

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 18, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MAY 21, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 8, 10, 11, 12, 14, 19, 22 & 24)**
5. **700 BLOCK NORTH GRAND AVENUE**
The request of Austin College (Owners), Heidi Ellis (Representative), Underwood Drafting and Surveying (Surveyor), Architecture Demarest (Architect) and Spiars Engineering, Inc. (Civil Engineer) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 7' rear setback in lieu of the required 25' for Austin College Student Housing in an R-1 (One Family Residential) District/College Park Overlay District.
Planning and Zoning Commission
Site plan approval for Austin College Student Housing.
6. **3335 CARRIAGE CIRCLE**
The request of Ricardo and Odilia Ayala (Owners), Sun City Solar Energy (Solar Contractor) and Synaptic Solar (Subcontractor) concerning the property located at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow ground mounted solar panels in an R-A (Single Family Agricultural) District.

7. * **2500 SWAMY DRIVE**
The request of 2019 MK & Associates, LLC (Owners), Dr. Mandeep Singh, M.D. (Representative) and Kent Hughlett (Architect) concerning the property located at 2500 Swamy Drive, being Lot 6B-R, Block A, Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:
Planning and Zoning Commission
Site plan approval for a Medical Office.
8. * **1655 MAYES DRIVE**
The request of Timothy and Amy Daniels (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:
Planning and Zoning Commission
Final Plat approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).
9. **1129 SOUTH MONTGOMERY STREET**
The request of Ali Umair (Owner), Danish Samad (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition, as follows:
Planning and Zoning Commission
Zone change and site plan approval for an existing nonconforming structure under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.
10. * **1035 SOUTH IDLEWILD DRIVE**
The request of Meals Property Solutions, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 1035 South Idlewild Drive, being a part of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Replat approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2
11. * **4700-5200 BLOCKS NORTH TRAVIS STREET**
The request of Stonehollow Homes (Owners) and CCM Engineering (Civil Engineer/Surveyor) concerning the property located in the 4700-5200 blocks North Travis Street, being 100.72 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Austin Landing Addition, Phases 4-6
12. * **4900-5000 BLOCKS KNOLLWOOD ROAD**
The request of Young Enterprises, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4900-5000 blocks Knollwood Road, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Planning and Zoning Commission
Final Plat approval of North Creek Addition, Section Four

13. **719 EAST MCGEE STREET**
The request of Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.
14. * **5313 ARROYO TRAIL**
The request of Daniel Montano (Owners), David Downtain (Developer) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 5313 Arroyo Trail, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:
Planning and Zoning Commission
Replat approval of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision
15. **1400 W. TAYLOR STREET**
The request of Charles E. Anderson (Owner), Brad and Kristi Travis, Hatch & Kravens Slaughterhouse (Tenants) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from October 4th through November 2nd, 2019 and February 13th through 15th, 2020 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.
16. **200 BLOCK WEST PARK AVENUE**
The request of Barton Capital, LTD (Owner), Ron Barton (Representative) and Marshall Sartin (Surveyor) concerning the property in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition, as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.
17. **4800-4900 BLOCKS KNOLLWOOD ROAD**
The request of Young Enterprises, LP (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 4800-4900 blocks Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275, as follows:
Board of Adjustments
- Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a 62' tall building for an apartment complex in lieu of the permitted 45' in a C-1 (Retail Business) District.
 - Variance under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 113 parking spaces in lieu of the required 132 for an apartment complex in a C-1 (Retail Business) District.
 - Variance under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wrought

iron fence in lieu of the required masonry perimeter wall surrounding an apartment complex in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District.

18. **2122 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of New Heritage Baptist Church (Owners) and Bluestone Drafting and Design (Draftsman) concerning the property located at 2122 South FM 1417 (Heritage Parkway) being Lot 1, Block 1, Haliburton Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (11)(a) to allow a 72 square foot digital monument sign, 5' from the front property line in lieu of the required 25' in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

19. * **521 EAST HOUSTON STREET**

The request of State Storage Sherman LLC (Owners) Jordan Hidalgo (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 521 East Houston Street, being Lots 2, 4, 6 & 8, Blocks 24, OTP Sherman, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Gator Storage

20. **3608 FM 691**

The request of Legend Bank (Owners), Matt Brown (Representative) and Willow Creek Signs (Sign Contractor) concerning the property located at 3608 FM 691, being Lot 1, Block 1, Legend Bank Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (11)(a) to allow an additional 50' tall, 295 square foot pole sign, 40' from the front property line in lieu of the permitted 12' tall, 65 square foot face area with a minimum setback of 25' in a C-1 (Retail Business) District/O-1.3 (FM Highway 691 Overlay) District.

21. **227 SOUTH TRAVIS STREET**

The request of Ideation Station LLC (Owners), Ruth Williamson (Representative) and Jared Tredway, Tredway Workshop, LLC (Designer) concerning the property located at 227 South Travis Street, being Lot 6, Block 8, OTP Sherman, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (6)(a) to allow a residential occupancy in the first half of the first floor facing Travis Street in a C-1 (Retail Business) District/Central Business District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

Planning and Zoning Commission

Site plan approval for a New Exterior Façade and Rooftop Terrace for Ideation Station

22. * **2300 BLOCK SOUTH FIRST STREET & 1200 BLOCK IDA ROAD**
The request of Yesenia Paniagua (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 2300 block of South First Street and the 1200 Block of Ida Road, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:
Planning and Zoning Commission
Final Plat approval of Paniagua Addition
23. **1803 NORTH ROSS AVENUE**
The request of Katie King (Owner) and Veronica Garcia (Representative) concerning the property located at 1803 North Ross Avenue, being Lots 1, 3, 5, 7, 9 & 11, Block 1, Milan Heights Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsections (13)(b) & (13)(h)(2) & Section 6.2, Subsection (6)(a) to allow a 6' privacy fence on all property lines in lieu of the permitted 4' on a front line street and a decorative fence with openings not less than 50% of the fence area not exceeding 3' in height in the front yard in an R-1 (One Family Residential) District.
24. * **511 NORTH EAST STREET**
The request of Tobar Properties, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Replat approval of Tobar Addition, Phase 3 a Replat of a part of Lots 3, 6 & 7, Block 9, G.W. Bond's Second Addition.
25. **ADJOURNMENT**
26. **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 13, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of June, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 06/18/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR MAY 21, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

May 21, 2019 Draft P&Z Minutes

STATE OF TEXAS §

May 21, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on May 21, 2019.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the April 16, 2019 regular meeting. Motion by Vice-Chairman Elliott to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 8, 10, 13 & 14)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF AUSTIN COLLEGE (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF NORTH GRAND AVENUE, BEING LOTS 7-10, BLOCK 10, COLLEGE PARK ADDITION, CONTAINING 1.143 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 7-10, BLOCK 10, COLLEGE PARK ADDITION.

REPLAT – LOTS 7-10,
BLOCK 10, COLLEGE
PARK ADDITION
700 BLK. N. GRAND
AVE.
(AUSTIN COLLEGE)

The property is located in the 700 block of North Grand Avenue, the northeast corner of Brockett Street and Grand Avenue. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to plat the property into one lot for development of student housing. 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 AUSTIN COLLEGE (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1200 BLOCK OF NORTH HURT AND NORTH BLEDSOE STREETS, BEING ALL OF BLOCK 9, MILDRED HEIGHT ADDITION, CONTAINING 2.853 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1-16, BLOCK 9, MILDRED HEIGHTS REPLAT.

REPLAT LOTS 1-16,
BLOCK 9, MILDRED
HEIGHTS REPLAT
1200 BLK. N. HURT &
N. BLEDSOE
(AUSTIN COLLEGE)

The property is located in the 1200 block of North Hurt and North Bledsoe Streets between Dugan and Dorchester Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. Austin College would like to Replat the property into one lot for development of student housing. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BRYAN AND MARGARET GRAHAM (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2300-2400 BLOCKS OF NORTH HICKORY STREET AND 229 WEST PELTON STREET, BEING 2.788 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GRAHAM ADDITION.

FINAL PLAT –
GRAHAM ADDITION
2300-2400 BLKS. N.
HICKORY & 229 W.
PELTON
(BRYAN &
MARGARET
GRAHAM)

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN COMMONS LP (OWNERS), SHERMAN SPECKLES, LLC (DEVELOPER), SPEC'S WINE AND SPIRITS (TENANT), MCCLURE PARTNERS, (DEVELOPER), ROGUE ARCHITECTS (ARCHITECT) AND VASQUEZ ENGINEERING, INC. (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3606 LOY LAKE ROAD, BEING LOT 6, BLOCK C, REPLAT SHERMAN COMMONS ADDITION, BLOCK C, AS FOLLOWS:

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR SPEC'S WINE AND SPIRITS RETAIL STORE.

SITE PLAN – SPEC'S
WINE & SPIRITS
RETAIL STORE
3606 LOY LAKE RD.
(SHERMAN
COMMONS LP)

The property is located at 3606 Loy Lake Road between East Pecan Grove Road and Sara Swamy Drive; the lot behind Whataburger. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. Sherman Speckles, LLC is looking to develop an approximate 10,000 square foot Spec's Wine and Spirits Retail Store. The exterior facade will be stone veneer and EFIS. Fifty-one parking spaces will be provided. 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.

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF WUI DEVELOPMENT, LLC, CHRISTOPHER REHMET & CLAIRE TATE AND ROBERT TATE (OWNERS) CLAY BARNETT, P.E. (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000-2900 BLOCKS NORTH STATE HIGHWAY 289, BEING 111.721 ACRES IN THE J.K. MILLER SURVEY, ABSTRACT NO. 819, J.M. THOMAS SURVEY, ABSTRACT NO. 1234, THE DANIEL BICKENBACH SURVEY, ABSTRACT NO. 128 AND BLOCK 1, PRESTON CLUB, THE CLASSICS, PHASE THREE, BLOCKS 2, 3 & 4, PRESTON CLUB, THE CLASSICS, PHASE FOUR AND ALL OF BLOCKS 1 AND 5, PRESTON CLUB, THE CLASSICS, PHASE FOUR, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – R-A
& R-1 TO C-1

CONCEPTUAL SITE
PLAN – RETAIL
2000-2900 BLKS. N.
S.H. 289
(WUI
DEVELOPMENT,
LLC)

Clay Barnett, 3101 Redbud Trail, Sherman, TX

Mr. Barnett appeared to represent the request and answer any questions. The property is located in the 2000-2900 blocks of North State Highway 289 between West Washington Street and U.S. Highway 82. The property is zoned an R-A (Single Family Agricultural) District and an R-1 (One Family Residential) District and located in the O-1.4 (State Highway 289) Overlay District.

Mr. Barnett explained, “this property is located approximately a quarter of a mile from the intersection of State Highway 289 and U.S. Highway 82. The property is located along State Highway 289 and we are requesting commercial zoning, consistent with the property located on a State Highway and in proximity of a U.S. Highway. The site plan is conceptual and will require additional approval before construction begins.

Appearing from the audience:

Janet Smith, 225 Roberts Run, Sherman, TX

Ms. Smith explained she lives right across the street from the back part of this property. “I am wondering what type of barrier would be between the residential properties and the commercial development.”

Don McMahill, 577 Roberts Run, Sherman, TX

Mr. McMahill explained, “when we bought our property, they told us it was a residential area and they did not give us any insight to what is happening here now. What are the details of this retail property? Does the retail development back up to our current lots or go through them? Why do we need to extend it to the retail?”

Inma Lyons, 508 Roberts Run, Sherman, TX

Mrs. Lyons was concerned with the retail development because there is nothing concrete; “we do not know what to expect. It will totally change the look and feel of our neighborhood.”

Daniel Worrell, 2509 Remuda Dr., Sherman, TX

Mr. Worrell explained he was representing Eddie and Brenda Young; they live directly across the street from the proposed zoning change. “They are concerned with the traffic issue that it could present; they already have issues entering and exiting their property, which does not have an access road. Their concern without those access roads, adding the traffic from a retail development would be more of a safety issue. There have been quite a few accidents there already.”

Mr. Barnett explained, “we have seen the Staff Review Letter and would abide by the Recommendations. We do not have any issues addressing the screening requirements; we do not take any exceptions with those. It also addressed access to State Highway 289; we do not have any issues complying with those requirements. We expect the development to be similar to the Sherman Town Center. We do not see this developing happening tomorrow; there has to be a nexus.”

Commission Member Manley asked “what the reason for requesting the zoning change now as opposed to later when you have a more concrete plan for the development.”

Mr. Barnett explained, “the property owners would like to secure the zoning and would like the zoning to be consistent; it is the highest and best use, this is the hard corner of a State Highway and they are looking to have it zoned with accordance to its location.”

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

Letters received from:

Carter & Helen Helm, 3213 Preston Club Drive, Sherman, TX
“Vote against retail at Preston Club. The reason we settled and bought out here is because it is country.”

Philip & Inma Lyons, 508 Roberts Run, Sherman, TX
“We would like the City Council to note our objection to the zoning change on Phase III - Roberts Run for the following reasons:

1. Uncertainty regarding the future value of our properties.
2. We also like the quiet, country-like feel of the zone, and this zoning change will most certainly disrupt that.
3. One of the maps attached, which is labeled "Conceptual Site Map," shows Lamberth Road to divide the zone. Lamberth Rd. does not come to SH 289.
4. On the Staff Review Letter there are items of concern:
Item 19 states that sewer is not available at this time, no development permitted until future lift station is constructed. Where would the lift station for the sewer be placed? Will the taxpayers pay for the cost?

Item 2 states that a minimum 4' screening device shall be provided abutting residential. A 4' screen is absolutely not sufficient; it would not block the noise nor the view. A minimum 8' brick wall would be necessary.

For the above stated reason, we object to the proposed zoning change.”

Eddie & Brenda Young, 2703 SH 289, Sherman, TX
“After reviewing the above subject property for re-zoning, I have the following questions and comments:

First, all residents along Hwy-289 have experienced the construction of the new highway from an original Farm to Market Road, i.e., Hudgins Road to a very busy State Highway. Most residents objected to the new highway due to traffic concerns, but it passed anyway. This new traffic, which is increasing annually has and continues to be a safety issue.

Second, there are four residential entrances directly across Highway 289 on the east side, with separate entrances and drives. With the traffic that exist currently and a new retail development with a new entrance or entrances on the west

side, this will cause additional safety issues in and out of the development.

Third and final comment in regards to State Highway 289, with private entrances does not allow for easy and safe access. It is my opinion that a new retail development will only create more situations for accidents and therefore, any approval for new zoning to retail or commercial should be denied.”

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change from an R-A (Single Family Agricultural) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District and conceptual site plan for the property located in the 2000-2900 blocks North S.H. 289 subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF JOHN AND SHAREN ARRIAZOLA (OWNERS), ELECTRIC AGE TATTOO CO. (PROPOSED TENANT) AND JOHN C. STONE (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 119 EAST WALL STREET, BEING PART OF LOTS 7, 8 & 9, BLOCK D, T.J. SHANNON 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 TATTOO AND ART STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Caleb Stone and Jayce Cogburn, 119 E. Wall, Sherman, TX
Mr. Stone and Mr. Cogburn appeared to represent the request and answer any questions. The property is located at 119 East Wall Street between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Stone explained, “he and his partner, Jayce Cogburn have both tattooed here for ten years; we learned tattoo here and our entire career has been based here. We would like to open our own studio, “Electric Age Tattoo Studio” a more exclusive and comfortable place for our clients to come in. We have a pretty extensive client base between the two of us; we mostly do appointment only; so we want to create a more comfortable environment for them.” They had seen the

SUP – TATTOO &
ART STUDIO
119 E. WALL ST.
(JOHN & SHAREN
ARRIAZOLA)

Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if they were only doing tattoos or would they be selling any products such as smoke products or vapors.

Mr. Stone responded, “just tattoos and we paint, so we might sell artwork such as paintings.”

Dub Nix, 125 N. Travis, Sherman, TX.

“I was here at the last meeting and my tenant was turned down last month for a tattoo shop in my building. I am trying to be a good neighbor down there; I let John Arriazola put a sign on my building for his restaurant for five years with no charge. I have fixed a drainage problem and picked up trash on Vanderveer’s property south of me. Personally, I do not like tattoos; I do not have one on me. I have given it a lot of thought before I came back down here tonight over last month; I apologize for even letting my tenant submit for a tattoo permit for that building, and by the way, there were no sex toys or anything like that in that building like it was stated at that meeting that night. I agree with Planning and Zoning on what your decision was and your views on tattoo shops. I also agree with Mr. Arriazola, we have two Federal Courthouses and our County Courthouse within a block or within three hundred feet and apartments. It seems strange to me that Mr. Arriazola now wants a tattoo shop in his building, just thirty feet from my building. Any form of tattoo shop has a form of putting tattoos on exposed areas, what if a kid was to walk in on that. I do not agree with a tattoo shop in our neighborhood because of the courthouses and children in the neighborhood.”

Shawn Vanderveer, 113 N. Travis, Sherman, TX

“I stated before, I’m not opposed to tattoo shops, there were other things I am opposed to. I would ask the Commission to limiting it to the Applicant in case they move out, so it doesn’t leave it wide open to others.”

Mr. Stone explained “as far as children being exposed to open areas, we rarely do any kind of that work, if we do it is very detailed process how we contain that, we don’t want our clients to be exposed either because they would be very uncomfortable. We have ways with partition walls and things like that to make sure that nobody can see or try to see anything. We try to keep it in more close quarters so that they are more comfortable with those things. We will be by appointment only to be prepared for that; but it is few and far between.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a tattoo and art studio in a C-2 (General Commercial) District/Central Business District at 119 East Wall Street subject to the Staff Review Letter and limiting it to John C. Stone (Electric Age Tattoo Co.). Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF M&G HOME BUILDERS (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1104 NORTH BRANCH STREET, BEING A PART OF LOTS 15 & 18, BLOCK 1, J.Q.A. CARTER'S ADDITION, CONTAINING 0.1287 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 4' SIDE YARD SETBACK ON THE NORTH PROPERTY LINE IN LIEU OF THE REQUIRED 6' FOR A SINGLE FAMILY DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**VARIANCE – SIDE
SETBACK
1104 N. BRANCH
(M&G HOME
BUILDERS)**

Martin Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 1104 North Branch Street between College and Vernon Holland Memorial Drive. The property is zoned an R-1 (One Family Residential) District.

Mr. Covarrubias explained, "when we first bought the property, according to the records we had, it was a forty-two foot wide lot, but when we ordered the survey, it came to our attention that the lot was only forty foot wide; that is when we stopped construction of the residential home. We are requesting a variance to allow a 4' setback from the north property line." He had seen the Staff Review Letter and would abide by the Recommendations.

Julia Taylor, 1108 N. Branch, Sherman, TX

Ms. Taylor explained, "I do not have any problems with the 4' setback variance, however, my major concern is they have torn down my fence and they have a lot of debris on my property and I would like all of that restored."

Mr. Covarrubias explained, "it was brought to my attention there was some debris left on the back of the property and

that has been taken care of, it was cleaned up. Regarding the fence, it was on the property line, it was taken down to run the stringline; a new fence will eventually go up; a privacy wood fence.”

Ms. Taylor explained, “there is still debris that needs to be removed.”

Mr. Covarrubias stated, “I will take care of it.”

Larry Goodman, 211 Seasons West, Sherman, TX

Mr. Goodman explained he mows the lawn for Ms. Taylor and stated “the fence went all the way to the back of the property; it was more than 15’ of fence.”

Chairman Mahone asked Mr. Covarrubias if he planned to replace the whole fence to the back property line.

Mr. Covarrubias explained, “we were going to do the back yard.”

Scott Shadden, Director of Development Services explained the board could make the fence a condition in the motion.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 4-foot side yard setback from the north property line for a single-family dwelling in an R-1 (One Family Residential) District located at 1104 North Branch Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 15’ REAR SETBACK IN LIEU OF THE REQUIRED 25’ FOR STUDENT HOUSING FOR

VARIANCE – REAR SETBACK

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

(TABLED)

AUSTIN COLLEGE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR STUDENT HOUSING FOR AUSTIN COLLEGE.

A letter was received May 9, 2019, from Joe Engelhardt, Architecture Demarest requesting to move this item to the June 18, 2019 Planning and Zoning Commission Meeting.

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to table the request.

Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE & SITE PLAN

THE REQUEST OF AUSTIN COLLEGE (OWNERS), HEIDI ELLIS (REPRESENTATIVE), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR), ARCHITECTURE DEMAREST (ARCHITECT) AND SPIARS ENGINEERING, INC. (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 1200 BLOCK OF NORTH HURT AND NORTH BLEDSOE STREETS, BEING ALL OF BLOCK 9, MILDRED HEIGHT ADDITION, CONTAINING 2.853 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW A 57' TALL BUILDING FOR STUDENT HOUSING FOR AUSTIN COLLEGE IN LIEU OF THE PERMITTED 35' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR STUDENT HOUSING FOR AUSTIN COLLEGE.

VARIANCE –
BUILDING HEIGHT

SITE PLAN –
STUDENT HOUSING
1200 BLK. N. HURT &
N. BLEDSOE
STREETS
(AUSTIN COLLEGE)

Scott Roberson, Architecture Demarest, 2320 Valdina Street, Ste. B, Dallas, TX

Mr. Roberson appeared to represent the request and answer any questions. The property is located in the 1200 block of North Bledsoe and North Hurt Streets between Dugan and Dorchester Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Roberson explained, "Austin College would like to plat the property into one lot for development of student housing for Austin College. The project consists of one, 17,528 square foot, three-story building with one, two and four

bedroom units, for a total of one-hundred thirty-three (133) bedrooms. The site also offers an outdoor amenity space on the south end of the building for studying and social gatherings. Parking will be provided for one hundred thirty-nine (139) spaces. The project will be similar to the student housing located on North Grand Avenue. There will not be a fence around the property; it is part of the larger campus.” He had seen the Staff Review Letter and would abide by the Recommendations.

John Fullylove, 1214 N. Bledsoe, Sherman, TX

Mr. Fullylove explained, “the letter I received on May 3rd letting us know that the meeting is on May 21st, to me that is not enough time for anybody that lives in that area to make up their mind whether they want to continue living in the area considering what they are talking about doing. I have been in that area for over thirty years. Periodically, when Austin College has done this, you have pretty well already made up your mind what you are going to do. Me coming here now, I already know what the intentions are for the property. But, as far as having time to decide what you are going to do since this is going to be a permanent thing; I don’t think that is enough time to let anybody know as far as what they are going to do in the future.

The fact that they are going to put three stories, it will put the property high up enough to whoever is living on the third story will be able to look down into our property; that’s not right. As far as not putting a fence around it or anything like that, it is going to cause confusion, there are no students that actually live on Bledsoe, but it is going to cause a ruckus that is already there in the first place. Why are we just now being able to hear about this from Austin College?

Since they are going to do this, what are we going to get out of it, because there is going to be mud, nails, everything that goes around Sherman when they are building things? I believe everyone that has one of these letters should also have an apology letter sent to them for the fact that they waited so long to let us know about this in the first place. In addition, there should be some kind of compensation for what is going to happen, there is going to be flat tires, dirty cars, mud and all kinds of things on Bledsoe when this happens.”

Chairman Mahone explained, “the public notice of events like these are State issued, the State has requirements, the City and the applicants are required to abide by those timelines.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a 57' tall building for student housing for Austin College located in the 1200 Block of North Hurt and North Bledsoe Streets. Second by Commission Member Davis.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD. VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the site plan for student housing for Austin College located in the 1200 Block of North Hurt and North Bledsoe Streets. Second by Commission Member Wood.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, MANLEY, SIMS AND WOOD.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

THE REQUEST OF GARNER SIMPKINS (OWNER), ANDREW CASSADY (CONTRACTOR) AND NBS DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2509 HIDDEN VALLEY TRAIL, BEING LOT 2, BLOCK 2, LAUREL CREEK ADDITION, SECTION 3, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 10' REAR SETBACK FOR AN ADDITION TO A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Cassady, 450 Oasis Dr., Denison, TX

Mr. Cassady appeared to represent the request and answer any questions. The property is located at 2509 Hidden Valley Trail between Laurel Creek Drive and Chisholm Trail. The property is zoned an R-1 (One Family Residential) District.

Mr. Cassady explained, "I am the contractor working with the homeowner. The owner would like to construct a five hundred square foot bedroom/bathroom addition to the existing dwelling, ten foot from the rear property line." They had seen the Staff Review Letter and would abide by the Recommendations.

VARIANCE – REAR
SETBACK
2509 HIDDEN
VALLEY TRL.
(GARNER SIMPKINS)

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

A letter was received from:

Ralph & Tami Odom, 2511 Hidden Valley Trail, Sherman, TX
“They are our next door neighbors. We agree wholeheartedly with their plan. Build away!”

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 10' rear setback for an addition to a single family dwelling in an R-1 (One Family Residential) District at 2509 Hidden Valley Trail subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF NASER YACOB (OWNERS), DAVID BACA STUDIO (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2205 TEXOMA PARKWAY, BEING LOTS 4 & 5, BLOCK 9, HIGHLAND PARK FIRST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (1)(B) TO ALLOW A 10' REAR SETBACK IN LIEU OF THE REQUIRED 15' ABUTTING RESIDENTIAL FOR TEXOMA CENTER, A RETAIL STRIP CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR TEXOMA CENTER, A RETAIL STRIP CENTER.

VARIANCE – REAR SETBACK

SITE PLAN – TEXOMA CENTER

**2205 TEXOMA PARKWAY
(NASER YACOB)**

David Baca, 100 N. Travis, Ste. 500A, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 2205 Texoma Parkway between Peyton and Nall Streets. The property is zoned a C-2 (General Commercial) District.

Mr. Baca explained, “the owner would like to demolish all but one of the existing buildings on the site and build a new, modern retail strip center attaching it to that existing building. The new one-story retail center will be 8,374 square foot. The exterior facade will be stained fiber cement board, brick and stone veneer on the front and sides, the back will be ribbed metal panels. Thirty-four parking spaces will be provided.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Baca wanted to discuss item #15 on the Staff Review Letter “Only one (1) drive approach off Texoma Parkway will be permitted. Coordinate with City of Sherman Engineering Department”. “I spoke to Clint Philpott about this, currently there are three drive approaches coming into the site and we are going to reduce that to two.”

Clint Philpott, Director of Engineering explained “when they first reviewed it, they had just put in a new driveway and I assumed they were going to want two more in addition to that one, but they are using that existing one. I am in agreement to changing it to two drive approaches.”

Mr. Baca explained, “there is an existing building that sits nine foot from the property line that we are tying onto and we want to extend that. The owner also owns the property behind the existing building.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 9' rear setback abutting residential for Texoma Center, a Retail Strip Center located at 2205 Texoma Parkway. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for Texoma Center, a Retail Strip Center located at 2205 Texoma Parkway subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SAMMY DOLEZALEK (OWNER), BROWN LEWISVILLE RAILROAD FAMILY TRUST, LP (PROSPECTIVE BUYER), TREY BROWN AND DRUE BYNUM (REPRESENTATIVES), BIG CITY CRUSHED CONCRETE (TENANT), DAVID FITE SURVEYING (SURVEYOR) AND GSO ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY

SUP – CONCRETE
RECYCLING
1022 NE FM 1417
(SAMMY
DOLEZALEK)

LOCATED AT 1022 NORTHEAST FM 1417, BEING 19.980 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW CONCRETE RECYCLING IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

Drue Bynum, Big City Crushed Concrete, PO Box 29615, Dallas, TX

Mr. Bynum appeared to represent the request and answer any questions. The property is located at 1022 Northeast FM 1417 between U.S. Highway 82 and the railroad tracks. The property is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District. The owners would like to open Big City Crushed Concrete, a concrete recycling facility.

“Big City Crushed Concrete has been recycling for over thirty years in Texas and recycling for the City of Sherman for over six years. The facility would receive loads of concrete free of charge from contractors, cities, and the public. The materials would be reprocessed, reinforcing steel removed and stockpiled for sale to projects within the region. The recycling operation is governed by the Texas Commission on Environmental Quality and that agency ensures compliance of all process operations.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, “this operation creates some type of dust, could you address that.”

Mr. Bynum explained, “there are requirements that TCEQ sets forward and required to follow. In a typical crushed concrete operation, we go above and beyond that, we are required to sweep the streets; we have a street sweeper that sucks up the dust off the roadways that are paved. If you are dealing with dust, the best control is water; the recycled sites are always watered down to adhere to all the TCEQ standards. We have a sprinkler system that is constantly on.”

Appearing from the audience:

Jack Pierce, 2001 Skaggs Road, Sherman, TX

Mr. Pierce explained, “this property backs up to my house. Who wants to have a concrete plant like that, that creates dust to fall on our land. We have thirty acres; we are on the corner. I object to this company being put there, it is in the city limits, it backs up to our property and who wants a concrete company that recycles concrete, creates dust, noise and traffic.”

Steve Keller, 1901 Skaggs Road, Sherman, TX

Mr. Keller agreed with what Mr. Pierce said; “we do not want anything in our neighborhood that creates dust, noise and heavy traffic. We live right behind this property and with the southeast wind; we get enough when they plow fields around there. I object to this request.”

Jeff Spencer, 2107 Joni Circle, Sherman, TX

Mr. Spencer represented Clay Precisions and RJ Spencer Investments. “We have one hundred thirty-six acres that surrounds this property. The major issues I have are: there are two schools within a half mile of this property; we are talking about a lot of dust, which is not something that the kids need to be breathing in. I have the land that is mostly used for crops, I do not think we need that much dust on that; it would not be good for me to be leasing out. Noise; there is a lot of noise involved in crushing concrete. We have one road, FM 1417 Northeast, if we start putting a bunch of big trucks on it, that road is going to be tore up; there is no good way to go around that side of town going to Sherman High School, going to Grayson Bible, etc. They can put all the water out there that they have to get from Pink Hill but it is not going to take care of the dust problem. If they put a railroad spur in there, which I think they were intending, then you have the road being blocked while kids are trying to get to school. I object.”

Pastor Roy Webster, Grayson Bible Baptist Church, 4400 E. Highway, Sherman, TX

Pastor Webster explained, “Grayson Bible Baptist Church and Grayson Christian School is at the corner of FM 1417 Northeast and U.S. Highway 82, which is very close to this property. We appreciate the recycling attitude of this company and refurbishing and doing things that way. The problem that we have is we have between 170-190 students in our school that are between the ages of 3 to 12th grade, which becomes a danger. We also have in the back the runoff that will come from this property, eventually goes to our property and children getting involved in that kind of stuff. Anything that would be left over or left out on the street from the trucks as things sometimes happen to fall out, the noise and dust and those things which has already been said. We have school all year round, we have summer school, after school care, the students are out there Monday through Friday from 7 a.m. to 6:30 p.m., then plus all the members of our church have expressed their concern. We are not familiar with all the procedures that he would go through and what the State requires. It is really concerning to us being that close to the church.”

Keith McLaughlin, 2101 Skaggs Road, Sherman, TX

“I object to this. I worry about the water run-off, there is no sewer. Water from Pink Hill, I do not think it is adequate for what they want to do. I do not think they have enough property for what they want to do, honestly. As far as the dust, it is not just dust, its silica, which leads to lung

problems, just think about all the issues after 911 and the Firefighters going into that crushed concrete. I do not want to live next to that. What is it going to do to my property values, what is it going to do to the water, we have a nice pond back there, what it is going to do to that, the run off. The non-point source pollution that will come from this, the State cannot mandate all that, they cannot catch all that. I just do not think it is an adequate place, there are other places.”

Pat Pierce, 2001 Skaggs Road, Sherman, TX

“Our granddaughter lives in a direct line of where this is going to be located; she has a two-month old baby and a seven-year-old child, we are concerned for their welfare, as well as everyone that lives on the road. This is in the city limits, I do not understand why a plant like this wouldn’t function better farther out where it is less congested and less traveled area.”

Mr. Bynum explained, “we have contacted Pink Hill Water Supply, there is a water line there on the property, and there should be ample volumes for us to litigate dust. There will be a paved road coming off FM 1417, one of the reasons we will go to the extra expense of doing that is to keep anything from the trucks getting on the highway as good as we can. The process will go above and beyond TCEQ requirements, we will actually sweep and suck the dust on the roads, so hopefully that will alleviate some of the concerns that have been mentioned here today. This is not a concrete plant, we are not making concrete, we are going to take the concrete from the City of Sherman instead of putting it in a landfill, which obviously is not good for the environment, we are going to take this and remove the steel and then we are going to turn this into aggregate that places like the City of Sherman will use. We have been doing this for the City of Sherman for six years and you probably did not even know that. It is not as noisy as we have been led to believe, the dust is not an issue as you have been led to believe. We have been working with staff for quite a while and we wanted to find a place that would be out of the way. We will adhere to all landscaping requirements; we will go above and beyond those requirements. We understand the concerns because they have not been communicated well because of lack of knowledge. State Laws state you cannot put a concrete plant within a quarter of a mile of a house or a church and we certainly meet those standards. We have been in operation for six years; it is off Ida Road near the Animal Shelter.”

Vice-Chairman Elliott asked if they had any complaints where they are located now.

Mr. Bynum responded, “no, we really do want to be good neighbors. We really expect to come in and not even know that we are there.”

Vice-Chairman Elliott asked about dust.

Mr. Bynum explained, “when the farmers plow their land; you will have seventy-five or eighty percent less dust than that. How does dust come in, the trucks dump concrete chunks, you will have some dust, but very minimal, it goes through the crusher, it is wet down, goes through the crushing process, it actually doesn’t create a lot of dust, it goes through the rebar, it is taken out, it goes into a rubble pile, an aggregate pile that is constantly being watered. The reality of it is from FM 1417 to the driveway, you are not seeing any dust.

On the site plan the crusher is outside, you can see a scale house when we actually have a need we will build a scale house; it will be a permanent crusher. The two ponds on the site plan are for run-off, so they are detention ponds.”

Commission Member Manley asked if tar would be used in the concrete crushing process.

Mr. Bynum explained, “when you recycling asphalt the end of life you are not going to get the odor that you do when you are pouring the asphalt; I do not think odor is going to be an issue at all. We will not add tar to the aggregate; we are selling the product for roads and if they add it that is their choice.”

Commission Member Wood asked if any chemicals, flammables or combustibles would be added to the concrete.

Mr. Bynum explained “hydraulic oil, if it is helping the crusher operate; no chemicals added to that.”

Chairman Mahone asked the hours of operation.

Mr. Bynum explained, “as the volume builds in the area, we anticipate ramping up and meeting that volume. Currently with the City of Sherman, Big City comes up twice a year, in the first couple of years the volume will not be much different than it is today. We anticipate over time that will increase, we will never have more than three to five people working there. The current facility is not staffed 24/7. We send guys up here periodically to operate, they come in dump their material; it is a worked out agreement to work when it is needed; it will not operate at night; no plans in the near future to operate at night.”

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

A call was received 5/8/2019 at 9:15 a.m. from:
Clay Precision, LTD, 1102 NE. FM 1417, Sherman, TX

They were opposed to the Specific Use Permit because of effects of the concrete dust.

Letters were received from:

Grayson Bible Baptist Church, 4400 E. Highway 82, Sherman, TX

"I have been informed that there is a pending request for zoning by Big City Crushed Concrete, and would like to offer formal notice that we, at Grayson Bible Baptist Church, are opposed to having this company in our area. Our primary concern is how the air quality would be affected for our students. Grayson Christian School, which is located on our property at 4400 US Hwy 82 E, has been a vital part of our ministry for forty-five years. GCS enrollment is at approximately 175, from K3 through 12th Grade. We also host many varied weekly activities for our church members. Another concern would be regarding increased traffic delays due to trains passing by while hauling materials, etc."

"Since building on this property site in 2002, we have dealt with a lot of expense and difficulty as a result of being placed in an overlay district. So, we would not want to see this type of business come into the overlay. We feel that it would further disturb and possibly even damage the effectiveness of our ministry. Frankly, it does not seem appropriate to allow this type of business to operate near any school or church."

"While we wish no ill will towards the company owners/partners, it is our request that this petition for zoning be denied for all of the previously stated reasons. I plan to attend the public hearing on May 21, and would appreciate an opportunity to voice our concerns. Thank you for your time."

RJ Spencer Investments LLC, 2107 Joni Circle, Sherman, TX

"We have many concerns regarding this request, and will be in attendance at the public hearing."

ACTION TAKEN.

Motion by Commission Member Sims to approve the Specific Use Permit to allow concrete recycling in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District at 1022 Northeast FM 1417 subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, ELLIOTT, DAVIS AND SIMS.

VOTING NAY: DOWNTAIN, MANLEY AND WOOD

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND TRAVIS BACA (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR STREET, BEING 3.43 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

TUP – SNOW CONE
STAND
1330 W. TAYLOR
(CHARLES E.
ANDERSON)

Ted Baca, 1804 Redbud Trail, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1330 West Taylor Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires approval for a Temporary Use Permit. Travis Baca began leasing the snow cone stand in 2014 and would like to continue the operation of the stand that has been at this location since 1999. He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Temporary Use Permit to allow a snow cone stand May through September in a C-1 (Retail Business) District at 1330 West Taylor Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

THE REQUEST OF JOE SMITH (OWNER) AND TEXOMA COUNTRY POOLS AND SPAS (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 1316 NORTH HOPSON STREET, BEING ALL OF LOT 5 AND THE NORTH 35' OF LOT 6 OF RANDOLPH-FAIRVIEW ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(3) TO ALLOW A 14' SIDE STREET SETBACK ALONG BELDEN STREET FOR AN IN-GROUND SWIMMING POOL IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
STREET SETBACK
1316 N. HOPSON
(JOE SMITH)

Joe Smith, 1316 N. Hopson, Sherman, TX

Mr. Smith appeared to represent the request and answer any questions. The property is located at 1316 North Hopson Street, the southwest corner of Hopson and Belden Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Smith explained, "I would like to build a construct an in-ground sport pool or a lap pool, 14 foot from the Belden Street property line. The pool is 18' 9" wide and 42' 6" long. It will not be seen from the street. There is an existing six foot fence and it will not obstruct the traffic view at the corner."

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

A letter was received from:

Lawrence & Phyllis Davis, 325 W. Belden, Sherman, TX

"We approve of the variance."

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a 14' side street setback along Belden Street for an in-ground swimming pool in an R-1 (One Family Residential) District at 1316 North Hopson Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:14 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 06/18/2019

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

Issue:

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

List of Agenda Items:

7. * 2500 SWAMY DRIVE

The request of 2019 MK & Associates, LLC (Owners), Dr. Mandeep Singh, M.D. (Representative) and Kent Hughlett (Architect) concerning the property located at 2500 Swamy Drive, being Lot 6B-R, Block A, Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:

Planning and Zoning Commission

Site plan approval for a Medical Office.

8. * 1655 MAYES DRIVE

The request of Timothy and Amy Daniels (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:

Planning and Zoning Commission

Final Plat approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

10. * 1035 SOUTH IDLEWILD DRIVE

The request of Meals Property Solutions, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 1035 South Idlewild Drive, being a part of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Replat approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2.

11. * 4700-5200 BLOCKS NORTH TRAVIS STREET

The request of Stonehollow Homes (Owners) and CCM Engineering (Civil Engineer/Surveyor) concerning the property located in the 4700-5200 blocks North Travis Street, being 100.72 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Austin Landing Addition, Phases 4-6

12. * 4900-5000 BLOCKS KNOLLWOOD ROAD

The request of Young Enterprises, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4900-5000 blocks Knollwood Road, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of North Creek Addition, Section Four

14. * 5313 ARROYO TRAIL

The request of Daniel Montano (Owners), David Downtain (Developer) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 5313 Arroyo Trail, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision

19. * 521 EAST HOUSTON STREET

The request of State Storage Sherman LLC (Owners) Jordan Hidalgo (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 521 East Houston Street, being Lots 2, 4, 6 & 8, Blocks 24, OTP Sherman, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Gator Storage

22. * 2300 BLOCK SOUTH FIRST STREET & 1200 BLOCK IDA ROAD

The request of Yesenia Paniagua (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 2300 block of South First Street and the 1200 Block of Ida Road, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Final Plat approval of Paniagua Addition

24. * 511 NORTH EAST STREET

The request of Tobar Properties, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Tobar Addition, Phase 3 a Repat of a part of Lots 3, 6 & 7, Block 9, G.W. Bond's Second Addition.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

700 BLOCK NORTH GRAND AVENUE

The request of Austin College (Owners), Heidi Ellis (Representative), Underwood Drafting and Surveying (Surveyor), Architecture Demarest (Architect) and Spiars Engineering, Inc. (Civil Engineer) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 7' rear setback in lieu of the required 25' for Austin College Student Housing in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Site plan approval for Austin College Student Housing.

