sherman, TX 75092

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lots 13 & 14, Preston Club, The Classics, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Show previous lot lines.
6. Show ownership on subject properties.
7. Show new street address for Lot 13-R on ownership block.
8. Remove building lines from Replat.
9. General Notes section should indicate property is within City of Sherman and show utility providers.
10. Metes and bounds calls must match drawing calls.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning and Zoning Commission.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Assistant City Manager



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

14.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3218, 3222 & 3226 PRESTON CLUB DRIVE (FORMERLY 218, 220 & 222 PRESTON CLUB DRIVE)**

The request of Rossi Realty, LLC and Christopher & Amy Swindell (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 3218, 3222 and 3226 Preston Club Drive (formerly 218, 220 & 222 Preston Club Drive), being 0.459 acres in the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128 and being a Replat of Lots 11, 12 and 13, Block 11 of Preston Club, The Legends Subdivision, Phase One, as follows;

Planning and Zoning Commission

Replat approval of Lots 11, 12, & 13, Block 11, Preston Club, The Legends Subdivision, Phase One.

Background:

The property is located at 3218, 3222 and 3226 Preston Club Drive (formerly 218, 220 and 222 Preston Club Drive) in the Preston Club housing addition that was recently annexed into the City of Sherman on May 22, 2017. The owners would like to replat three lots into two lots.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty, LLC and Christopher & Amy Swindell (Owners)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Was not included in the Master Plan; annexed May 22, 2017

Number of notices mailed:

30

Objections Received:

0

Attachments

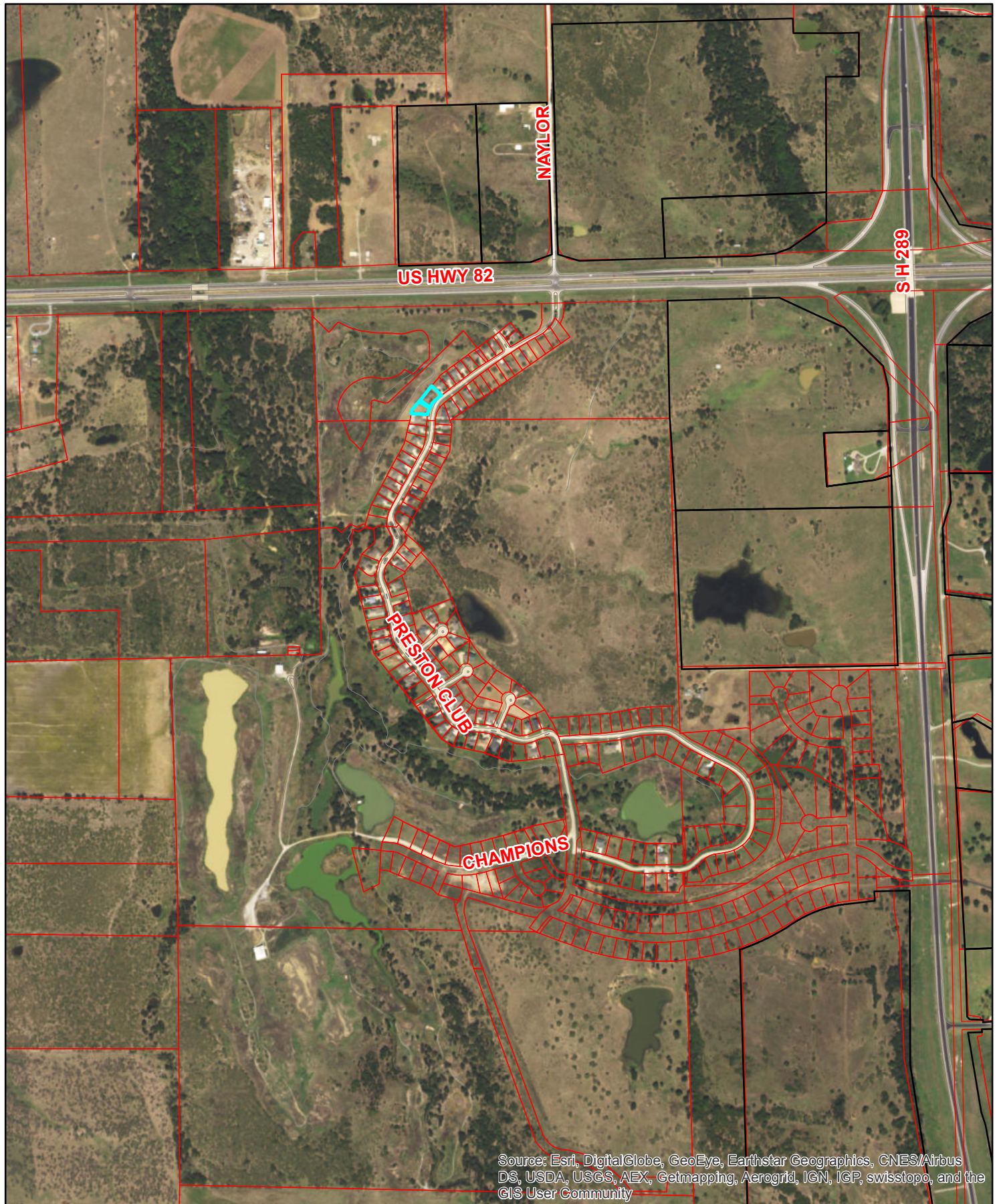
Location Map

Zoning Map

Zoning Sign Photo

Replat

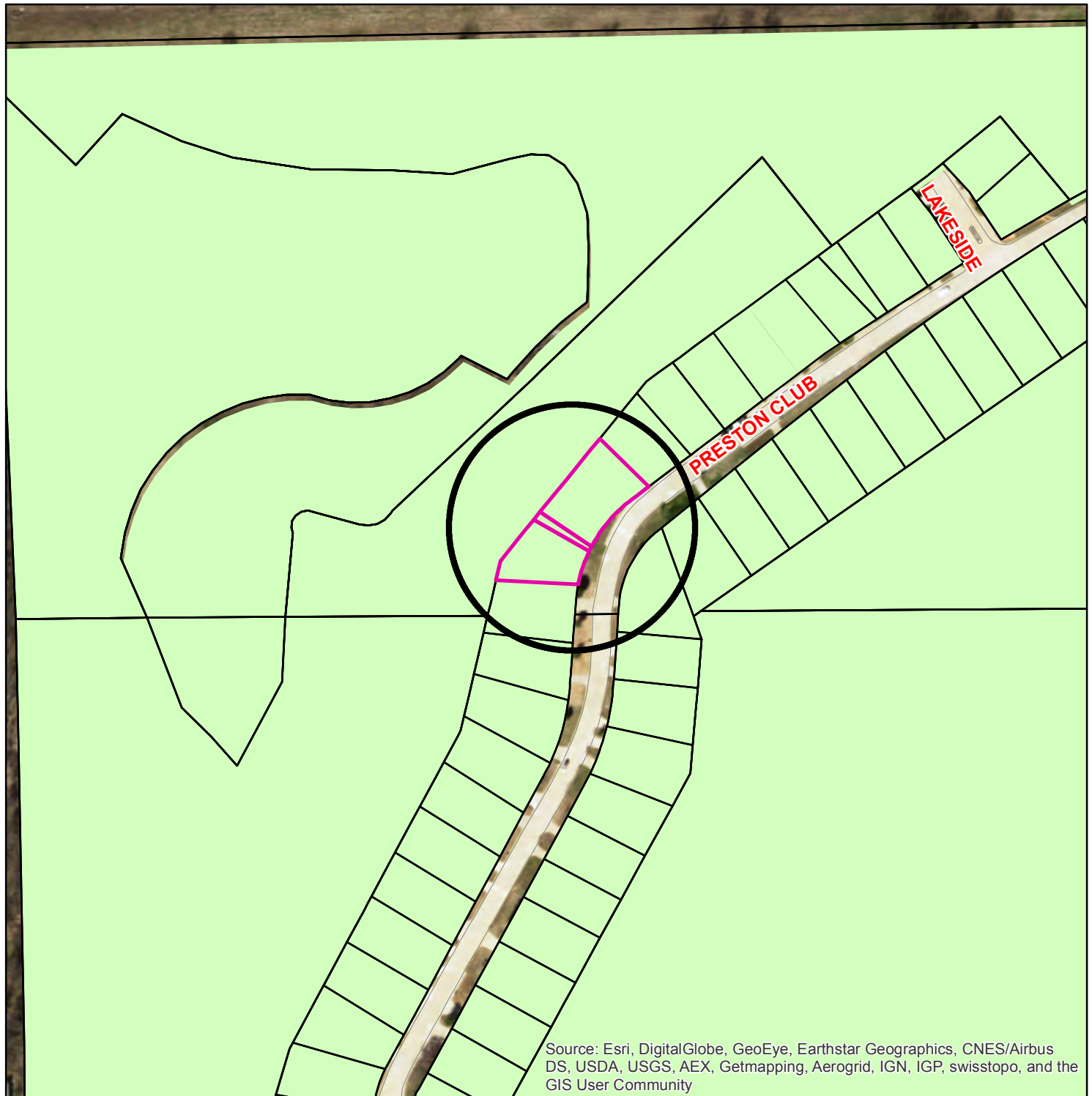
Staff Review Letter



**3218, 3222 & 3226 Preston Club Drive
Replat Lots 11, 12 & 13, Preston Club,
The Legends, Phase 1**



1 in = 900 ft



Zoning - 3218, 3222 & 3226 Preston Club Drive (Formerly 218, 220 & 222)

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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 = 194 ft

3218, 3222 & 3226 Preston Club Drive



STAFF REVIEW LETTER

June 12, 2017

Rossi Realty, LLC
6912 Branch Trail
Frisco, TX 75035

Adam and Breann Chapman
3226 Preston Club Drive
Sherman, TX 75092

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lots 11-13, Blk. 11, Preston Club, The Legends, Phase One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Show previous lot lines.
6. Show ownership on subject properties.
7. Show new street address on ownership blocks.
8. Current owners need to be included on plat – Adam & Breann Chapman own 218 Preston Club Drive since April. (Vol. 5990, Pg. 307 OPRGCT)
9. Remove building line from Replat.
10. General Notes section should indicate property is within City of Sherman and show utility providers.
11. Metes and bounds calls must match drawing calls.
12. 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 and Zoning Commission.
13. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the

exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Assistant City Manager



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

15.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1000 N. TRAVIS STREET**

The request of Kam Corners, LP (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1000 North Travis Street, being 4.2957 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Kam Corners Addition.