Background:

This item was tabled at the May 21, 2019, Planning and Zoning Commission Meeting. The property is located in the 700 block of North Grand Avenue; the northeast corner of Brockett Street and Grand Avenue. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. Austin College would like to plat the property into one lot for the construction of student housing similar to the Victorian Cottages in the 1100 and 1200 blocks of North Grand Avenue. The project consist of two single unit, two-story cottages (1,758 square foot and 1,818 square foot) and two, three unit, two-story cottages (4,623 square foot each). Each unit will have four bedrooms and four baths, for a total of thirty-two bedrooms. There will be a parking lot for thirty-two stalls and an outdoor amenity space between the two larger cottages.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

2

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Lots 7-10, Blk. 10 College Park Addition

Site Plan

Building Elevations

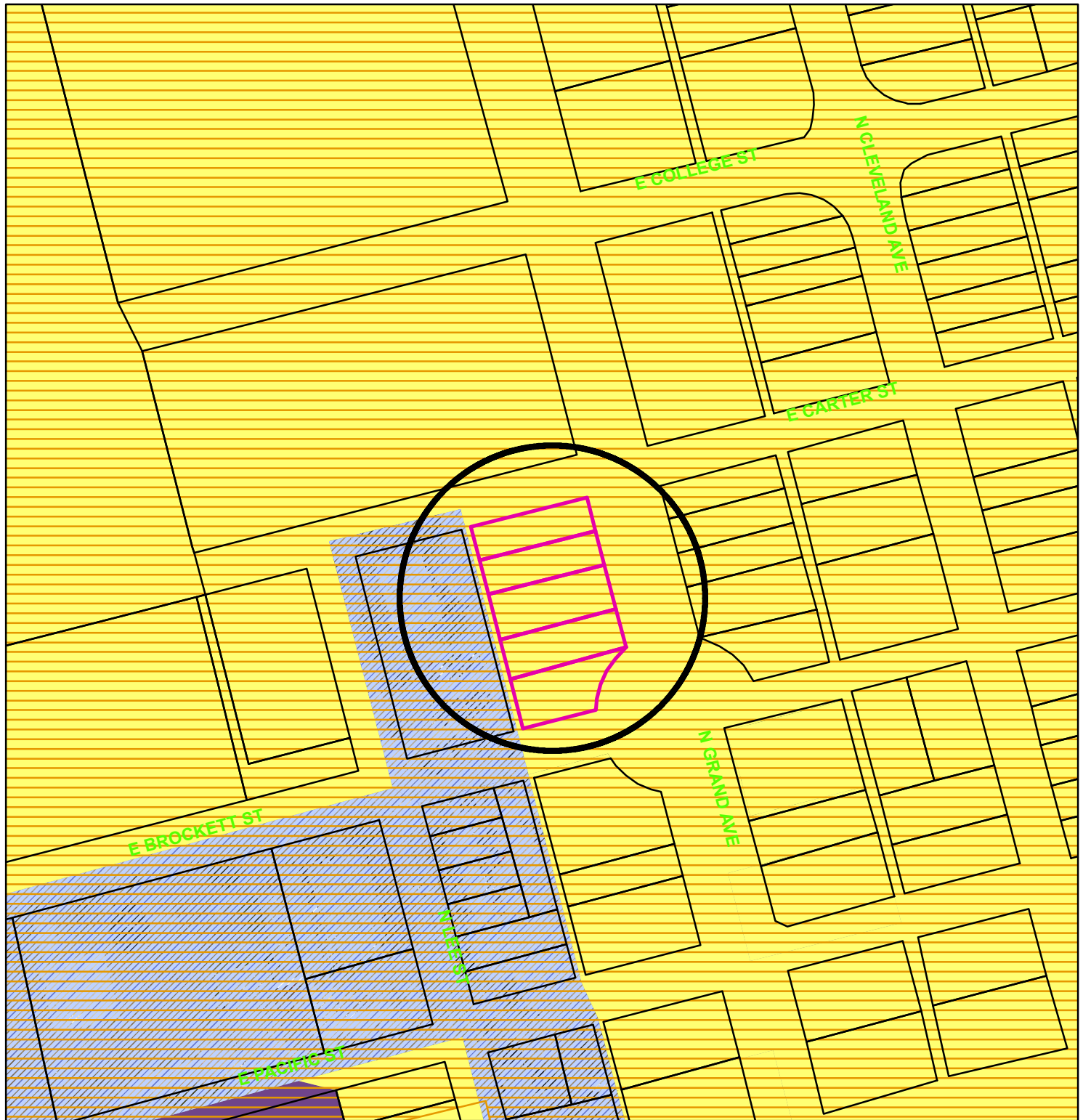
Staff Review Letter



700 Block N. Grand Avenue



1 in = 300 ft



Zoning - 700 Block N. Grand Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

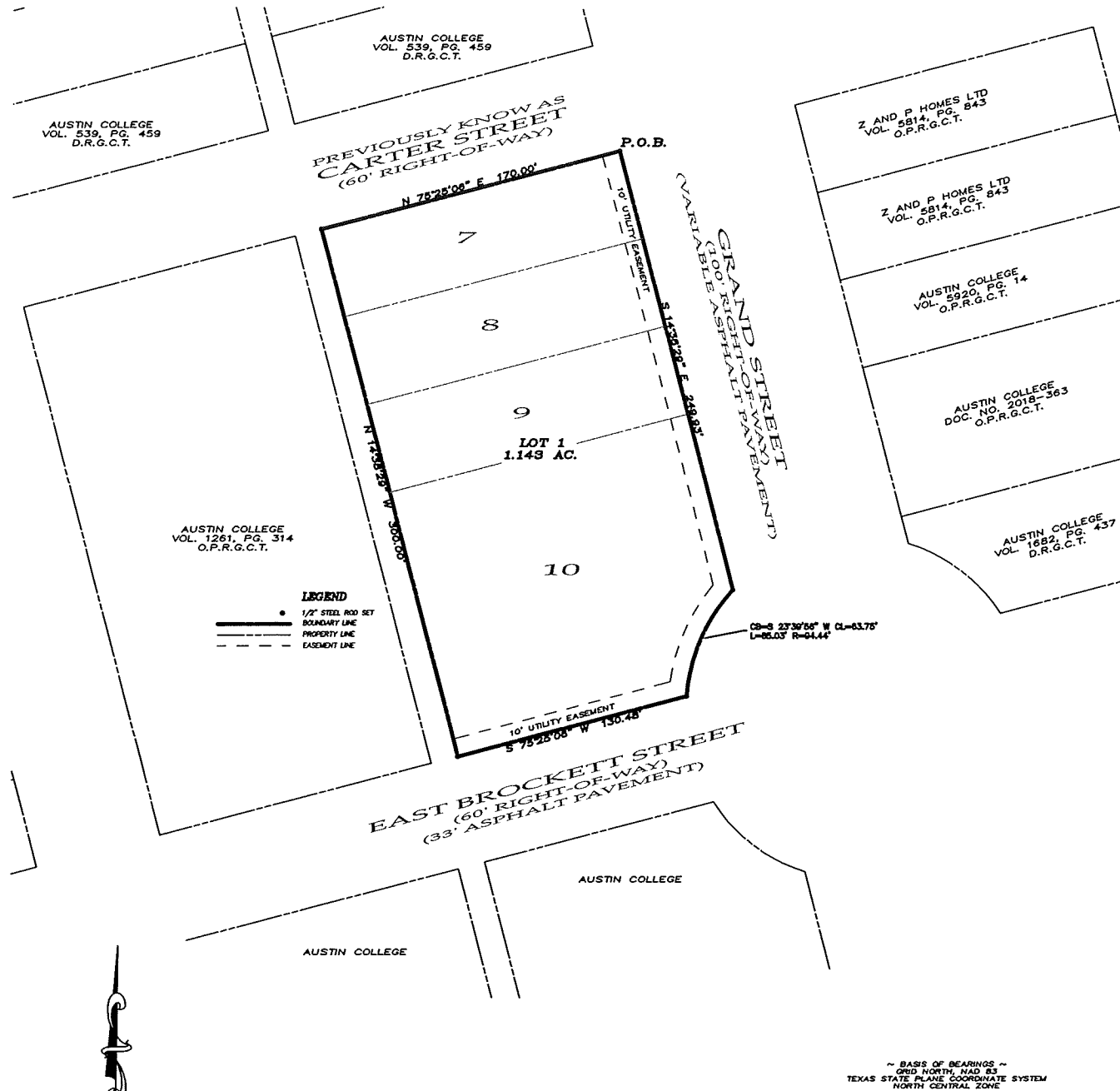
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



NOT TO SCALE

700 Block North Grand Avenue





BEING A
REPLAT OF LOTS 7-10, BLOCK 10, COLLEGE
PARK ADDITION

AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY PLAT OF
RECORD IN VOLUME 81, PAGE 437, D.R.G.C.T. AN ADDITION TO
THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

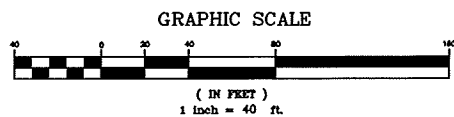
OWNERS/DEVELOPER
AUSTIN COLLEGE
900 NORTH GRAND AVE.
SHERMAN, TEXAS 75092

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



DRAFTING & SURVEYING

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



SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being Lots 7-10, Block 10, College Park Addition, recorded in Volume 81, Page 437, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said Block 10, being at the intersection of the South Right-of-Way of Carter Street and the west Right-of-Way of Grand Street;

Thence South 14°38'29" East, with the east line of said Block 10 a distance of 249.93 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 94.44 feet, (chord bears South 23°39'58" West, a distance of 63.75 feet) an arc length of 65.03 feet to a set 1/2" steel rod;

Thence South 75°25'08" West, with the north Right-of-Way of East Brockett Street a distance of 130.48 feet to a set 1/2" steel rod;

Thence North 14°38'29" West, with the west line of said Block 10 a distance of 300.00 feet to a found 1/2" steel rod;

Thence North 75°25'08" East, with the north line of Block 10 a distance of 170.00 feet to the Point-of-Beginning and containing 1.143 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, The REPLAT OF LOTS 7-10, BLOCK 10, COLLEGE PARK ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the compliance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

GENERAL NOTES

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Austin College/Heldi B. Ellis, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 7-10, BLOCK 10, COLLEGE PARK ADDITION an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019.

Heldi B. Ellis

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Heldi B. Ellis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for
the State of Texas
Commission Expires _____

BEING A
REPLAT OF LOTS 7-10, BLOCK 10, COLLEGE
PARK ADDITION

AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY PLAT OF
RECORD IN VOLUME 81, PAGE 437, D.R.G.C.T. AN ADDITION TO
THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
AUSTIN COLLEGE
900 NORTH GRAND AVE.
SHERMAN, TEXAS 75092

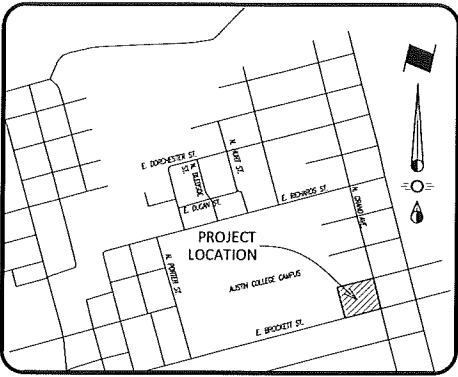
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



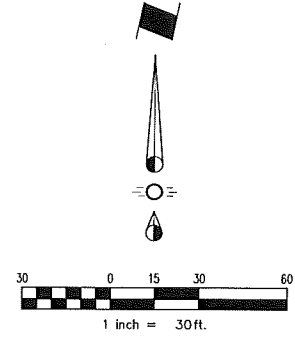
DRAFTING & SURVEYING

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

SHEET 2 OF 2



LOCATION MAP
1" = 1000'



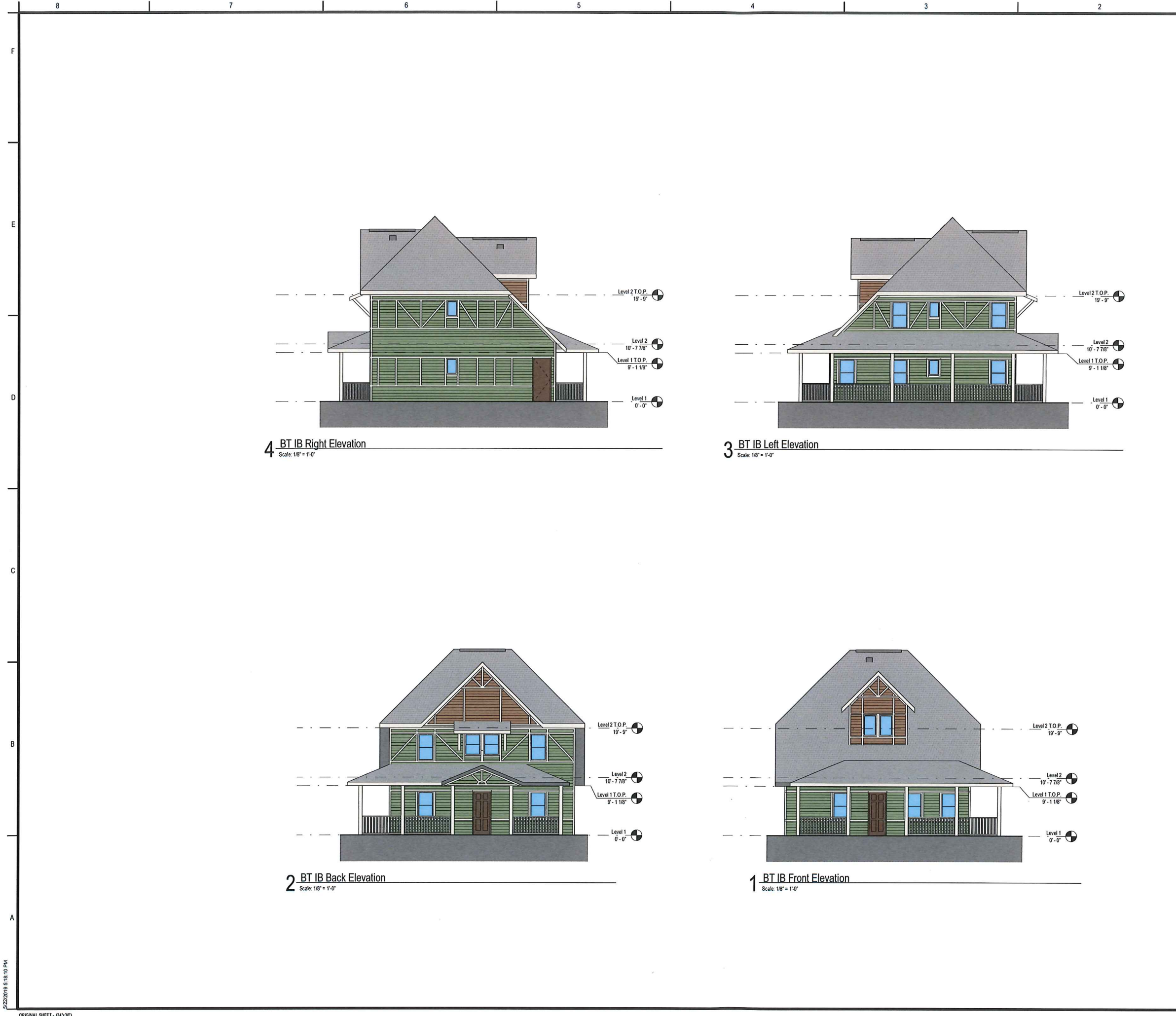
SITE DATA	
Proposed Use:	Student Housing
Lot Area (Gross/Net):	1.143 Ac. (49,774 S.F.)
Building Footprint Area:	
Building 1 (Type IIA)	4,704 Sq. Ft.
Building 2 (Type IA)	1,570 Sq. Ft.
Building 3 (Type IIB)	4,704 Sq. Ft.
Building 4 (Type IB)	1,818 Sq. Ft.
Total Building Footprint Area:	12,796 Sq. Ft.
Lot Coverage:	25.7%
Total Building Area:	
Building 1	6,464 Sq. Ft.
Building 2	2,221 Sq. Ft.
Building 3	6,476 Sq. Ft.
Building 4	2,414 Sq. Ft.
Total Building Area:	17,575 Sq. Ft.
Floor Area Ratio:	0.35:1

Note:
Handicap parking is provided in accordance with ADA standards

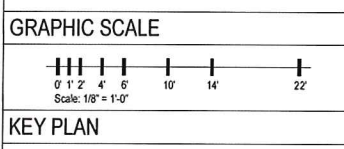
LEGEND	
	FIRELANE
	ENHANCED PAVEMENT
	LANDSCAPE AREA
	RETAINING WALL

SITE PLAN
AUSTIN COLLEGE COTTAGES
LOT 7R, BLOCK 10, 1.143 Acres in
J. Mc NAIR SURVEY, ABST. NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER/APPLICANT Austin College 900 North Grand Avenue, Suite 6F Sherman, Texas 75090 Telephone (903) 813-2234 Contact: Heidi Ellis	ENGINEER Sparks Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 Contact: Mike Martinie	SURVEYOR Underwood Drafting & Surveying, Inc. TBPLS No. 10006300 3404 Interurban Road Denison, TX 75021 Telephone: (903) 465-2151 Contact: Douglas W. Underwood
--	--	--



ELEVATION LEGEND	
	COLOR 1 (EGRET)
	COLOR 2 (BROWN STUDY)
	COLOR 3 (CREME BRULEE)
	COLOR 4 (TAVNY BIRCH)
	COLOR 5 (JONQUIL YELLOW)
	COLOR 6 (PATE SHELL)
	COLOR 7 GARDEN PATH
	COLOR 8 ALGONQUIN RED
	FIBER CEMENT SCALLOP SHINGLE SIDING
	FIBER CEMENT SHAKE SHINGLE SIDING
	FIBER CEMENT LAP SIDING
NOTE: ALL COLORS TO MATCH EXISTING VILLAGES	



ARCHITECTURE **DEMAREST**
2320 Valdina Street,
Dallas, TX 75207
Tel: 214.748.6655
www.architecturedemarest.com

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Consultants

AUSTIN COLLEGE COTTAGES
AUSTIN COLLEGE
SHERMAN, TEXAS

Client/Project
PROJECT NUMBER: 19.008

TDLR: ?

Revision	YYYYMMDD
DESIGN DEVELOPMENT	2019.04.22
Issued	YYYYMMDD
Author	Checker
Drawn By	Reviewed By
Permit Seal	
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Title	
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Scale	Revision
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Drawing No.	
A-220	

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A

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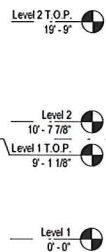
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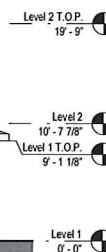
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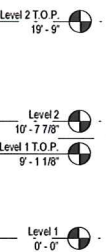
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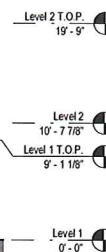
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4 BT IIA Back Elevation
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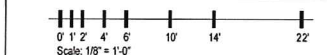


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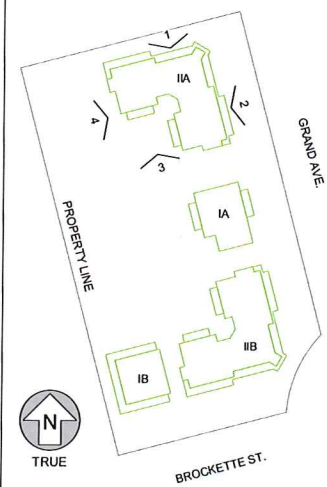
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	COLOR 4 (TAWNY BRCH)
	COLOR 5 (JONQUIL YELLOW)
	COLOR 6 (PATE SHELL)
	COLOR 7 GARDEN PATH
	COLOR 8 ALGONQUIN RED
	FIBER CEMENT SCALLOP SHINGLE SIDING
	FIBER CEMENT SHAKE SHINGLE SIDING
	FIBER CEMENT LAP SIDING

NOTE: ALL COLORS TO MATCH EXISTING VILLAGES

GRAPHIC SCALE



KEY PLAN



ARCHITECTURE DEMAREST
2320 Valdina Street,
Dallas, TX 75207
Tel: 214.748.6655
www.architecturedemarest.com

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Consultants

Client/Project
PROJECT NUMBER: 19.008
AUSTIN COLLEGE COTTAGES
AUSTIN COLLEGE
SHERMAN, TEXAS
TDLR: ?