Background:

The property is located at 1000 North Travis Street, between Sam Rayburn Freeway, Travis Street and College Street; Kam Corners Shopping Center. The owner would like to plat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Kam Corners, LP (Owners)

Sartin & Associates, Inc. (Surveyor)

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter

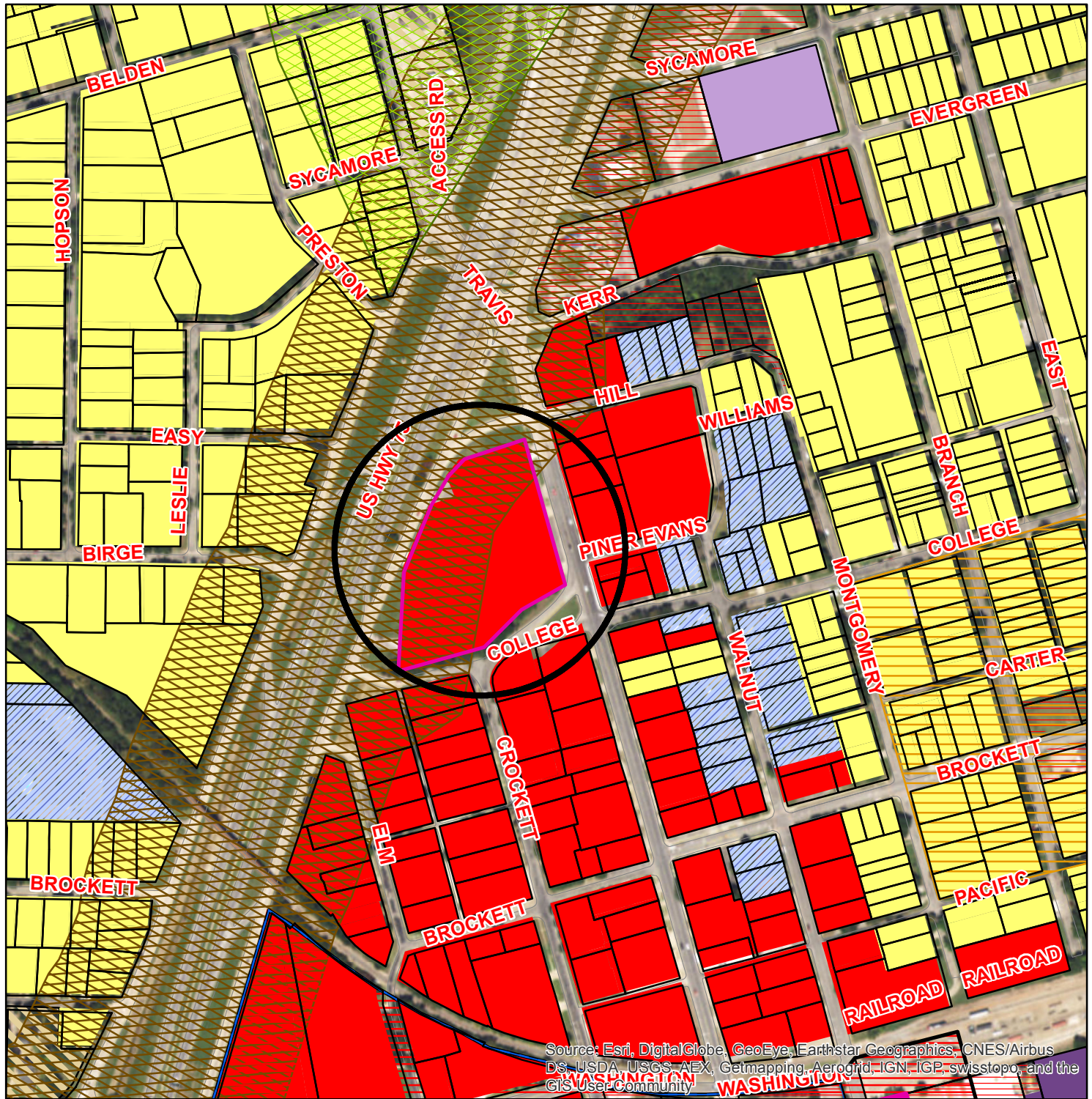


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 DS, USDA/USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the
 GIS User Community



1000 N. Travis Kam Korner's Addition





Zoning - 1000 N. Travis

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

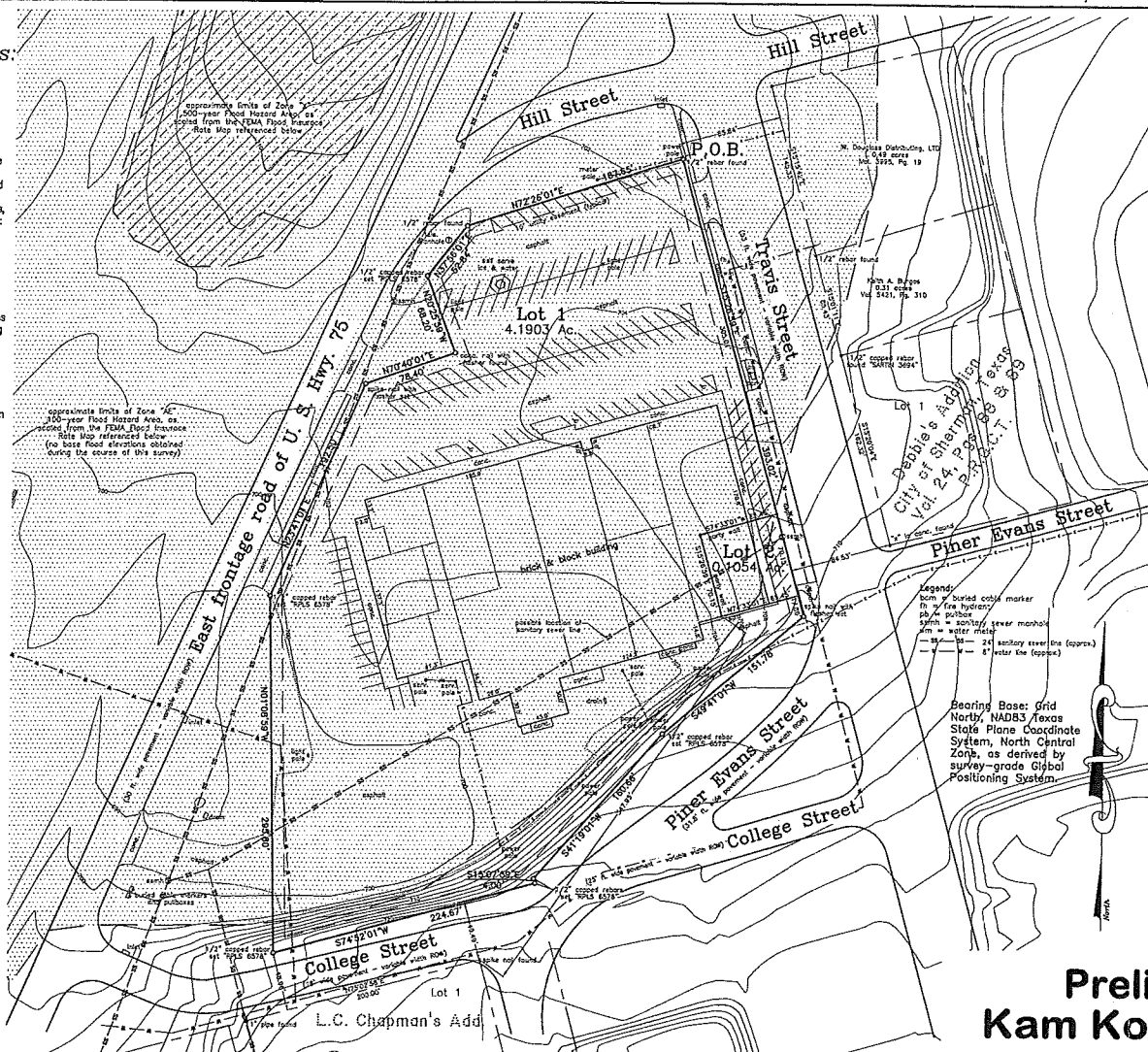


NOT TO SCALE

1 in = 403 ft

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. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as coded from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
6. Topographic data shown hereon as per City of Sherman GIS map showing 2 ft. contours. No field topography performed to verify data.
7. Utility lines shown by visible and apparent markings and/or City of Sherman water/sewer maps provided to the undersigned surveyor. Surveyor assumes no liability for actual location of underground lines.



APPROVED FOR PREPARATION OF FINAL PLAT

Chairman, City of Sherman Planning & Zoning Commission

Date

SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

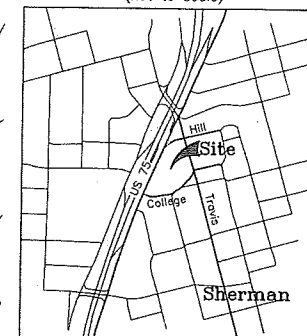
FIRM Headquarters - #10081100

109 S. Travis • P.O. Box 1843 Sherman, TX 75091

Phone: (903)892-4003 • Fax: (903)868-2970 • Email: sartinssurveying@gmail.com

D:\Land Projects 2005\Kam-Korner-1000-N-Travis-St-Sherman\dwg\Kam-Korner.dwg 5/22/2017 10:52:36 PM CDT

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.**Location Map**
(not to scale)

NOTICE:
THIS IS A PRELIMINARY PLAT ONLY. THE SUBDIVIDER HAS NOT YET FULLY COMPLIED WITH THE STATE AND COUNTY REQUIREMENTS FOR SUBDIVISIONS. THIS PRELIMINARY PLAT IS FOR REVIEW PURPOSES ONLY AND NOT SUFFICIENT FOR FILING, RECORDING, DEDICATION, ACCEPTANCE OR FOR THE SELLING OR MARKETING OF LOTS SHOWN HEREIN.

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 for Preliminary Plat of the City of Sherman, Texas.

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

Date

Preliminary Plat Kam Korner's Addition to the City of Sherman, Texas 4.2957 Acres

in the

**J. B. McAnair Survey
Abstract No. 763**

Owners:

 Kam Korner, LP
 2929 Buffalo Speedway, Ste. 1801
 Houston, Texas 77098

STAFF REVIEW LETTER

June 12, 2017

Kam Korners, LP
2929 Buffalo Speedway, Ste. 1801
Houston, TX 77098

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Kam Korners has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Dedicate a 10' Utility Easement along the perimeter of the subject property.
6. Verify fire lane requirements with Fire Marshall.
7. All requirements of the Floodplain Ordinance should be followed.
8. Require private sewer agreement between Lots 1 & 2 for sewer service from Lot 2 to Lot 1 be filed of record in the Official Public Records of Grayson County, Texas.
9. Internal water and sewer lines will be privately owned and maintained.
10. Metes and bounds calls must match drawing calls.
11. Minimum lot area required in a C-1 (Retail Business) District is 5,000 square feet.
12. Minimum Building setbacks required are: Front 25', Rear 10', Side 0'.
13. 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 and Zoning Commission.
14. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Assistant City Manager



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

16.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4344 LOY LAKE ROAD**

The request of Sherman Hotels, LLC (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 4344 Loy Lake Road, being 3.309 acres in the T.J. Shannon Survey, Abstract No. 1137 and being all of Lot 2 of Ameristate Plaza, as follows;

Planning and Zoning Commission

Replat approval of Lot 2 Ameristate Plaza.

Background:

The property is located at 4344 Loy Lake Road, north of Sherman Town Center and is zoned a C-1 (Retail Business) District. The owner would like to replat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Sherman Hotels, LLC (Owners)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

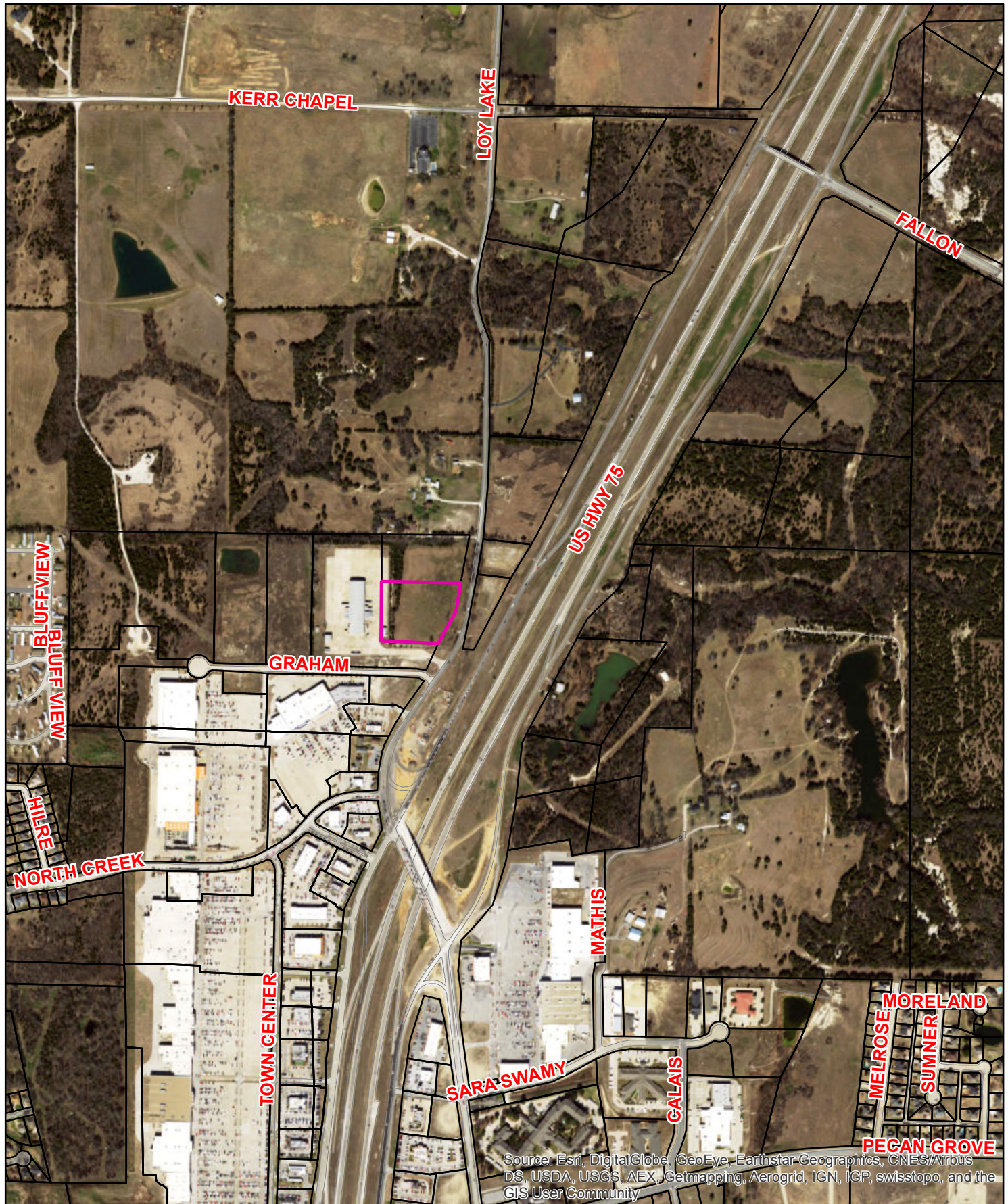
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter