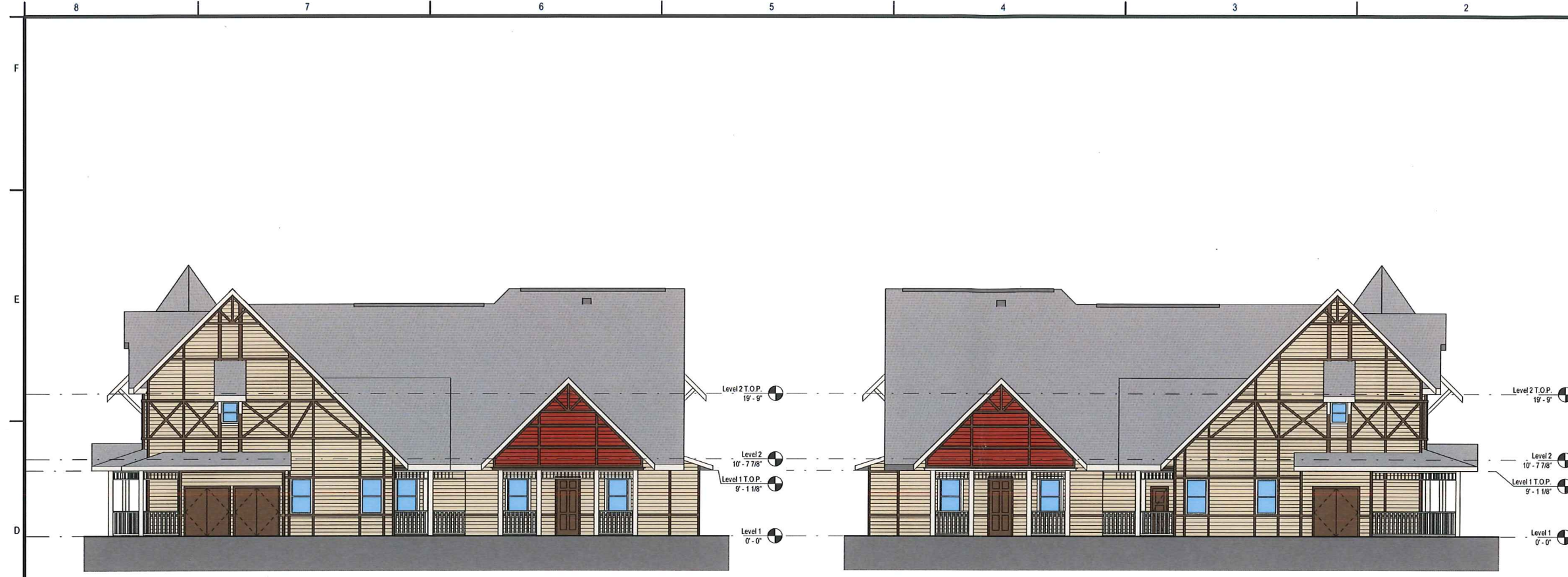
Revision	YYYYMMDD

DESIGN DEVELOPMENT	2019 04 22
Issued	YYYYMMDD

Author	Checker
Drawn By	Reviewed By

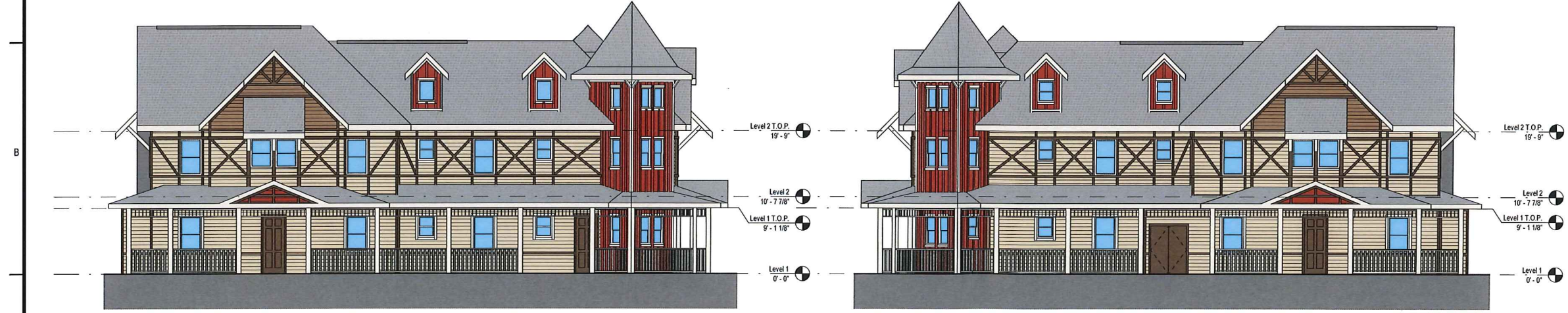
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general information or comment
only.

Title	
BUILDING TYPE IIA ELEVATIONS	
Scale	Revision
1/8" = 1'-0"	
Drawing No.	
A-230	



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Scale: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"

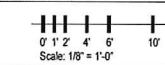


2 BT IIB Right Elevation
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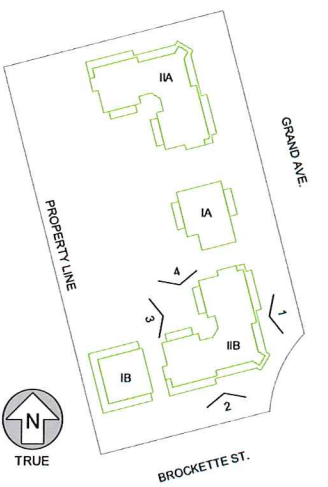
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	FIBER CEMENT SHAKE SHINGLE SIDING
	FIBER CEMENT LAP SIDING
NOTE: ALL COLORS TO MATCH EXISTING VILLAGES	

GRAPHIC SCALE



KEY PLAN



ARCHITECTURE DEMAREST
2320 Valdina Street,
Dallas, TX 75207
Tel: 214.748.6655
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AUSTIN COLLEGE COTTAGES
AUSTIN COLLEGE
SHERMAN, TEXAS

Client/Project
PROJECT NUMBER: 19.008

TDLR: ?

Revision

DESIGN DEVELOPMENT
Issued

Author
Drawn By

Checker
Reviewed By

Permit Seal

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NOT FOR CONSTRUCTION**
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only.

Title
**BUILDING TYPE IIB
ELEVATIONS**

Scale
1/8" = 1'-0"

Drawing No.

A-240

5/22/2019 5:18:17 PM

STAFF REVIEW LETTER

June 11, 2019

Austin College
Heidi Ellis
900 N. Grand Avenue
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Architecture Demarest
2320 Valdina Street, Studio B
Dallas, TX 75207

Spiars Engineering
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for site plan approval for Austin College Student Housing in an R-1 (One Family Residential) District/College Park Overlay District for the property located in the 700 block of North Grand Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Replatting of the property is required.
8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. The location of trash receptors must be approved by the Public Works Department.
10. Verify fire lane requirements with Fire Marshall.
11. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. Water and Sewer Pro-Rata will be due at the time of development.
13. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3335 CARRIAGE CIRCLE

The request of Ricardo and Odilia Ayala (Owners), Sun City Solar Energy (Solar Contractor) and Synaptic Solar (Subcontractor) concerning the property located at 3335 Carriage Circle, being Lot 24, Lamberth Road Estates, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow ground mounted solar panels in an R-A (Single Family Agricultural) District.

Background:

The property is located at 3335 Carriage Circle in the Carriage Estates Subdivision off West Lamberth Road. The property was annexed into the City of Sherman, December 7, 2015 and is zoned an R-A (Single Family Agricultural) District. The owner would like to install a ground mounted solar panel system at his home.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Ricardo and Odilia Ayala (Owners)

Sun City Solar Energy (Solar Contractor)

Synaptic Solar (Subcontractor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

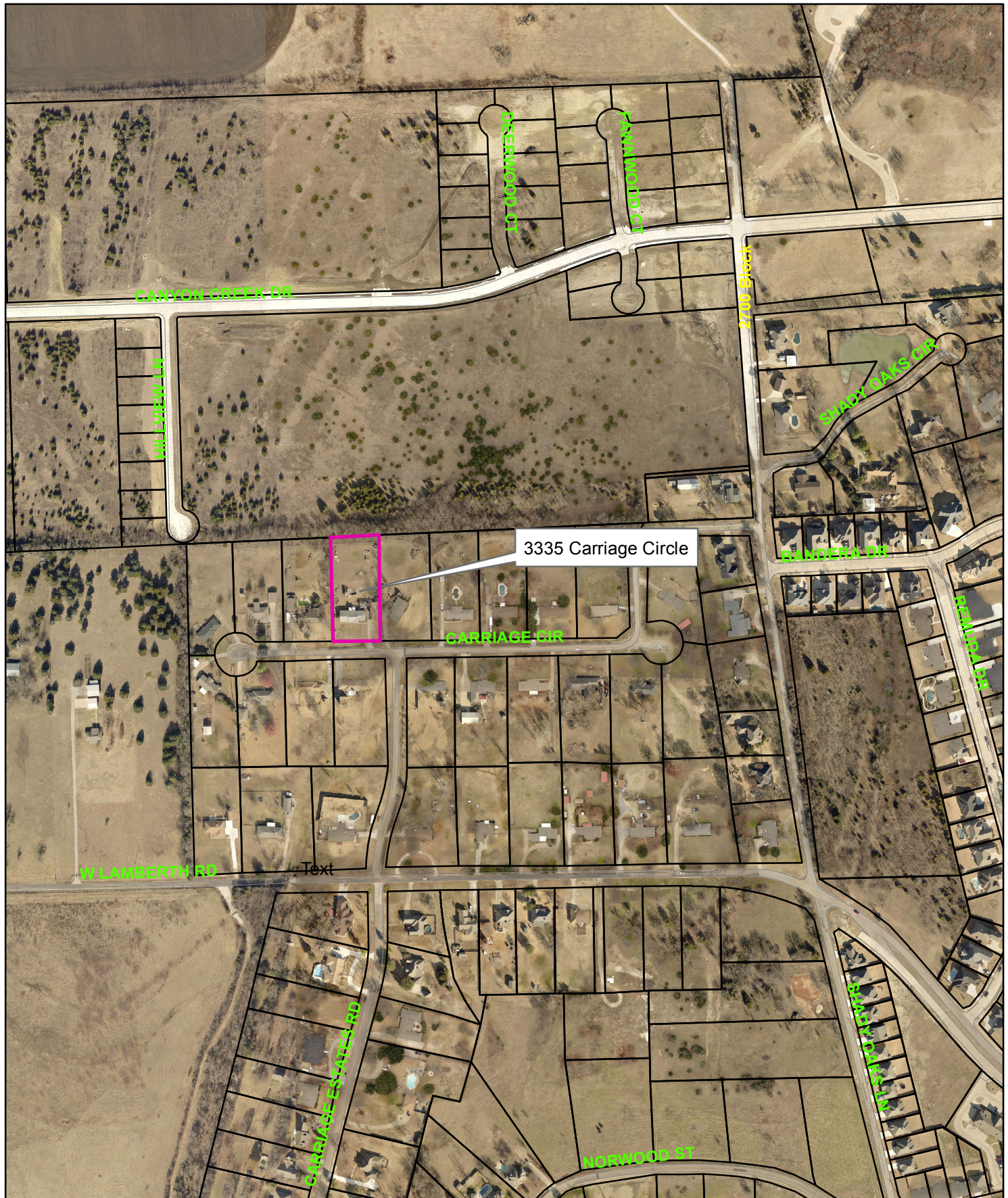
Zoning Sign Photo

Plat - Lamberth Road Estates

Site Plan

Elevations

Staff Review Letter

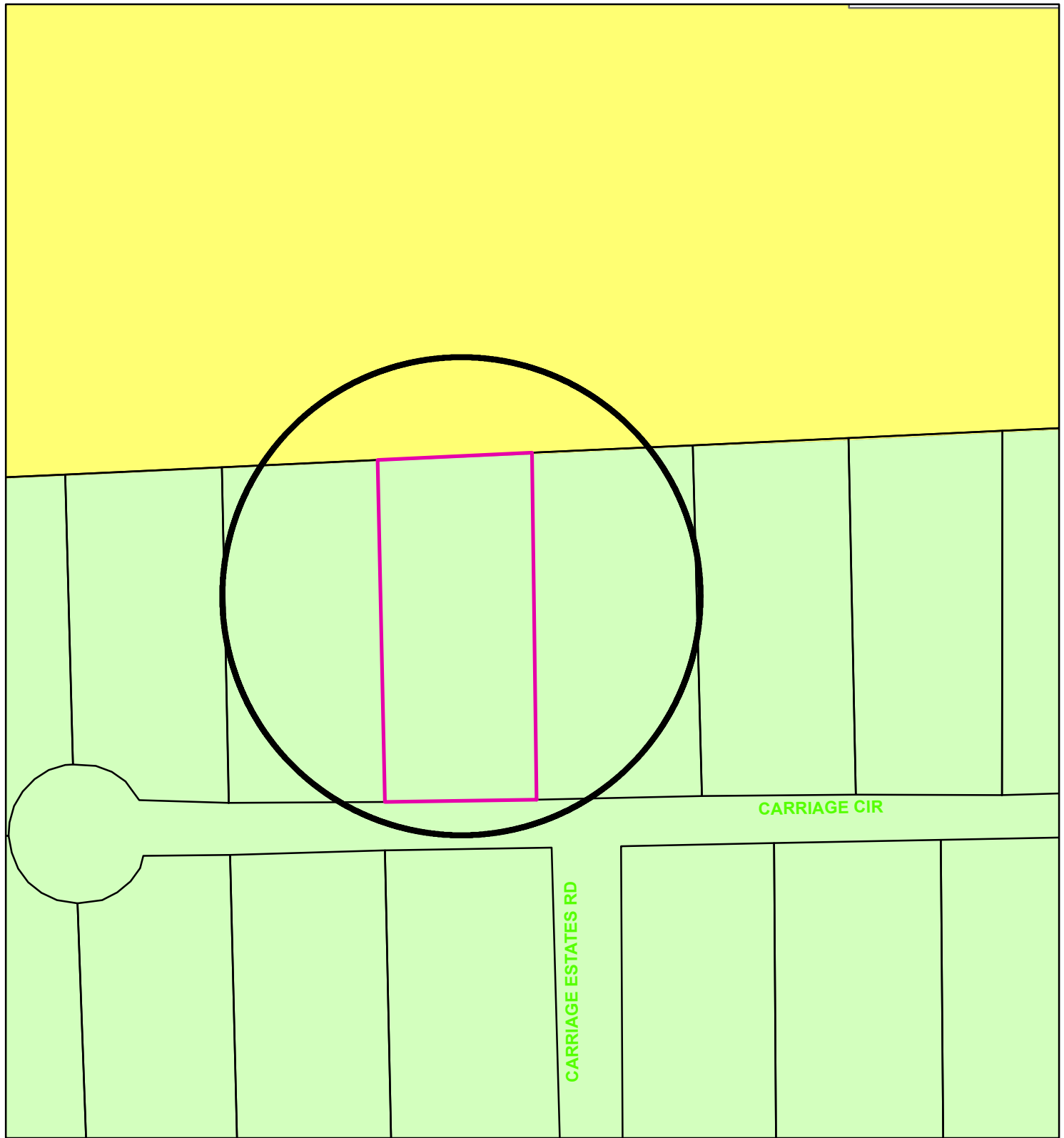


3335 Carriage Circle

3335 Carriage Circle



1 in = 400 ft



Zoning - 3335 Carriage Circle

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

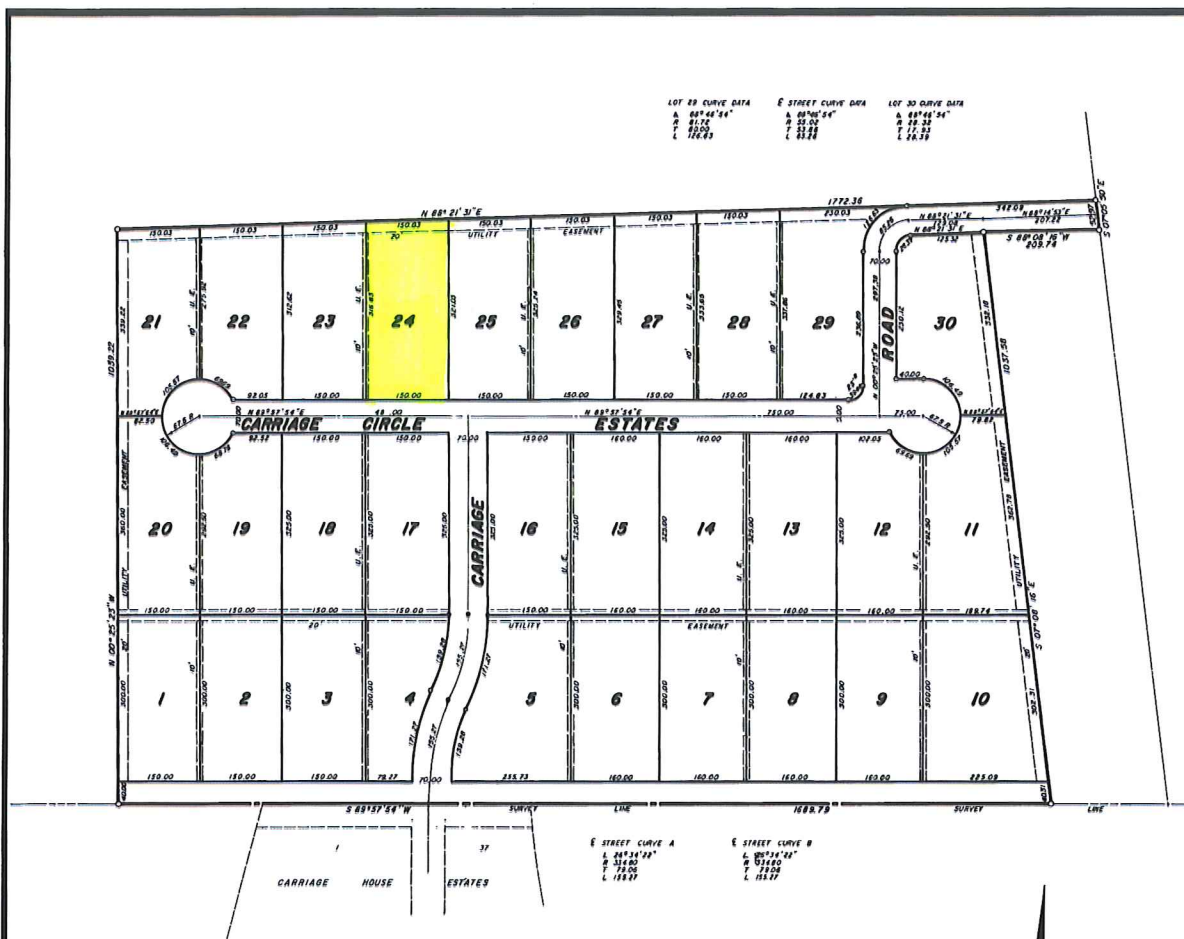
1 in = 132 ft



City of Sherman, Texas
Developmental Services Department

3335 Carriage Circle





LAMBERTH ROAD ESTATES TO GRAYSON COUNTY, TEXAS

FILED FOR RECORD
March 16, 1976
By Paul E. Lee
County Clerk, Grayson County, Texas

SCALE 1"=100'

FIELD NOTES

Situated in the County of Grayson, State of Texas being part of the J. H. Vaden Survey, Abstract No. 1288, and also being the 38.7081 acre tract of land described as Tract No. 1 and the 53 ft. x 210 ft. tract described as Tract No. 2, conveyed by J. D. McMath to W. A. Carter by deed dated March 11, 1966, recorded in Volume 4848, Page 4615, Grayson County, Texas and described as one tract by streets and bounds as follows here:

RESERVING of a railroad spike in the center of a public road, said point being in the South line of the James H. Vaden Survey of the Southwest corner of said 38.7081 acre tract:

THENCE North 00 deg 25 min 38 sec West with a fence line maintaining the West line of said 38.7081 acre tract, a distance of 1038.82 ft. to a steel rod at corner post, the Northwest corner of said 38.7081 acre tract;

THENCE North 88 deg 21 min 31 sec East with the North line of said 53 ft. x 210 ft. tract, a distance of 203.74 ft. to a steel rod; said point being the Northeast corner of said 38.7081 acre tract, passing the Northeast corner of said tract, now with the North line of said 53 ft. x 210 ft. tract, a total distance of 1772.36 ft. to a spike nail in the center of a public road, said point being the Northeast corner of said 53 ft. x 210 ft. tract;

THENCE South 07 deg 05 min 50 sec East with the center of said public road and with the East line of said 53 ft. x 210 ft. tract, a distance of 52.97 ft. to a steel rod, the Southwest corner of said 53 ft. x 210 ft. tract;

THENCE South 88 deg 08 min 16 sec West with the South line of said 53 ft. x 210 ft. tract, a distance of 203.74 ft. to a steel rod;

THENCE South 07 deg 05 min 16 sec East with the East line of said 38.7081 acre tract, a distance of 1037.58 ft. to a railroad spike in the center of a public road;

THENCE South 89 deg 57 min 54 sec West with the center of said public road and with the South line of said 38.7081 acre tract and the South line of said Vaden Survey, a distance of 1038.78 ft. to the place of beginning and containing 38.065 acres of land, of which 0.6000 acres lie within the limits of the existing public road.