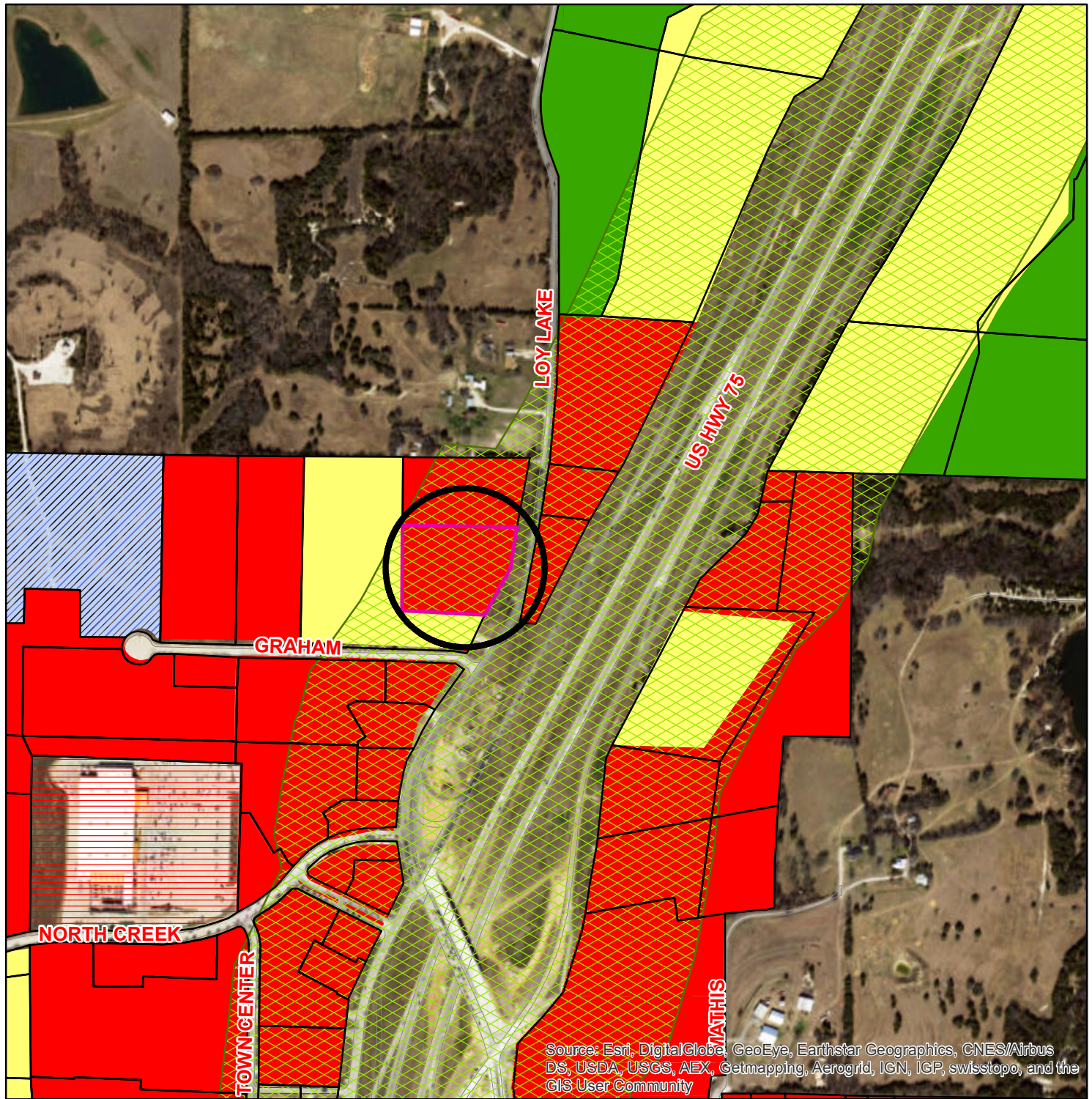


4344 Loy Lake Road



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4344 Loy Lake Road

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

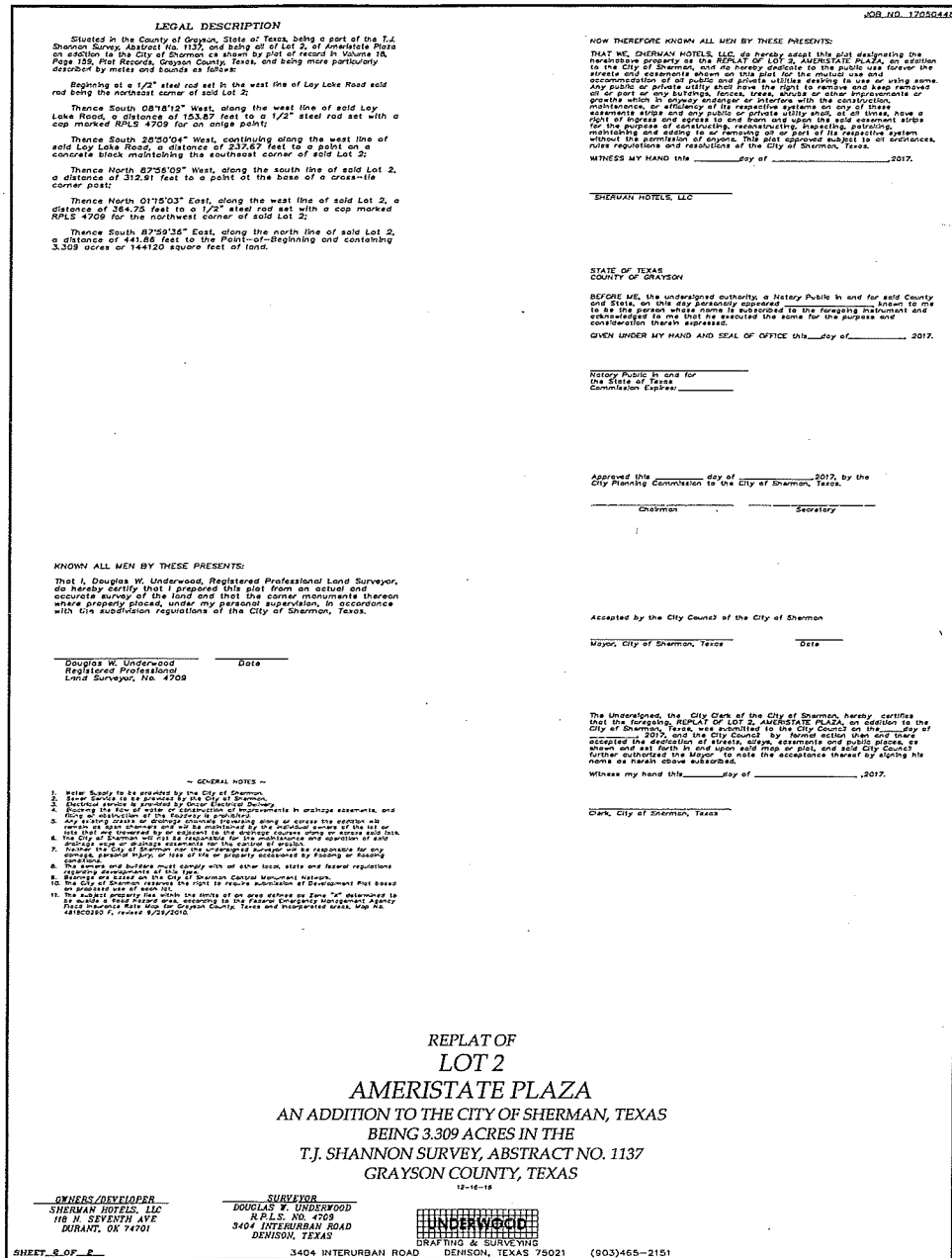
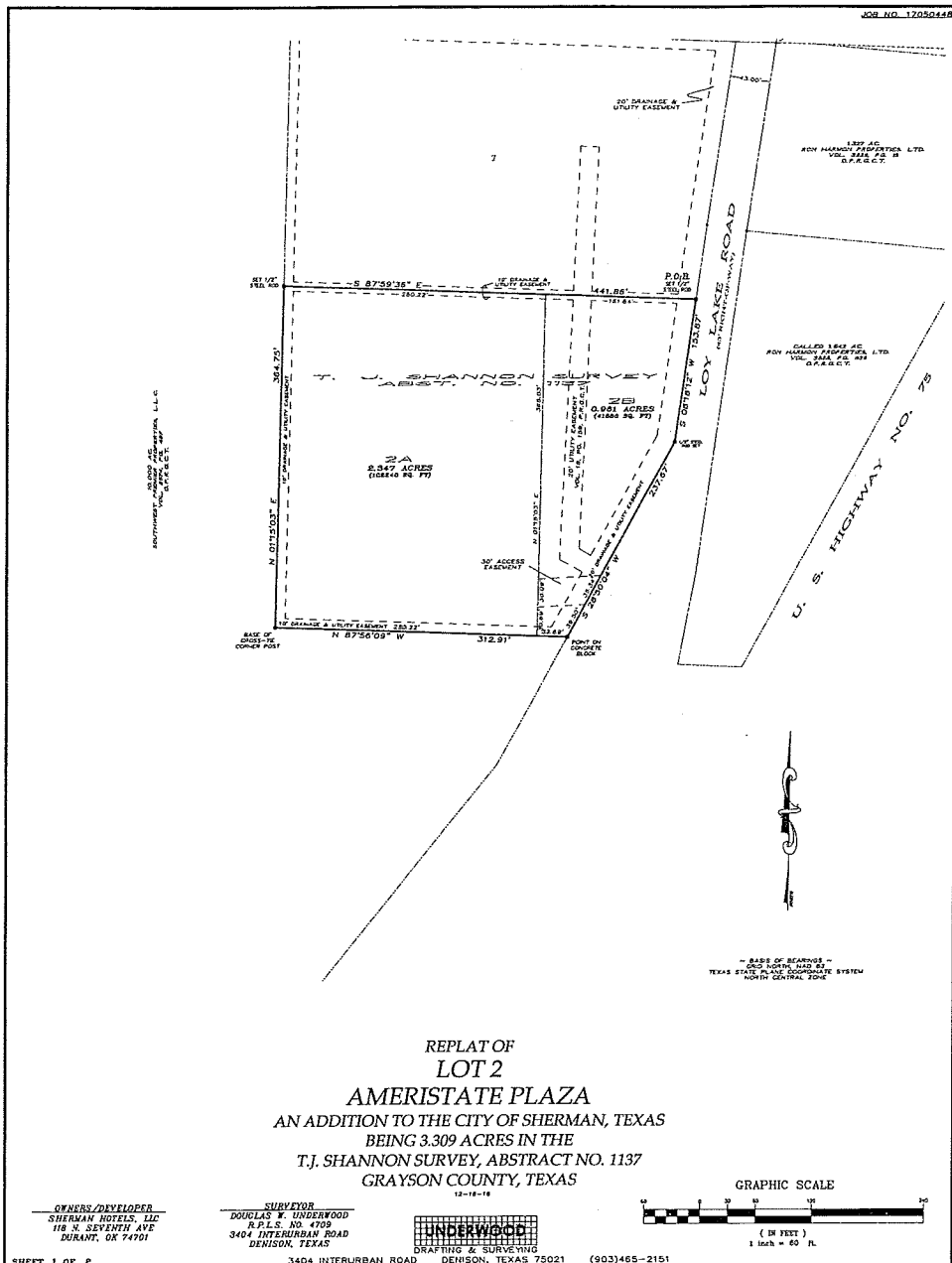
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- 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 = 600 ft



STAFF REVIEW LETTER

June 12, 2017

Sherman Hotels, LLC
118 N. Seventh Ave.
Durant, OK 74701

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 2, Ameristate Plaza has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Minimum street frontage is 50 feet.
6. Acreage on drawing and on legal description must match.
7. Water Pro-Rata will be due at the time of development.
8. Sewer Pro-Rata will be due at the time of development if sewer not extended to serve development.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning and Zoning Commission.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Assistant City Manager



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

17.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1704 & 1706 N. TRAVIS STREET

The request of Ruben & Adriana Alvarez (Owners) concerning the property at 1704 and 1706 North Travis Street, being Lot 2, Block 1, Moseley Addition, Replat of Lot 16 & the east 20' of Lot 15, W.M. Shannon's Supplement, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a language school (preschool 3-5 years old) in a C-O (Office) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 1704 and 1706 North Travis Street between Fairview and Texas Streets. This building was formerly a duplex. The property is zoned a C-O (Office) District and is located in the O-1 (75 & 82 Overlay) District. The owners would like to open a language school for children 3-5 years old. They plan to have four employees. Six parking spaces will be provided, as well as a circle driveway for drop off and pick-up of the children.

Adjacent Zoning:

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Ruben & Adriana Alvarez (Owners)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

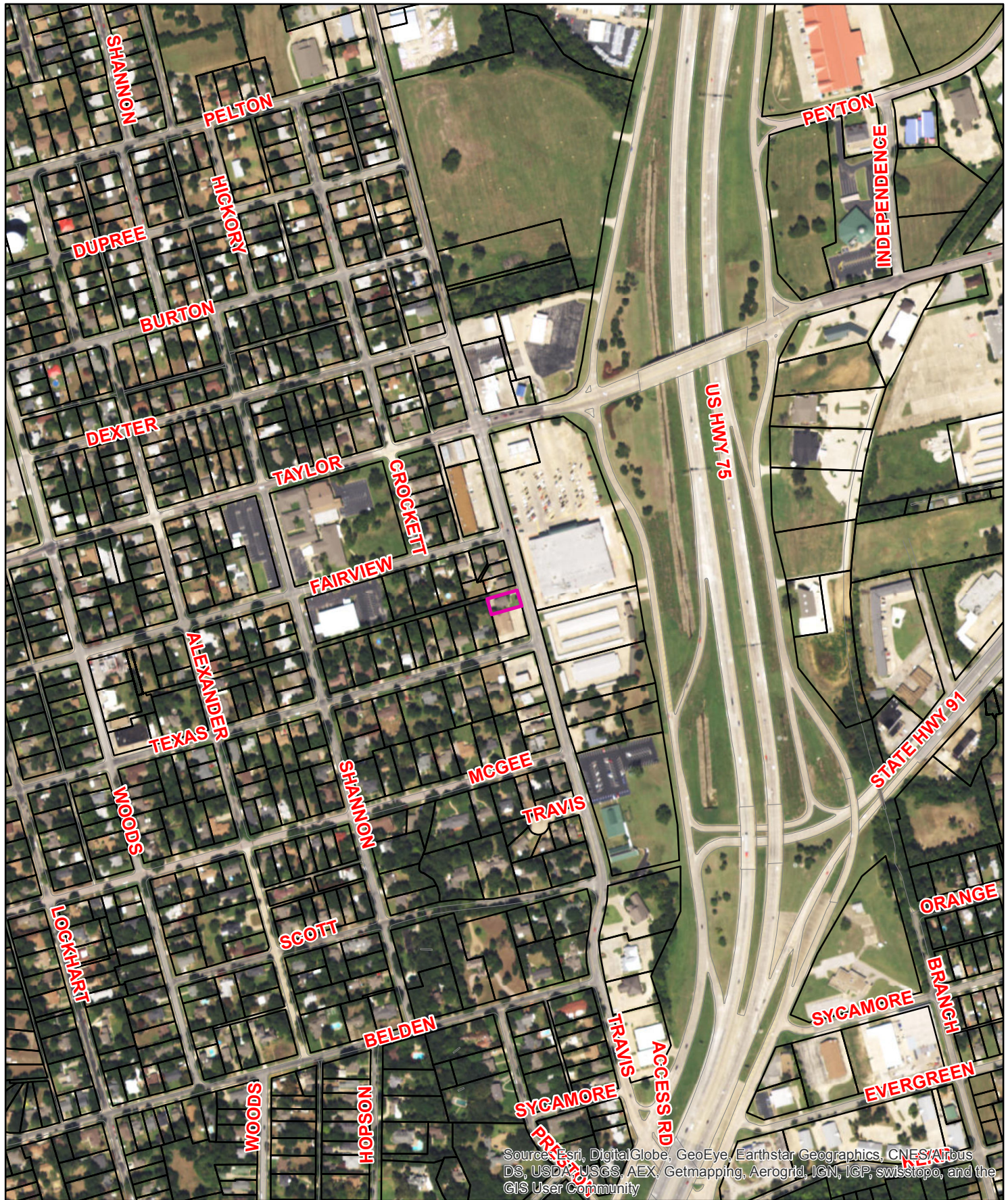
Survey

Site Plan

Elevations

Staff Review Letter

Letter from Carolyn Beach



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



1704 & 1706 N. Travis



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1704 & 1706 N. Travis

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1704 & 1706 N. Travis



ST

TRAVIS

NORTH

Scale: 1" = 80'

191.00 x 200.00 Ft.
John M. Moseley &
Linda K. Moseley
to
James Guess &
Pat Guess
Vol. 3918, Pg. 243
August 18, 2003

City of Sherman Resolution
22' Alley closed, abandoned and vacated
subject to public utility easements
October 2, 1992 - Vol. 968, Pg. 233

Utility Easmt. and not available
for any construction

BLOCK

ONE

2

1

LEMENT
9.291

80.00 x 180.00 Ft.
Mertyn W. Hall, et al
to
Judy C.
Beamesderfer
Vol. 3258, Pg. 84
May 29, 2002

30" Rubber Fnd.

N 73°39'26" E

30" Rubber Fnd.

S 74°08'05" W

191.00'

63.00'

64.00'

191.00'

N 16°00'00" W

128.00'

127.00'

S 16°00'00" E

80.00'

10" Rubber Sol

S 73°39'26" W

100.00'

120.00'

10" Rubber Sol

STREET

2

1

②

*One Story
Brick
Duplex*

0.17 ac.

" 90.00 x 180.00 FL."
Marilyn W. Hall, et vir
to
Judy C.
Beamesderfer
Vol. 3258, Pg. 84
May 29, 2002

One Story Stucco

16

0.35 acres

NORTH

Scale: 1" = 30'

TEXAS

STREET

TRAVIS STREET

1

2

City of Sherman Resolution
22' Alley closed, abandoned and vacated
subject to public utility easements
October 8, 1962 - Vol. 966, Pg. 233

2

"90.00 x 180.00 Ft."
Marilyn W. Hall, et vir
to
Judy C.
Beamesderfer
Vol. 3258, Pg. 84
May 29, 2002

NORTH

Scale: 1" = 30'

15

16

0.35 acres

One Story
Brick
Duplex

One Story
Stucco

0.17 ac.
Paved
Parking
In
Out

concrete
parking

11.0'
11.0'

3/8" Rebar Fnd.

N 73°39'26" E

parking
9x20

3/8" Rebar Fnd.

120.00'

63.00'

N 16°00'00" W

1/2" Rebar Set

15.6

4.0

32.5

16.6

8.0

16.0

15.7

10.1

20.8

4.9

wood

4.9

120.00'

52.2'

1/2" Rebar Set

fence

4.9

S 74°08'05" W

53.2

53.2

85.1

85.1

5.8' conc'd Conc. Porch

23.2

2.7

9.1

2.7

20.9

4' conc. s/w

20.00'

1/2" Rebar Set

power pole

conc. drive

overhead

electric

power pole

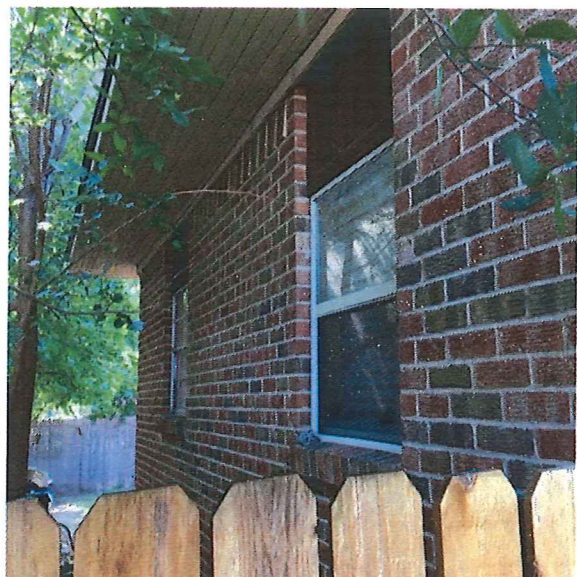
1704 & 1706 N Travis, Sherman TX



Front view 1704 & 1706 N Travis



Side view facing North



Side view facing South



Back view facing West

STAFF REVIEW LETTER

June 14, 2017

Ruben & Adriana Alvarez
3115 S. Maurice Ave.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a language school (preschool 3-5 years old) in a C-O (Office) District/O-1 (75 & 82 Overlay) District for the property located at 1704 and 1706 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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-O (Office) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
3. A parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into Travis Street right-of-way; drop off and pick areas should be provided to eliminate stacking of vehicles in the street.
5. Screening shall be provided between any residentially zoned properties.
6. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Driveway does not meet City standards. Approval not recommended.
12. The location of trash receptors must be approved by the Public Works Department.
13. Verify fire lane requirements with Fire Marshall.
14. Additional Right-of-Way may be required for future expansion of Travis Street.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

JUN 06 2017

Developmental Services

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

June 2, 2017 Carolyn Beach
114 W. Texas
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, June 20, 2017 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Ruben & Adriana Alvarez (Owners) concerning the property at 1704 and 1706 North Travis Street, being Lot 2, Block 1, Moseley Addition, Replat Lot 16 & east 20' Lot 15, W.M. Shannon's Supplement

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a language school (preschool 3-5 years old) in a C-O (Office) District/O-1 (75 & 82 Overlay) District.