I, Rudy J. Crow, Registered Public Surveyor, hereby certify that the above Field Notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge.



Rudy J. Crow
1-30-76
DATE

I, Robert J. Tate, owner and developer of Lamberth Road Estates being no part of my homestead, hereby dedicate to the public use forever the Streets and Easements shown on this plat of said Addition.

WITNESS MY HAND this 30 day of January, 1976.

Robert J. Tate
Robert J. Tate

THE STATE OF TEXAS
COUNTY OF GRAYSON

Before me this undersigned a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, 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.

Given under my Hand and Seal of Office, this 30th day of January, 1976.

Jean Kunitz
Notary Public in and for Grayson County, Texas
Jean Kunitz

Approved this day of January, 1976 by the City Planning and Zoning Commission to the City of Sherman, Texas.

John R. Harrison
VICE Chairman

Secretary

Accepted by the City Council of the City of Sherman on this 15th day of MARCH, 1976.



Jack Davis
City Clerk, City of Sherman

Wm. B. Bate
Mayor, City of Sherman

GENERAL NOTES

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 ARRIAGE CIRCLE

SHERMAN, TX 75092

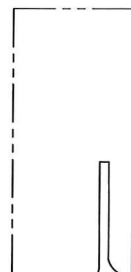
ASSESSOR'S #: 137A6612024



01

AERIAL PHOTO

NOT TO SCALE



CARRIAGE CIRCLE

02

PLAT MAP

NOT TO SCALE



SHEET LIST

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER	
NAME:	RICARDO AYALA
PROJECT MANAGER	
NAME:	RICARDO AYALA
PHONE:	903-487-0834
CONTRACTOR	
NAME:	SUN CITY SOLAR ENERGY - NORTH TEXAS LLC
PHONE:	903-487-0834

AUTHORITIES HAVING JURISDICTION

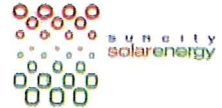
BUILDING:	SHERMAN, TX
ZONING:	SHERMAN, TX
UTILITY:	ONCOR

DESIGN SPECIFICATIONS

OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL GRID-TIED
GROUND SNOW LOAD:	5 PSF
WIND EXPOSURE:	C
WIND SPEED:	115 MPH

APPLICABLE CODES & STANDARDS

BUILDING:	IBC 2015, IRC 2015
ELECTRICAL:	NEC 2017
FIRE:	IFC 2015



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

T-001.00

(SHEET 1)

1.1.1 PROJECT NOTES:
1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.8 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC, IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.9 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.10 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 SCOPE OF WORK:

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE GROUND MOUNT ARRAY PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:

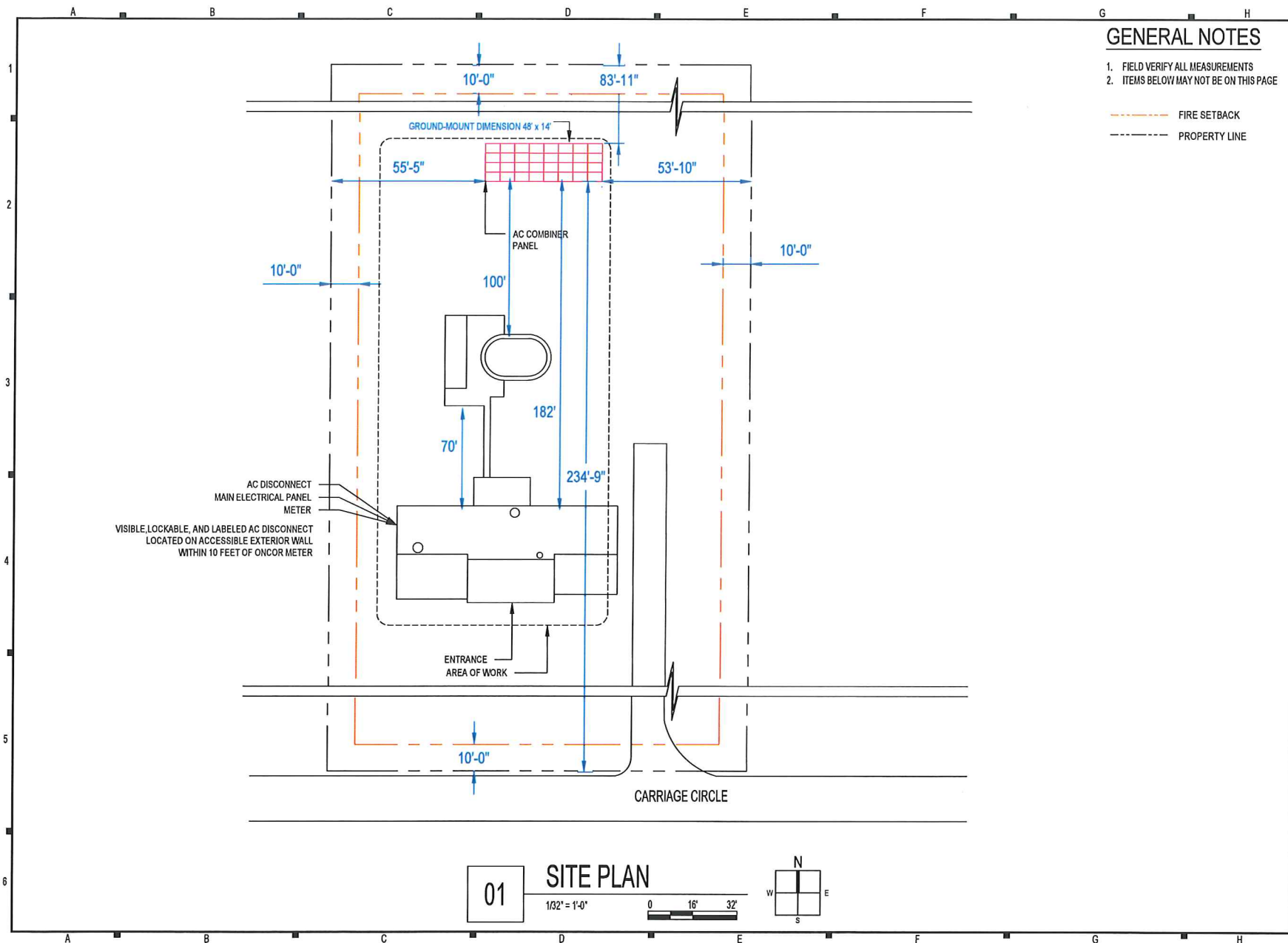
- 1.3.2 GROUND MOUNT RACKING - IRONRIDGE GROUND MOUNT
- 1.3.3 PV MODULE AND INVERTER INSTALLATION - PANASONIC VBHN330SA16 / ENPHASE IQ7X-96-2-US
- 1.3.4 PV EQUIPMENT GROUNDING
- 1.3.5 PV INSTALLING SYSTEM MONITORING EQUIPMENT
- 1.3.6 PV LOAD CENTERS (IF NEC)
- 1.3.7 PV METERING (IF NEC)
- 1.3.8 PV DISCONNECTS
- 1.3.9 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
- 1.3.10 PV FINAL COMMISSIONING
- 1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
- 1.3.12 TRENCHING (IF NECESSARY)

SCOPE OF WORK

SYSTEM SIZE: STC: 32 x 330W = 10.560kW
PTC: 32 x 311.3W = 9.962W DC
(32) PANASONIC VBHN330SA16
(32) ENPHASE IQ7X-96-2-US (240V)

ATTACHMENT TYPE: IRONRIDGE GROUND MOUNT

MSP UPGRADE: YES



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH
TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

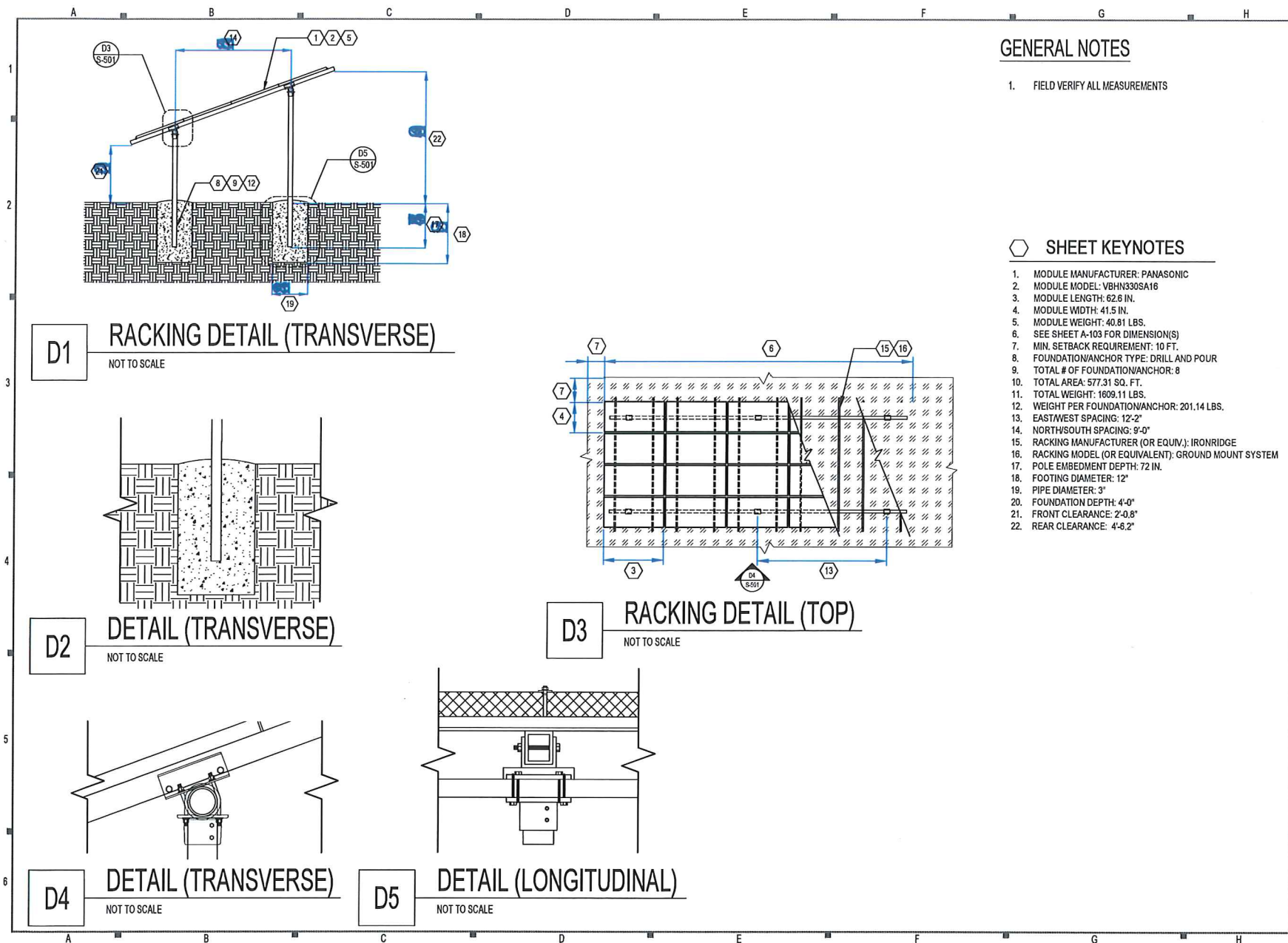
DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

A-101.00
(SHEET 3)



GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. MODULE MANUFACTURER: PANASONIC
2. MODULE MODEL: VBHN330SA16
3. MODULE LENGTH: 62.6 IN.
4. MODULE WIDTH: 41.5 IN.
5. MODULE WEIGHT: 40.81 LBS.
6. SEE SHEET A-103 FOR DIMENSION(S)
7. MIN. SETBACK REQUIREMENT: 10 FT.
8. FOUNDATION/ANCHOR TYPE: DRILL AND POUR
9. TOTAL # OF FOUNDATION/ANCHOR: 8
10. TOTAL AREA: 577.31 SQ. FT.
11. TOTAL WEIGHT: 1609.11 LBS.
12. WEIGHT PER FOUNDATION/ANCHOR: 201.14 LBS.
13. EAST/WEST SPACING: 12'-2"
14. NORTH/SOUTH SPACING: 9'-0"
15. RACKING MANUFACTURER (OR EQUIV.): IRONRIDGE
16. RACKING MODEL (OR EQUIVALENT): GROUND MOUNT SYSTEM
17. POLE EMBEDMENT DEPTH: 72 IN.
18. FOOTING DIAMETER: 12"
19. PIPE DIAMETER: 3"
20. FOUNDATION DEPTH: 4'-0"
21. FRONT CLEARANCE: 2'-0.8"
22. REAR CLEARANCE: 4'-6.2"



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH
TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

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NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 04.16.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

S-501.00

(SHEET 9)



Ground Mount System

Datasheet



Mount on all terrains, in no time.

The IronRidge Ground Mount System combines our XR1000 rails with locally-sourced steel pipes or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options, including concrete piers and driven piles.



Rugged Construction

Engineered steel and aluminum components ensure durability.



UL 2703 Listed System

Meets newest effective UL 2703 standard.



Flexible Architecture

Multiple foundation and array configuration options.



PE Certified

Pre-stamped engineering letters available in most states.



Design Software

Online tool generates engineering values and bill of materials.



20-Year Warranty

Twice the protection offered by competitors.



360° Product Tour
Visit ironridge.com

Substructure

Top Caps



Connect vertical and cross pipes.

Bonded Rail Connectors



Attach and bond Rail Assembly to cross pipes.

Diagonal Braces



Optional Brace provides additional support.

Cross Pipe & Piers



Steel pipes or mechanical tubing for substructure.

Rail Assembly

XR1000 Rails



Curved rails increase spanning capabilities.

UFOs



Universal Fastening Objects bond modules to rails.

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

Accessories



Wire Clips and End Caps provide a finished look.

Resources



Design Assistant
Go from rough layout to fully engineered system. For free.
Go to ironridge.com/design



NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
Go to ironridge.com/training

© 2016 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-8523 for more information. Version 1.00



CONTRACTOR

SUN CITY SOLAR ENERGY - NORTH TEXAS LLC

PHONE: 903-487-0834

ADDRESS: 3335 CARRIAGE CIRCLE
SHERMAN, TX 75092

LIC. NO.: 32406

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
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AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 10.560 kWp

AYALA RESIDENCE

3335 CARRIAGE CIRCLE
SHERMAN, TX 75092
APN: 137A6612024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 04.18.2019

DESIGN BY: A.L.

CHECKED BY: N.K.

REVISIONS

R-006.00

(SHEET 15)

STAFF REVIEW LETTER

June 11, 2019

Richardo Ayala
3335 Carriage Circle
Sherman, TX 75092

Synaptice Solar
Hector Salas
1140 International Parkway
Richardson, TX 75081

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow ground mounted solar panels in an R-A (Single Family Agricultural) District for the property located at 3335 Carriage Circle has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-A (Single Family Agricultural) District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The solar panels shall not exceed eight feet in height.
4. The minimum setback requirement shall be 60' from the front property line, 5' from the side and rear property line and 6' from any other structures and cannot be located inside any drainage or utility easements.
5. Shall comply with all zoning district setback and lot coverage requirements.
6. A building permit shall be approved before the solar panel system shall be erected, constructed or installed.
7. A building permit shall also be required for any physical modification to an existing solar panel system.
8. The solar panel system must comply with applicable adopted construction codes and amendments including but not limited to the 2015 International Energy Conservation Code, the 2009 International Residential Code, the 2017 National Electrical Code and the 2009 International Fire Code.
9. The solar panel system shall meet or exceed current standards and regulations of the FAA and any other agency of the State or Federal Government with the authority to regulate solar panel systems.
10. The solar panel system shall be maintained by the owner at all times so that it does not create a nuisance or a safety issue for surrounding property owners.
11. The solar panels shall be designed and located to avoid glare or reflection onto adjacent properties and roadways and shall not interfere with traffic or create a safety hazard.
12. If the solar panel system has been inactive for a continuous 12-month period, it shall be removed.
13. Screening of the solar panel system is required by a solid screening fence or wall that meets City Code.
14. Engineered drawings shall be provided for the solar panels and the electrical work to obtain a building permit.
15. The solar panel system shall be installed by qualified licensed installers.
16. Review the zoning and development ordinance for additional requirements.

17. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.
Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

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

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



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

7.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **2500 SWAMY DRIVE**

The request of 2019 MK & Associates, LLC (Owners), Dr. Mandeep Singh, M.D. (Representative) and Kent Hughlett (Architect) concerning the property located at 2500 Swamy Drive, being Lot 6B-R, Block A, Replat of Lot 6, Block A, Dr. Swamy Addition, as follows:

Planning and Zoning Commission

Site plan approval for a Medical Office.

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

SF-1 (Single Family Residential) District

Origination:

2019 MK & Associates, LLC (Owners)

Dr. Mandeep Singh, M.D. (Representative)

and Kent Hughlett (Architect)

Master Plan Designation:

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

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

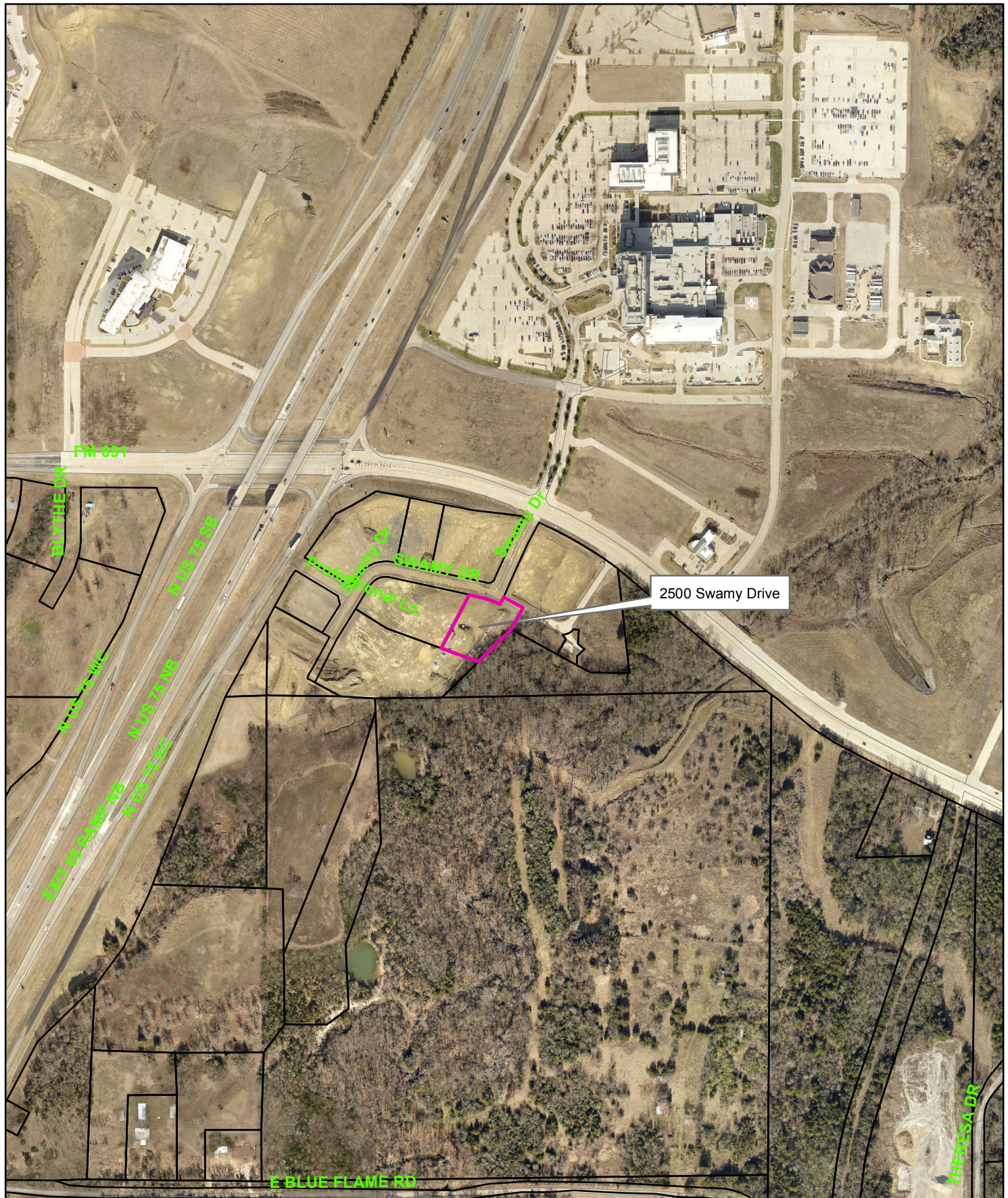
Zoning Map

Plat

Site Plan

Building Elevations

Staff Review Letter

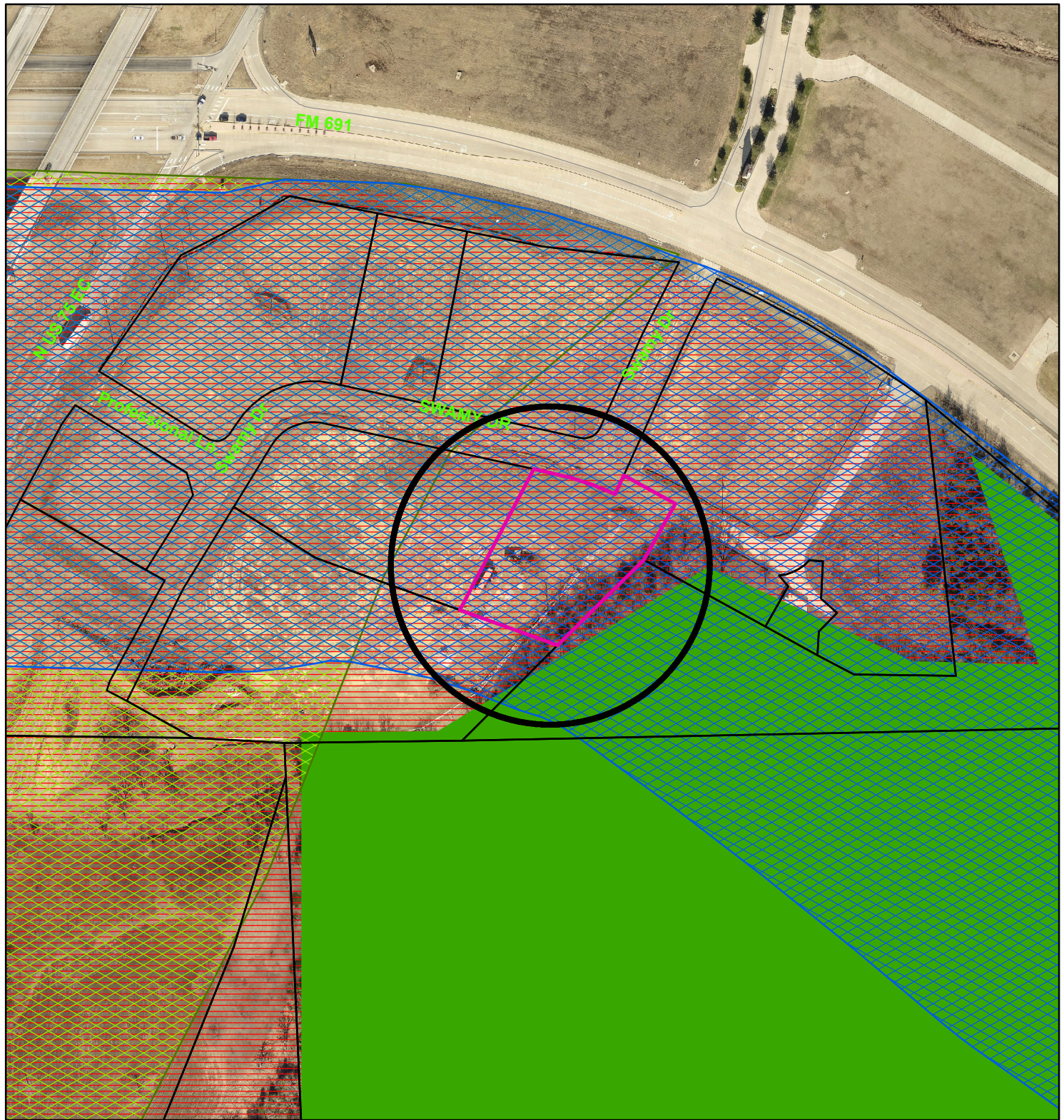


2500 Swamy Drive



NOT TO SCALE

1 in = 500 ft



Zoning - 2500 Swamy Drive

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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

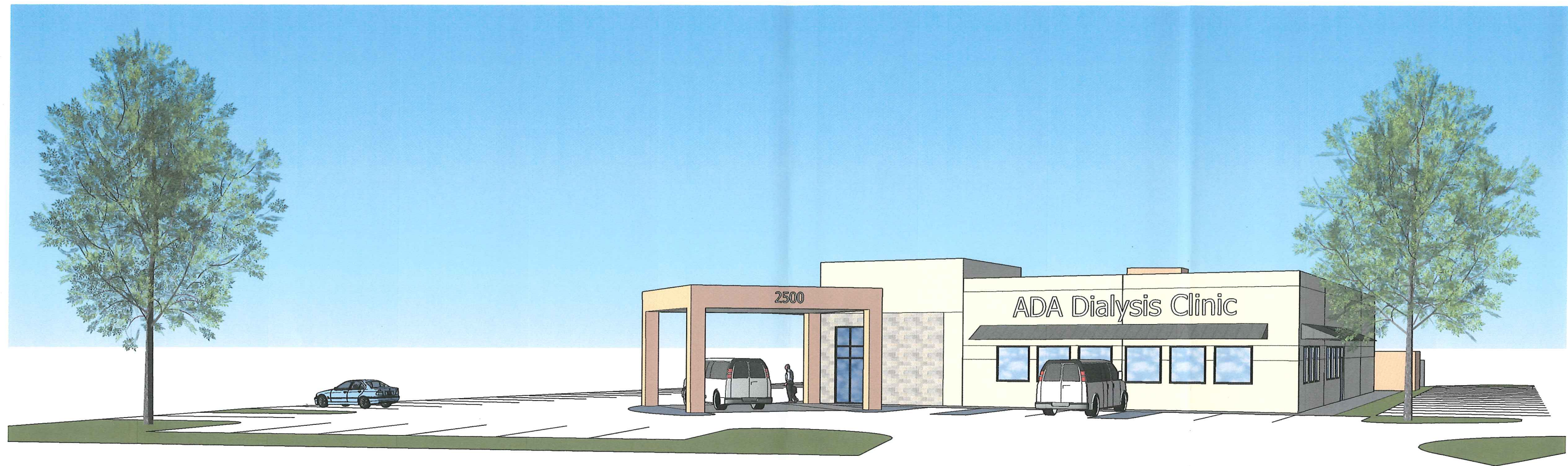


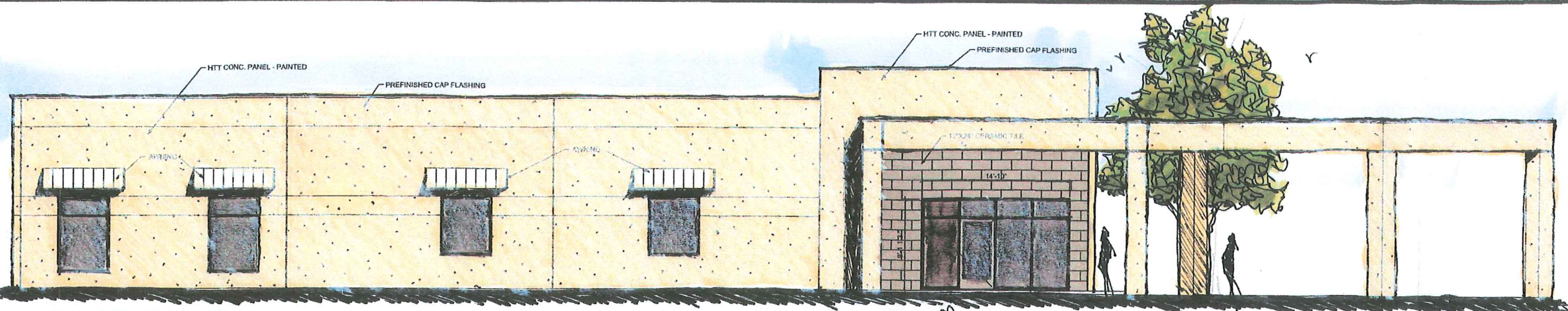
City of Sherman, Texas
Developmental Services Department



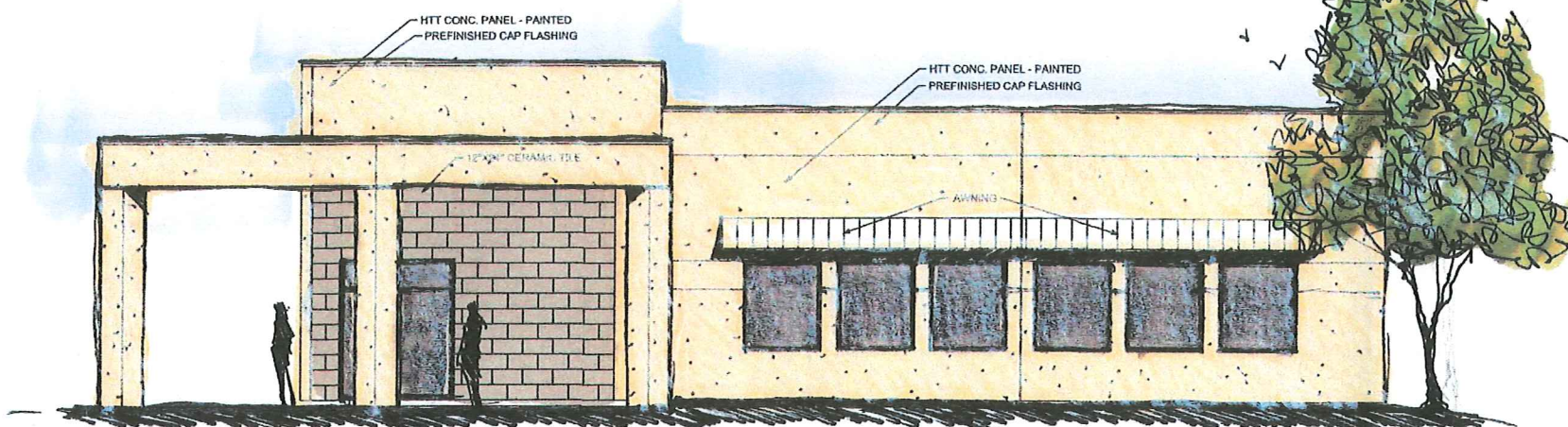
NOT TO SCALE

1 in = 200 ft

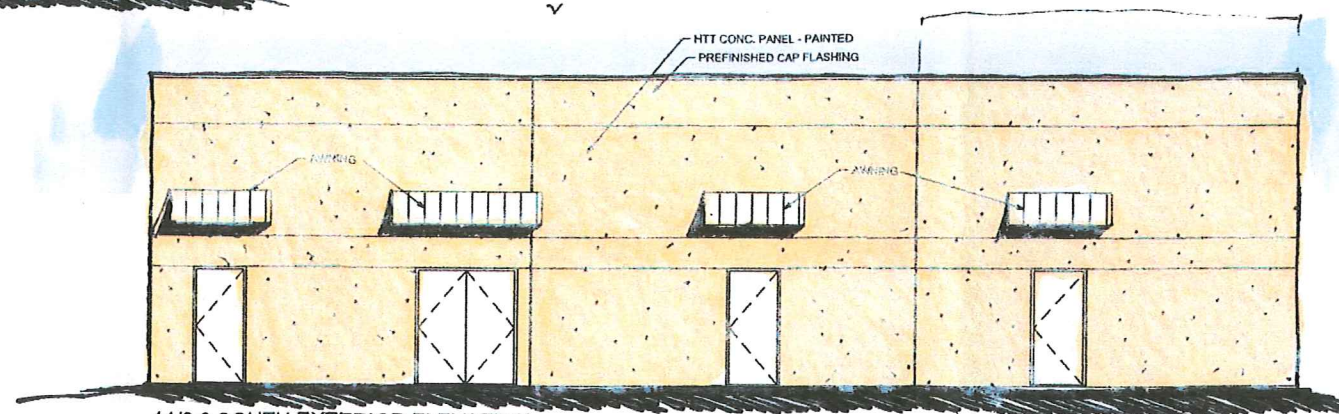




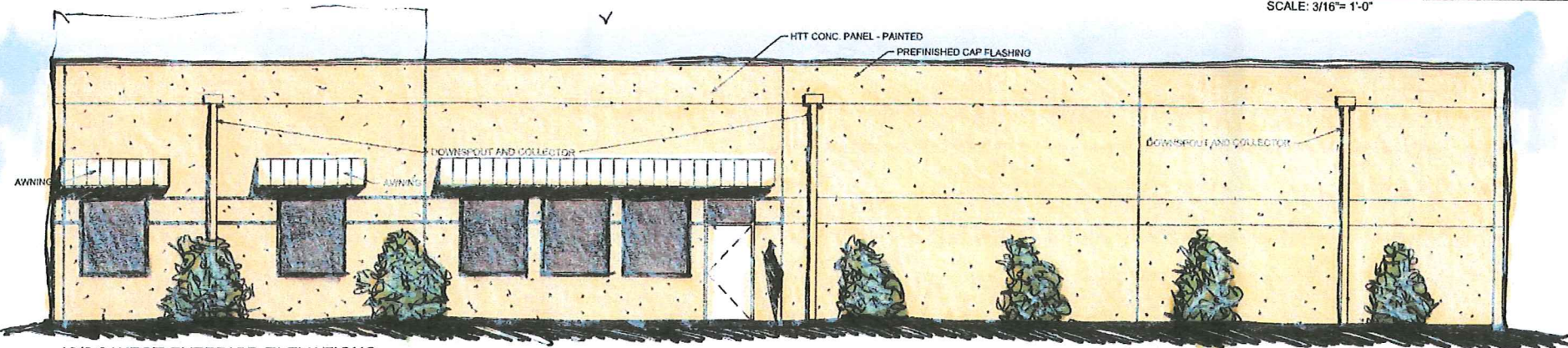
1/2.0 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



8/2.0 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



11/2.0 SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



12/2.0 WEST EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

MEDICAL OFFICE SHELL BUILDING
2500 SWAMY DRIVE
SHERMAN, TEXAS

A-2.0

APR 22, 2019

STAFF REVIEW LETTER

June 11, 2019

2019 MK & Associates, LLC
Dr. Mandeep Singh M.D.
1858 Buckeye Dr.
Allen, TX 75013

Kent Hughlett
529 S. Crockett St.
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a Medical Office for the property located at 2500 Swamy Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. All parking shall be on private property and shall not encroach into Swamy Drive right-of-way.
6. The trash dumpster will need to be located inside the main building area.
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
11. Water and Sewer Pro-Rata will be due at the time of development.
12. Privately owned and maintained detention in accordance with City criteria is required upon future development.
13. The location of the trash receptors must be approved by the Public Works Department.
14. All requirements of the Floodplain Ordinance should be followed.

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

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

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

Respectfully,

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

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

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1655 MAYES DRIVE**

The request of Timothy and Amy Daniels (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 10.998 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:

Planning and Zoning Commission

Final Plat approval of Daniels Family Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 1655 Mayes Drive in the City of Sherman's Extra Territorial Jurisdiction off U.S. Highway 82 East. The owner would like to plat the property into three lots.

Adjacent Zoning:

Outside City Limits

Origination:

Timothy and Amy Daniels (Owners)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Final Plat - Daniels Family Addition

Staff Review Letter



1655 Mayes Drive (ETJ)



1 in = 2,000 ft

FINAL PLAT of the
Daniels Family ADDITION
City of Sherman County of Grayson State of Texas

Luke Banner et ux,
Sheila Banner
02 October 2019
Vol.5599 Pg. 460 D.R.

Henry Kattenhorn Survey Abst.No.671

Christopher Dean Vellotti et ux,
Wendy Marie Vellotti
03 May 2014
Vol.5487 Pg. 287 D.R.

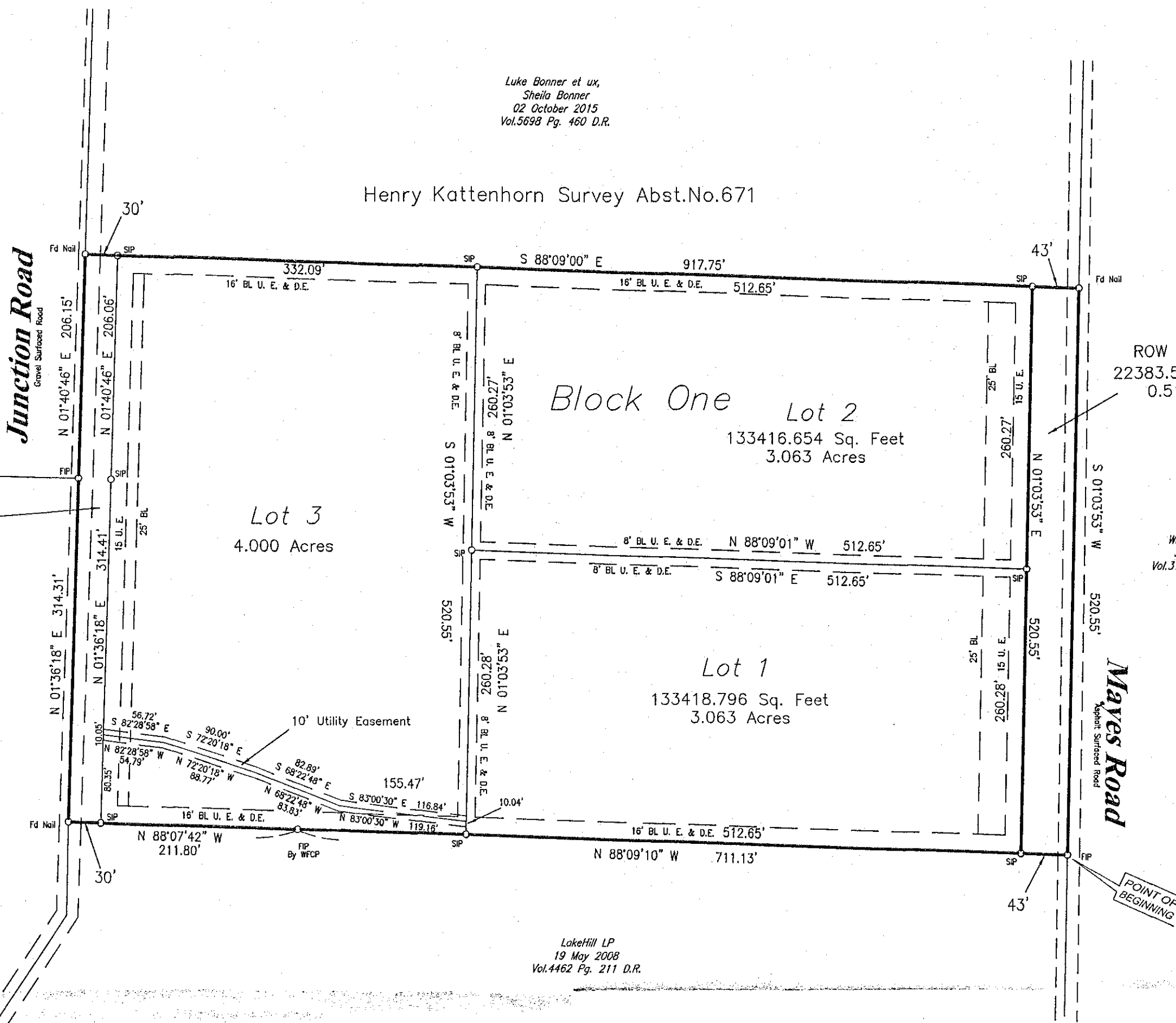
ROW Dedication
15613.859 Sq. Feet
0.358 Acres

Sherman Highway 82 LTD
06 March 2008
Vol.4012 Pg. 34 D.R.

ROW Dedication
22383.515 Sq. Feet
0.514 Acres

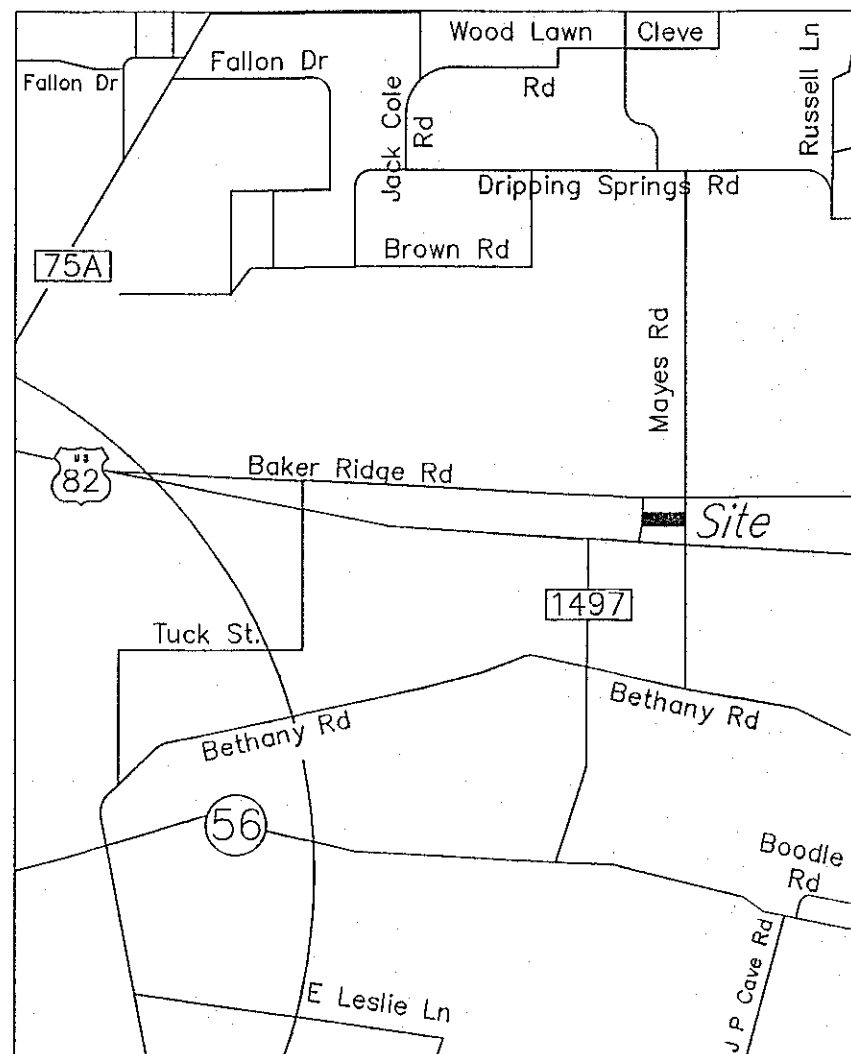
Winnie B. Mayes
30 July 2001
Vol.3104 Pg. 253 D.R.

Lakehill LP
19 May 2008
Vol.4462 Pg. 211 D.R.



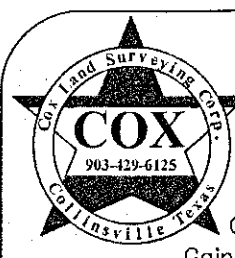
LEGEND

S/R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq. Tubing
FSH = Found 1/2" Sq. Tubing
FSL = Found 1/2" Sq. Rod
ROW = Right-of-Way
X = Fence Line
() = Deed Colls
E = Electric Line
T = Telephone Line
C = TV Cable
G = Gas Meter
P = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb



Location Map

SCALE: 1"=100'



COX LAND SURVEYING CO.

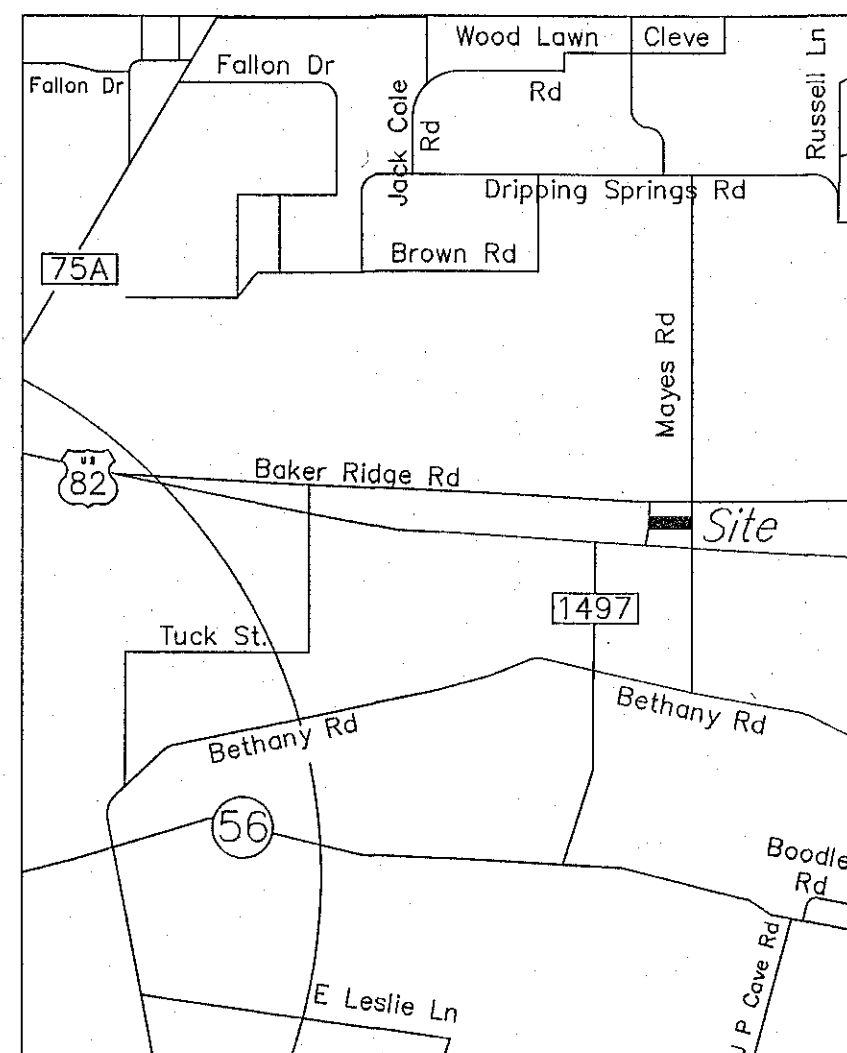
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Daniels Family ADDITION
Lot 1, 2, and 3 Block One, 10.998 Acres
Henry Kattenhorn Survey Abst.No.671
County of Grayson
State of Texas

Sheet One

Drawn by: MJC
Check by: DKC
Job No.
19-12533-F
Firm # 10005500
Date: 15 April 2019

Owner
Timothy Daniels et ux
Amy Daniels
04 February 2019
2019-2433
P. O. Box 822
Whitesboro, Texas 76273



Location Map

Acceptance

Approved this _____ day of _____, 2019, By the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Daniels Family Addition, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of the street, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance hereby by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019

Clerk, City of Sherman, Texas

LEGEND

S/R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq. Tubing
FSH = Found 1/2" Sq. Tubing
FSL = Found 1/2" Sq. Rod
ROW = Right-of-Way
X = Fence Line
() = Deed Colls
E = Electric Line
T = Telephone Line
C = TV Cable
G = Gas Meter
P = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd. phone
WFCP = Wood Fence Corner Post
PFCP = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

FINAL PLAT of the

Daniels Family ADDITION

City of Sherman County of Grayson State of Texas

**** OWNERS DEDICATION ****

State of Texas
County of Grayson

Whereas I, Timothy Daniels and Amy Daniels, are the owners of that certain tract or parcel of land situated in the Henry Kattenhorn Survey, Abstract Number 671, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Timothy Daniels et ux, Amy Daniels, filed 04 February 2019, Instrument Number 2019-2433 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a found 1/2 inch Steel Rebar, said rebar being the southeast corner of said Daniels tract, and the northeast corner of a tract as described in deed to Lakehill LP, filed 19 May 2008, and Recorded in Volume 4462 Page 211 of said Deed Records, said rebar also being in Mayes Road;

Thence: North 88 degrees 09 minutes 10 seconds West, with the south line of said Daniels tract, a distance of 711.13 feet to a found 1/2 inch Steel Rebar by a wood fence corner post for a corner of said Daniels tract;

Thence: North 88 degrees 07 minutes 42 seconds West, with the south line of said Daniels tract, a distance of 211.80 feet to a found Nail for the southwest corner of said Daniels tract, and being in Junction Road;

Thence: North 01 degrees 36 minutes 18 seconds East, with the west line of said Daniels tract, and in said Junction Road, a distance of 314.31 feet to a found 1/2 inch Steel Rebar for a corner of said Daniels tract, and being in said Junction Road;

Thence: North 01 degrees 40 minutes 46 seconds East, with the west line of said Daniels tract, and in said Junction Road, a distance of 206.15 feet to a found Nail for the northwest corner of said Daniels tract, and being in said Junction Road;

Thence: South 88 degrees 09 minutes 00 seconds East, with the north line of said Daniels tract, a distance of 917.75 feet to a found Nail for the northeast corner of said Daniels tract, and being in said Mayes Road;

Thence: South 01 degrees 03 minutes 53 seconds West, with the east line of said Daniels tract, and in said Mayes Road, a distance of 520.55 feet to the POINT OF BEGINNING and containing 10.998 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Timothy Daniels, and Amy Daniels, does hereby adopt this plat designating the herein described property as Lots 1, 2, and 3, Block One, of the Daniels Family Addition to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed herein. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Timothy Daniels

Amy Daniels

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Timothy Daniels**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____, 2019,

Notary Public, State of Texas

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Amy Daniels**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____, 2019,

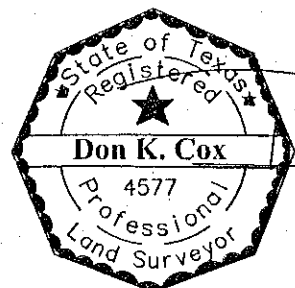
Notary Public, State of Texas

***** SURVEYORS CERTIFICATION *****

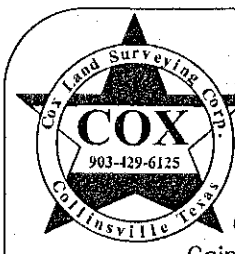
KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor, do hereby state that this plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

15 April 2019



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



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Daniels Family ADDITION
Lot 1, 2, and 3 Block One, 10.998 Acres
Henry Kattenhorn Survey Abst.No.671
County of Grayson
State of Texas

Sheet Two

Drawn by: MJC
Check by: DKC
Job No.
19-12533-F
Firm # 10005500
Date: 15 April 2019



STAFF REVIEW LETTER

June 10, 2019

Timothy & Amy Daniels
P.O. Box 822
Whitesboro, TX 76273

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

Dear Applicants,

The request for approval of the Daniels Family Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove Building Line from drawing.
6. Dedicate 15' Utility Easement and Drainage Easement along perimeter of subject tract.
7. Dedicate 5' Utility Easement and Drainage Easement on both sides of all internal lot lines.
8. Clarify/Specify 10' Utility Easement in Southwestern portion of Lot 3.
9. Correct Boodle Rd to read "Boddie Rd" in Location Map.
10. Create line break between Chairman and Secretary signature lines.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1129 SOUTH MONTGOMERY STREET

The request of Ali Umair (Owner), Danish Samad (Prospective Buyer) and Copley Land Surveying (Surveyor) concerning the property at 1129 South Montgomery Street, being Lot 8, Block 7, Jones & Wainrights Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval for an existing nonconforming structure under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

Background:

The property is located at 1129 South Montgomery Street, the northeast corner of South Montgomery and East Rosedale Streets. The applicant would like to change the zoning on the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District to be used as rental property.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Ali Umair (Owner)

Danish Samad (Prospective Buyer)

Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

29

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter

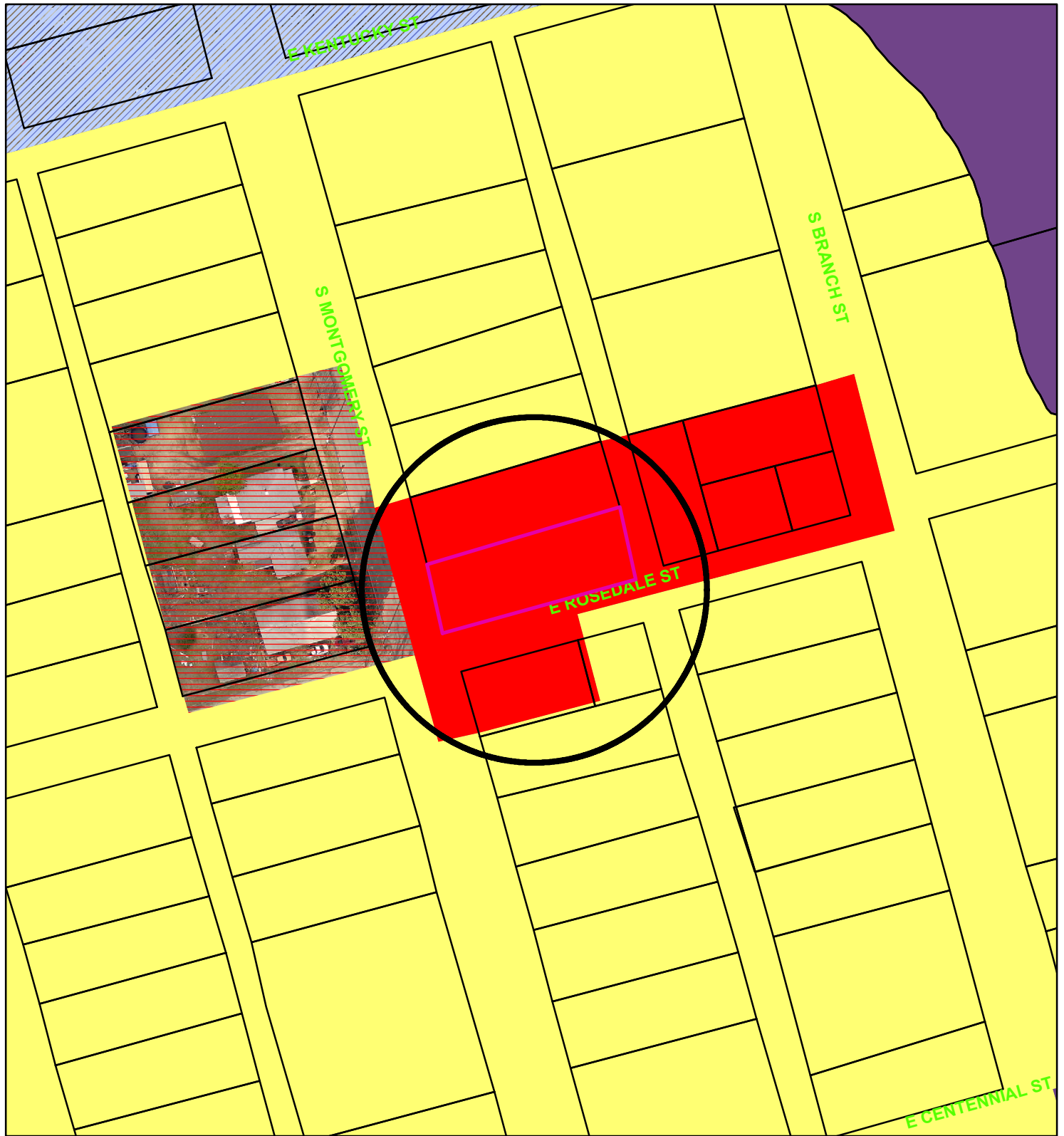


1129 S. Montgomery Street



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1129 South Montgomery Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  C-2 General Commercial District
-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
-  M-1.5 Medium Manufacturing District
-  M-2 Heavy Manufacturing District
-  MH1 Manufacturing Housing District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District



NOT TO SCALE

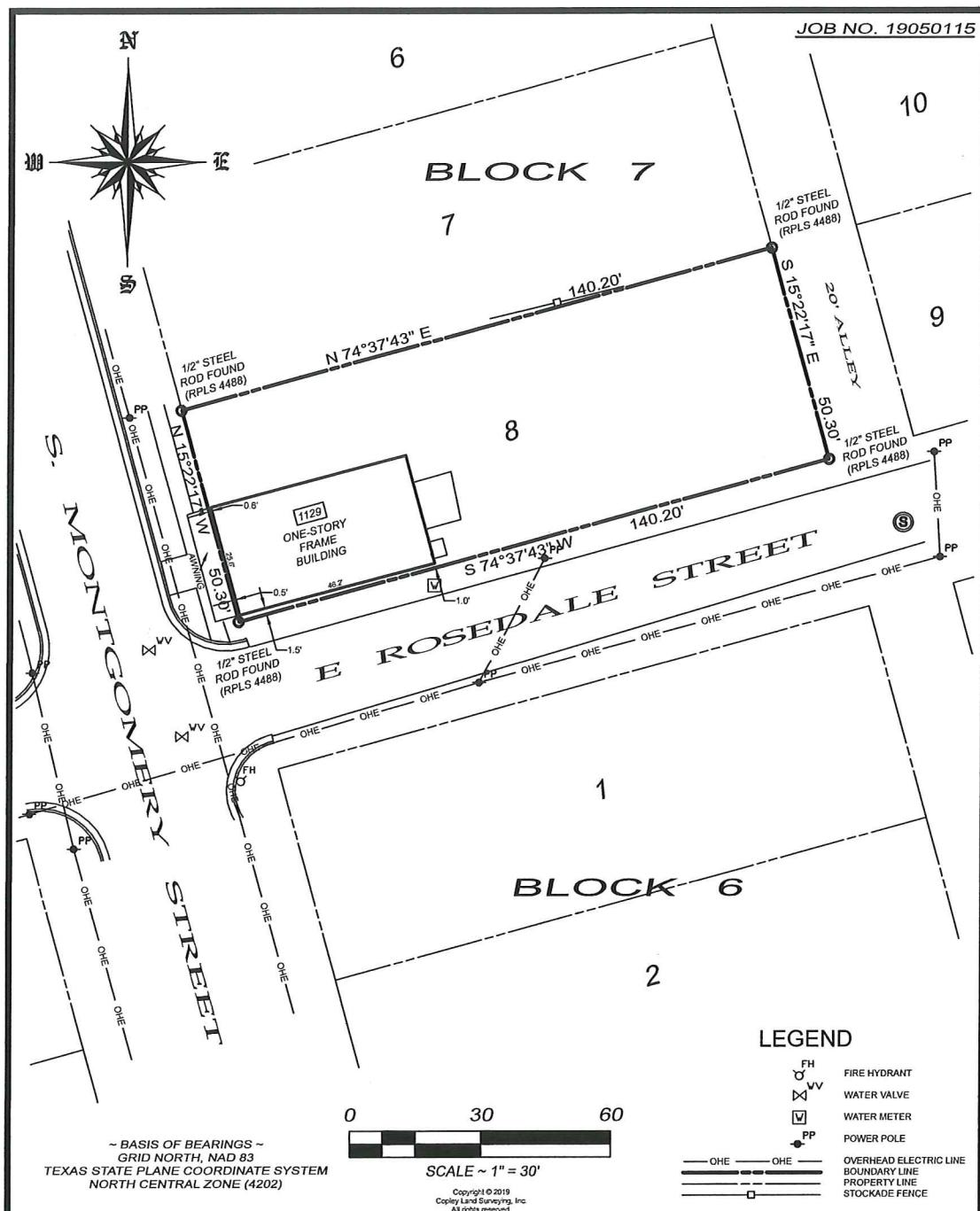
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1129 South Montgomery Street





I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 13th day of May 2019, a survey was made on the ground of the property shown hereon, described as Lot 8, Block 7, of the JONES & WAINRIGHTS ADDITION, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 35, Page 96, Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

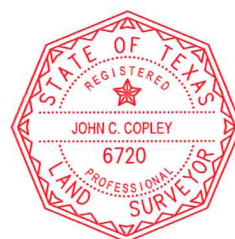
The building on said lot is known as 1129 S. Montgomery Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

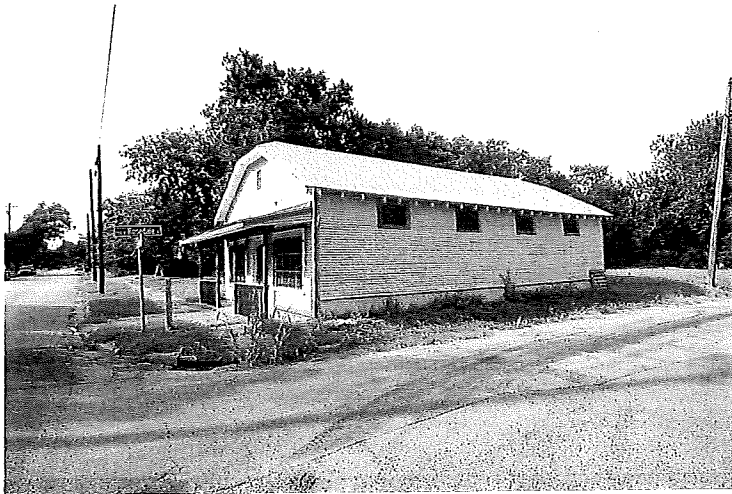
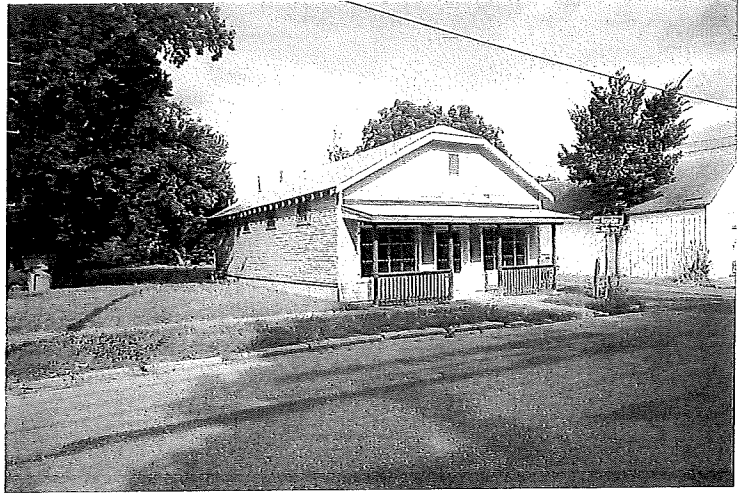
John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



Copley Land Surveying

198 Keefer Rd., Pottsboro, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com







STAFF REVIEW LETTER

June 11, 2019

Ali Umair
302 Arapaho Trl West
Sherman, TX 75092

Danish Samad
902 E. Cherry St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for an existing nonconforming structure from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located at 1129 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy to assure a safe environment.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Parking shall be provided for one space per bedroom; a parking space is considered to be 9' x 20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. All parking shall be on private property and shall not encroach into Montgomery or Rosedale Streets right-of-way.
7. The existing nonconforming structure shall not be extended, enlarged or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
8. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shadden".

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

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

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



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

10.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1035 SOUTH IDLEWILD DRIVE**

The request of Meals Property Solutions, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 1035 South Idlewild Drive, being a part of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2, containing 0.495 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Replat approval of Meals Addition, a Replat of Lot 4, Block E, Casa Linda 3rd Addition and all of Lot 9 and the west 12.96 feet of Lot 8, Block 3, Casa Linda 5th Addition, Unit 2

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Meals Property Solutions, LLC (Owners)
Underwood Drafting and Surveying, 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:

128

Objections Received:

0

Attachments

Location Map

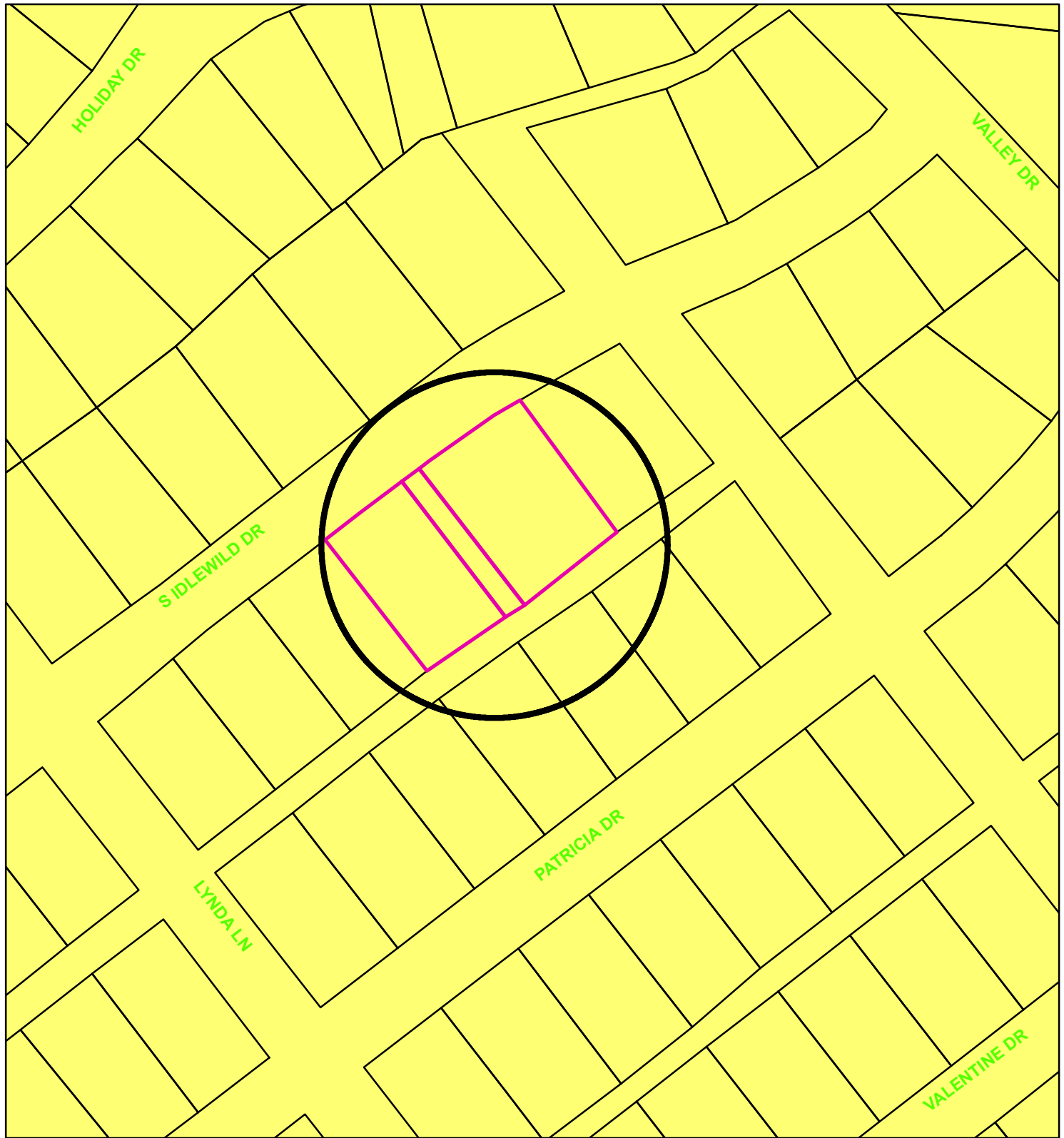
Zoning Map

Zoning Sign Photo

Replat Meals Addition

Staff Review Letter





Zoning - 1035 South Idlewild Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

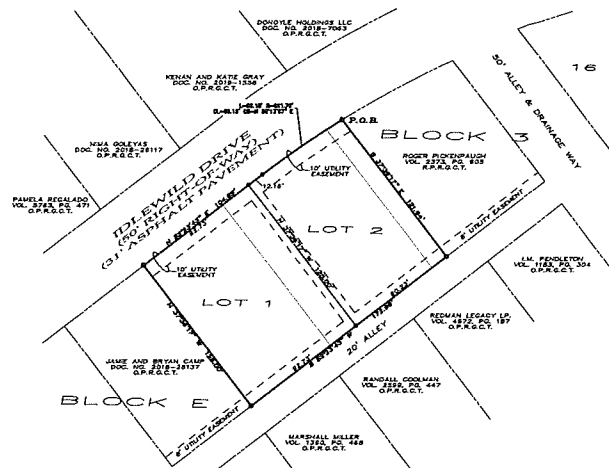
1 in = 100 ft



City of Sherman, Texas
Developmental Services Department

1035 S. Idlewild Drive





REPLAT
MEALS ADDITION

Being a Replat of Lots 4, Block E, Casa Linda 3rd Addition,
Plat Records Vol. 1, Page 11 and Lot 9 and the West 12.96' of
Lot 8 Casa Linda 5th Addition, Plat Records Vol. 3, Page 41.
An addition to the City of Sherman, Grayson County, Texas.
Containing 0.495 acres of land

OWNERS/DEVELOPER
MEALS PROPERTY SOLUTIONS LLC
4814 HILRE DR
SHERMAN, TX 76092

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

03-18-18



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the U.S.B. Plat No. 2883, and being a part of Lot 4, Block E, Casa Linda 3rd Addition recorded in Volume 1, Page 13, Plat Records, Grayson County, Texas, and Lot 8, and the West 12.88 of Lot 8, Casa Linda 5th Addition recorded in Volume 3, Page 41, Plat Records, Grayson County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a Found U.S. steel rod in the south Right-of-Way of Adams Drive, being in the Northwest corner of a tract of land conveyed to Roger Pickenpough, Recorded in Volume 2373, Page 805, Real Property Records, Grayson County, Texas;

Thence South 37°38'17" East, with the west line of sold
Pickenpough tract a distance of 121.64 feet to a found 1/2" steel rod
in the north Right-of-Way of a 20' alley

Thence South 52°33'43" West, with the north line of said alley a distance of 172.06 feet to a found 1/2" steel rod at the southwest corner of a tract of land conveyed to Jamie and Bryan Carr. Recorded in Document Number 2018-28137 Official Public Records, Grayson County, Texas;

Thence North 37°38'17" West, with the east line of said Camp tract a distance of 125.00 feet to a found $\frac{1}{2}$ " steel rod;

Thence with a tangent line to the right having a radius of 691.78 feet, (chord bears North 53°3'07" East, a distance of 68.15 feet) an arc length of 68.18 feet to the Point of Beginning and containing 0.495 acres of land.

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MEALS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the day of , 2016, and the City Council by formal action then and there accepted the dedication of streets, ways, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date _____

- GENERAL NOTES -

2. Water Supply to be provided by the City of Sherman.
3. Sewer Service to be provided by the City of Sherman.
4. Sewerage treatment to be provided by the City of Sherman.
5. Breaching the flow or water or construction of improvements in drainage easements, and
6. Any existing creation or alteration of easements, including or across the addition to any existing easement, and water as mentioned by the proposed owners of the lot or lots that are involved in the proposed project, shall be the responsibility of the applicant. The City of Sherman will not be responsible for the maintenance and operation of said easement.
7. Whether the City of Sherman nor the undersigned surveyor will be responsible for any errors or omissions or consequences of the completion of the plat by the applicant or the undersigned surveyor.
8. The applicant and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. The plat is based on the City of Sherman Central Municipal Map.
10. The City of Sherman reserves the right to require submission of Development Plat based

REPLAT
MEALS ADDITION

Being a Replat of Lots 4, Block E, Casa Linda 3rd Addition,
Plat Records Vol. 1, Page 11 and Lot 9 and the West 12.96' of
Lot 8 Casa Linda 5th Addition, Plat Records Vol. 3, Page 41.
An addition to the City of Sherman, Grayson County, Texas.
Containing 0.495 acres of land

OWNERS/DEVELOPER
MEALS PROPERTY SOLUTIONS LLC
4814 HILRE DR
SHERMAN, TX 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4703
3404 INTERURBAN ROAD
DENISON, TEXAS

65-14-14



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



STAFF REVIEW LETTER

June 10, 2019

Meals Property Solutions, LLC
4814 Hilre Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Meals Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. The City of Sherman does not maintain alleys.
6. Title Block should show Replat only in the reference to what Meals Addition is replatting. For Example: Replat Meals Addition, Being a Replat...
7. Indicate Lot and Block in Title Block.
8. Casa Linda 5th Addition should read Casa Linda 5th Addition, Unit No. 2. in title block and metes and bounds description.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 4700-5200 BLOCKS NORTH TRAVIS STREET**

The request of Stonehollow Homes (Owners) and CCM Engineering (Civil Engineer/Surveyor) concerning the property located in the 4700-5200 blocks North Travis Street, being 100.72 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Austin Landing Addition, Phases 4-6

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Stonehollow Homes (Owners)

CCM Engineering (Civil Engineer/Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

and

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

Number of notices mailed:

Not required.

Objections Received:

0

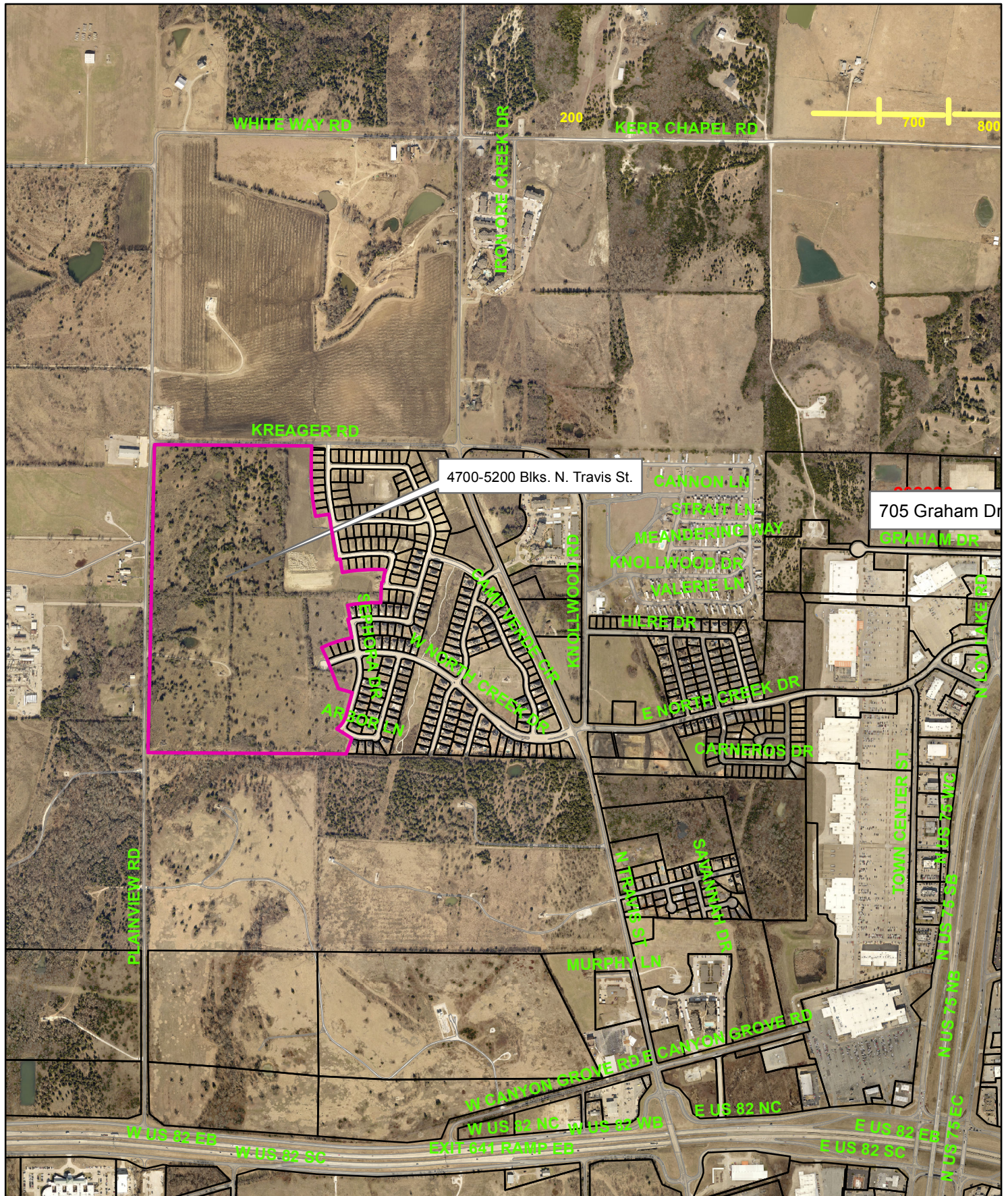
Attachments

Location Map

Zoning Map

Preliminary Plat - Austin Landing Addition Sections 4-6

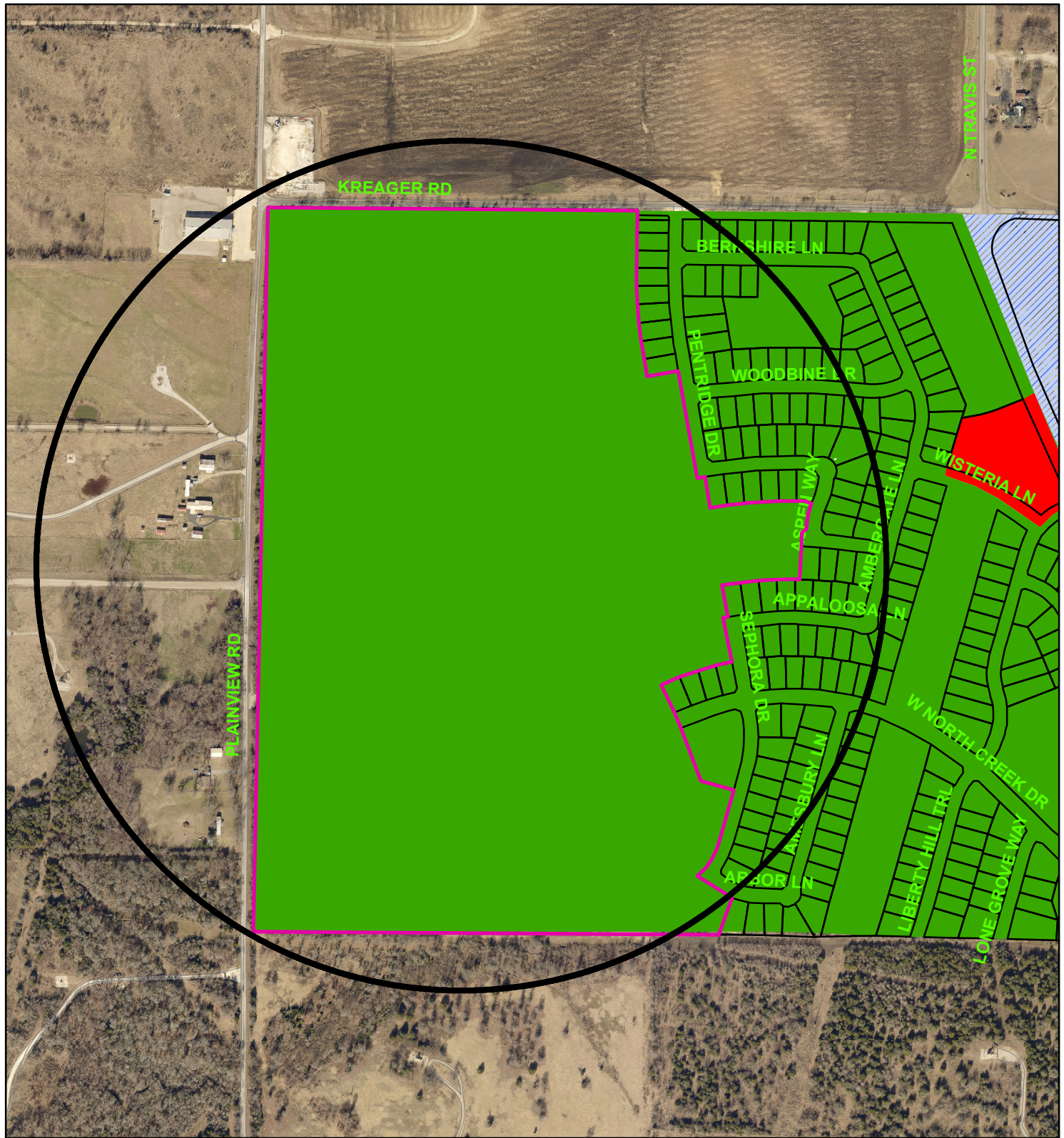
Staff Review Letter



4700-5200 Blks. N. Travis Street



1 in = 1,111 ft



Zoning - 4700-5200 Blocks North Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

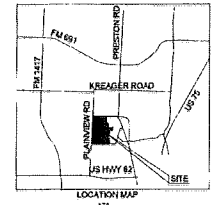
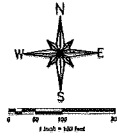