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

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

Scott Shadden
Secretary, Planning & Zoning Board

*Unable to attend the meeting; but
I am against this property being used
for other than office space. We already
have too much traffic pulling in/out of the
Medicine Shoppe and I feel having a school
located across the street would make
traffic impossible!! Sometimes I have to wait on
cars before I can even pull in or
out of my driveway!!*

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 06/20/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

132 COMFORT WAY

The request of V Prop LLC (Owner) and Lynn Vessels Construction LLC (Tenant) concerning the property located at 132 Comfort Way, being 3.494 acres in the J.M. Hambright Survey, Abstract No. 538, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 5, to allow the replacement of an existing office building on a nonconforming lot in an R-A (Single Family Agricultural) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 132 Comfort Way off West U.S. Highway 82; Lynn Vessels Construction is the tenant. The property was annexed into the City of Sherman, October 24, 2011 by Ordinance 5726 and is zoned an R-A (Single Family Agricultural) District.

The existing office building was recently damaged by a storm and the owner would like to replace it with a new 54' x 40' wood frame building; the exterior will be hardy board siding. He plans to upgrade the parking lot to asphalt.

Adjacent Zoning:

R-A (Single Family Agricultural) District

C-2 (General Commercial) District

Origination:

V Prop LLC (Owner)

Lynn Vessels Construction LLC (Tenant)

Master Plan Designation:

Was not included in the Masterplan. Annexed October 24, 2011.

Number of notices mailed:

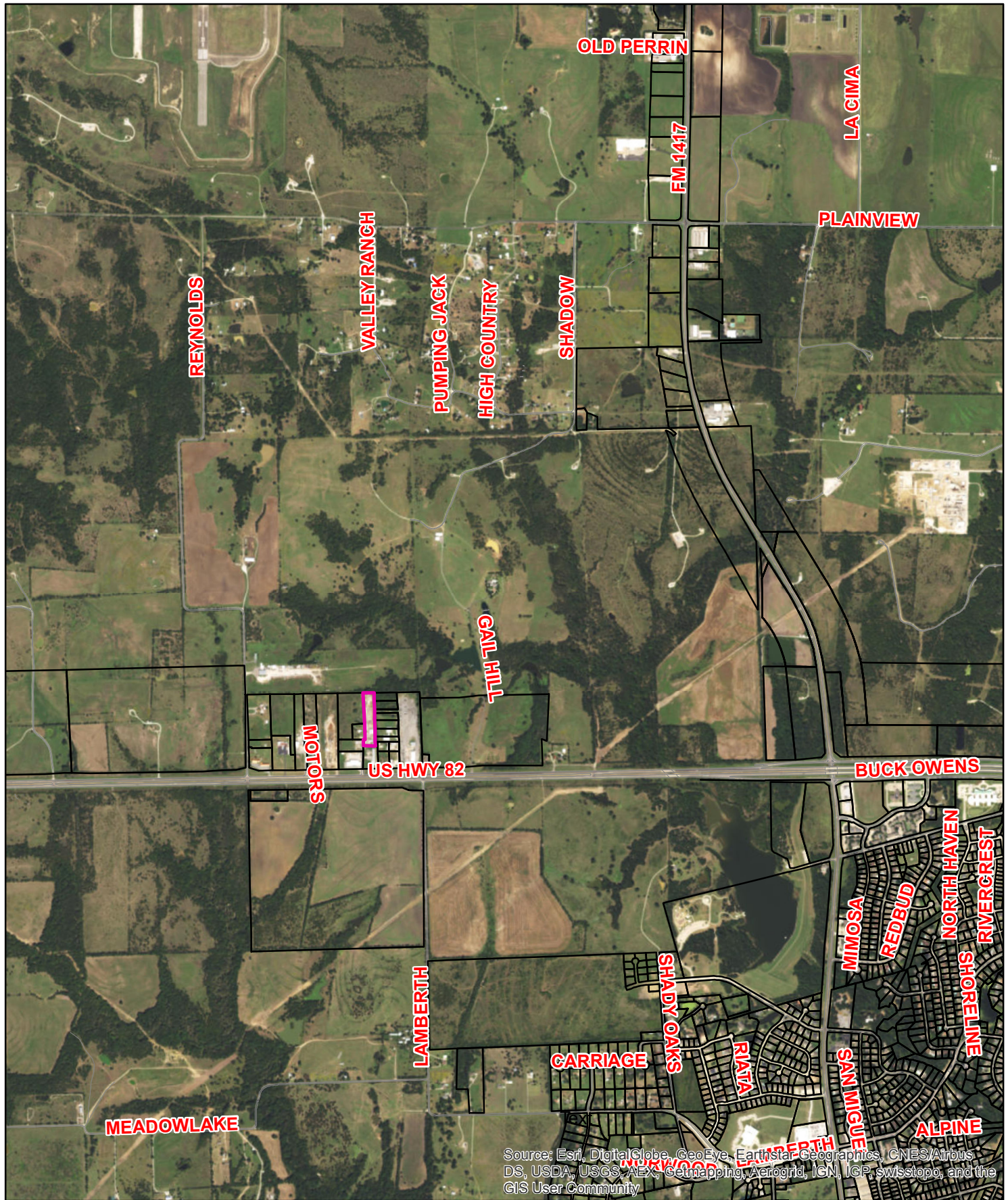
9

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Existing Building
Site Plan
Elevations
Buildings in Area
Staff Review Letter

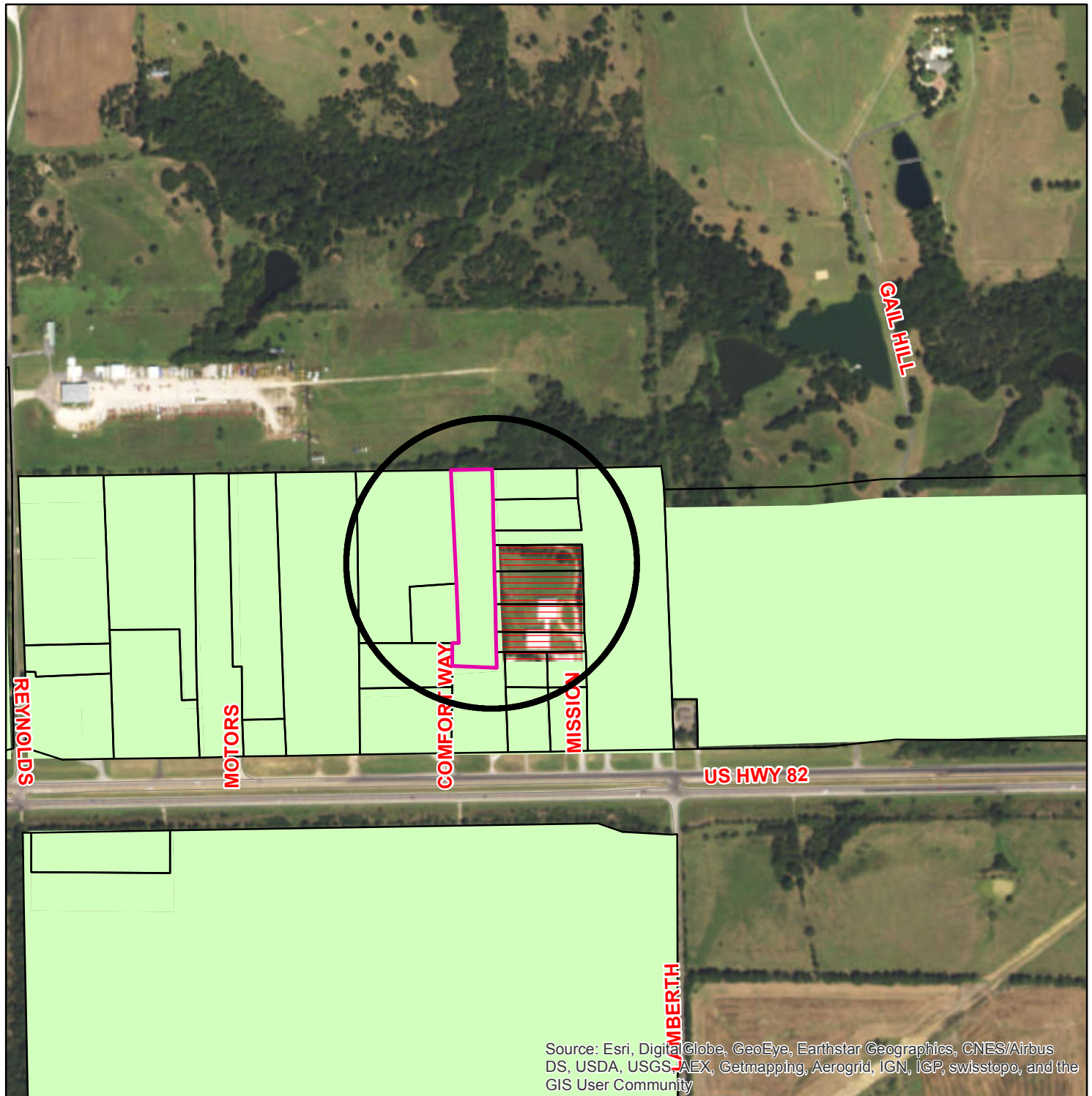


132 Comfort Way



1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 132 Comfort Way

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

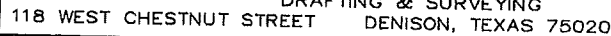


1 in = 581 ft

132 Comfort Way



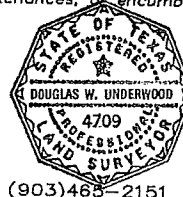
(REVISED)



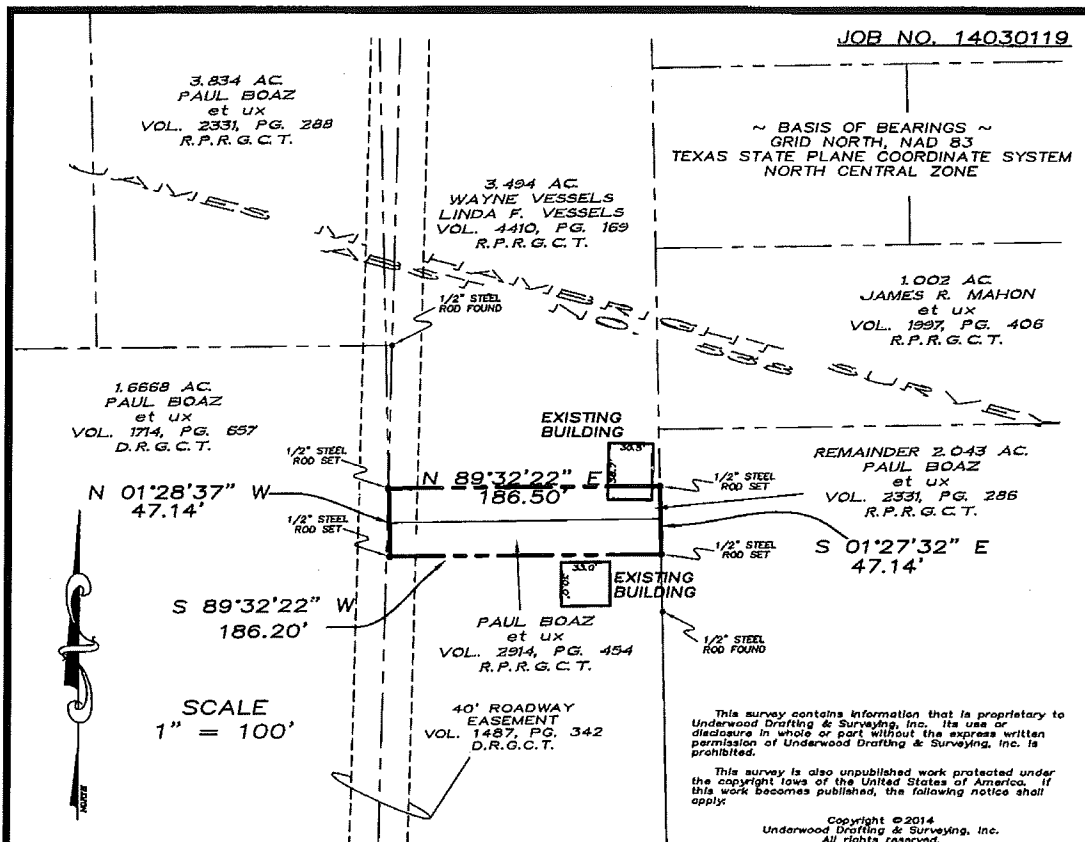
Situated in the County of Grayson, State of Texas, being a part of the James M. Hambright Survey, Abstract No. 538, and being a part of the 3.843 acre tract of land conveyed by Robert D. Tullos et ux to Paul Boaz et ux by deed dated April 20, 1994, recorded in Volume 2331, Page 288, Real Property Records, Grayson County, Texas, and also being a part of the tract of land described as the remainder of 2.043 acres conveyed by said Robert D. Tullos et ux to said Paul Boaz et ux by deed dated April 20, 1994, recorded in Volume 2331, Page 286, said Real Property Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northeast corner of the said 3.834 acre tract;
Thence South 00°44'00" East, passing the Southeast corner of the said 3.834 acre tract and the Northeast corner of the said 2.043 acre tract at 718.64 feet and continuing now with the East line of the said 2.043 acre tract for a total distance of 817.48 feet to a 1/2" steel rod set for corner at the base of a fence post;
Thence North 89°44'06" West a distance of 186.50 feet to a 1/2" steel rod set for corner in the centerline of a 40 foot wide roadway easement running along the West line of the said 2.043 acre tract and the East line of the 1,666.88 acre tract land conveyed by Douglas W. Irvin et ux to said Paul Boaz et ux by deed dated September 21, 1984, recorded in Volume 1714, Page 657, Deed Records, Grayson County, Texas;
Thence North 01°54'36" East with said centerline, passing a 1/2" steel rod found maintaining the Northwest corner of the said 2.043 acre tract and the Northeast corner of the said 1,666.88 acre tract in the South line of the said 3.834 acre tract at 98.87 feet and continuing for a total distance of 815.76 feet to a 1/2" steel rod set marking the most Northerly Northwest corner of the said 3.834 acre tract;
Thence North 89°31'14" East a distance of 148.85 feet to the Point-of-Beginning and containing 3.142 acres of land more or less.....

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that the survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, covenants, appurtenances, or encumbrances embraced by the subject property.



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709



Legal Description

Situated in the County of Grayson, State of Texas, being a part of the James M. Hambright Survey, Abstract No. 538, also being a part of that 2.043 acre tract of land conveyed to Paul Boaz, et ux as recorded in Volume 2331, Page 286, Real Property Records, Grayson County, Texas and a part of that tract of land conveyed to Paul Boaz, et ux as recorded in Volume 2914, Page 454 of said Real Property Records and being described by metes and bounds as follows:

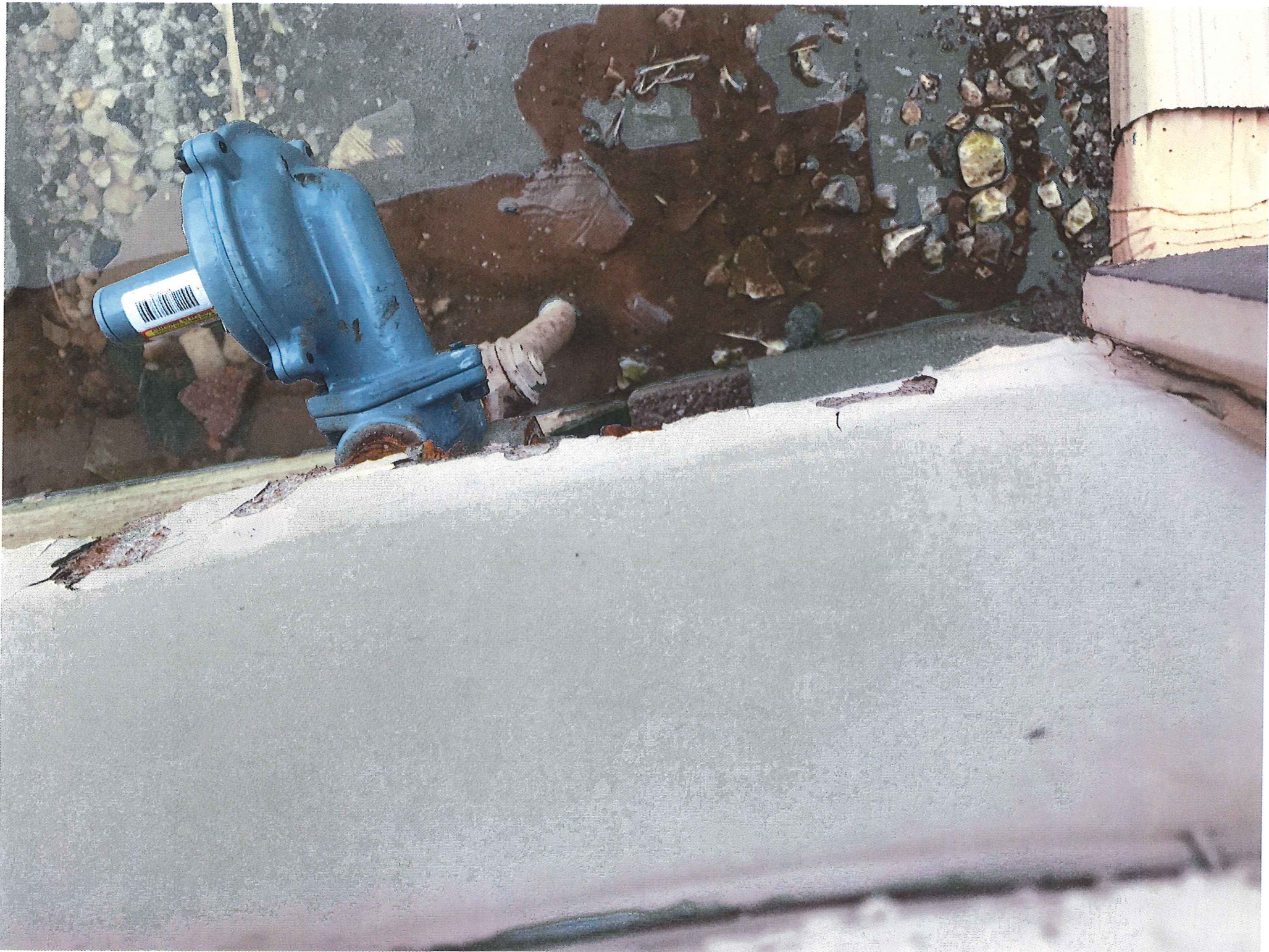
Beginning at a set 1/2" steel rod at the southeast corner of a 3.494 acre tract of land conveyed to Wayne Vessels and Linda F. Vessels as recorded in Volume 4410, Page 169 of said Real Property Records;

Thence South 01°27'32" West with the east line of said tract recorded in Volume 2331, Page 286 and then with the east line of said tract recorded in Volume 2914, Page 454, a distance of 47.14 feet to a set 1/2" steel rod;

Thence South 89°32'22" West, a distance of 186.20 feet to a set 1/2" steel rod;

Thence North 01°28'37" East, a distance of 47.17 feet to a set 1/2" steel rod at the southwest of said 3.494 acre tract;

Thence North 89°32'22" East with the south line of said 3.494 acre tract a distance of 186.50 feet to the Point-of-Beginning and containing 0.202 acres of land.





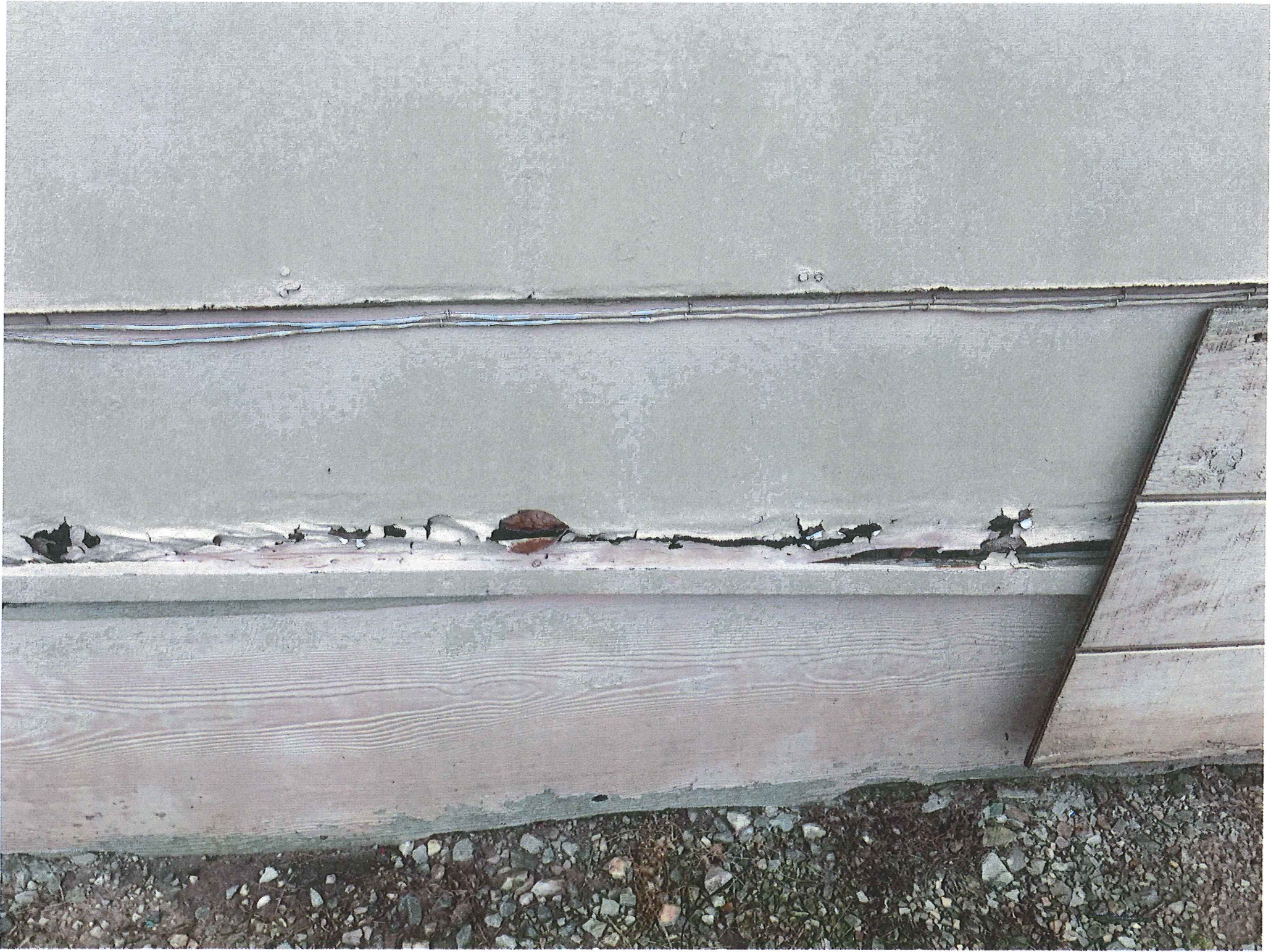


















LVC site plan



0.501 AC.
ROBERT E. GIBSON
VOL. 1646, PG. 505
D.R.G.C.T.

1.002 AC.
JAMES R. MAHON
et ux
VOL. 1997, PG. 406
R.P.R.G.C.T.

42'x75'
shop

3.494 AC.
WAYNE VESSELS
LINDA F. VESSELS
VOL. 4410, PG. 169
R.P.R.G.C.T.

Storage
20'x20'

equip.
Building

equipment
Building
24'x40'

30'x40'
Storage

28'x40'
existing
office

existing
office
to be removed

proposed
54'x40'
office

asphalt
parking

35'

parking
spaces

3.834 AC.
PAUL BOAZ
et ux
VOL. 2331, PG. 288
R.P.R.G.C.T.

1.6668 AC.
PAUL BOAZ
et ux
VOL. 1714, PG. 657
D.R.G.C.T.

Comfort Way Dr.

LVC office











STAFF REVIEW LETTER

June 14, 2017

V-Prop, LLC
132 Comfort Way
Sherman, TX 75092

Dear Applicants,

The request for an exception and site plan approval to allow the replacement of an existing office building on a nonconforming lot in an R-A (Single Family Agricultural) District/O-1 (75 & 82 Overlay) District for the property located at 132 Comfort Way has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 20, 2017 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-A (Single Family Agricultural) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, and the screening ordinance must be followed.
2. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
3. A parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into Comfort Way right-of-way.
5. Screening shall be provided between any residentially zoned properties.
6. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
7. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
8. The exterior façade is required to be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding unless an exception is granted.
9. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. New drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. The location of trash receptors must be approved by the Public Works Department.
15. Verify fire lane requirements with Fire Marshall.

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

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

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

Respectfully,



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

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



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

20.

Meeting Date: 06/20/2017

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

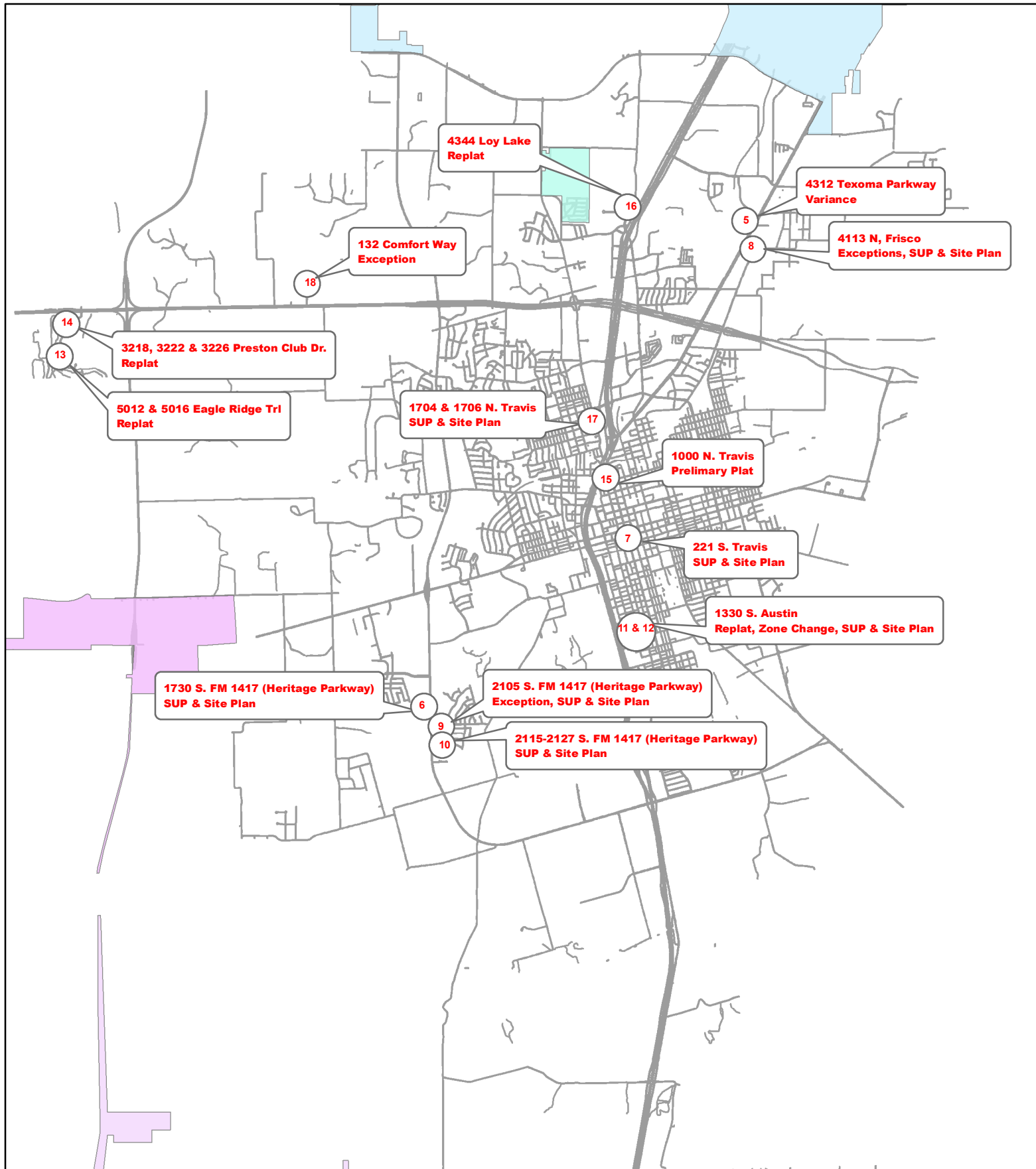
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting June 20, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet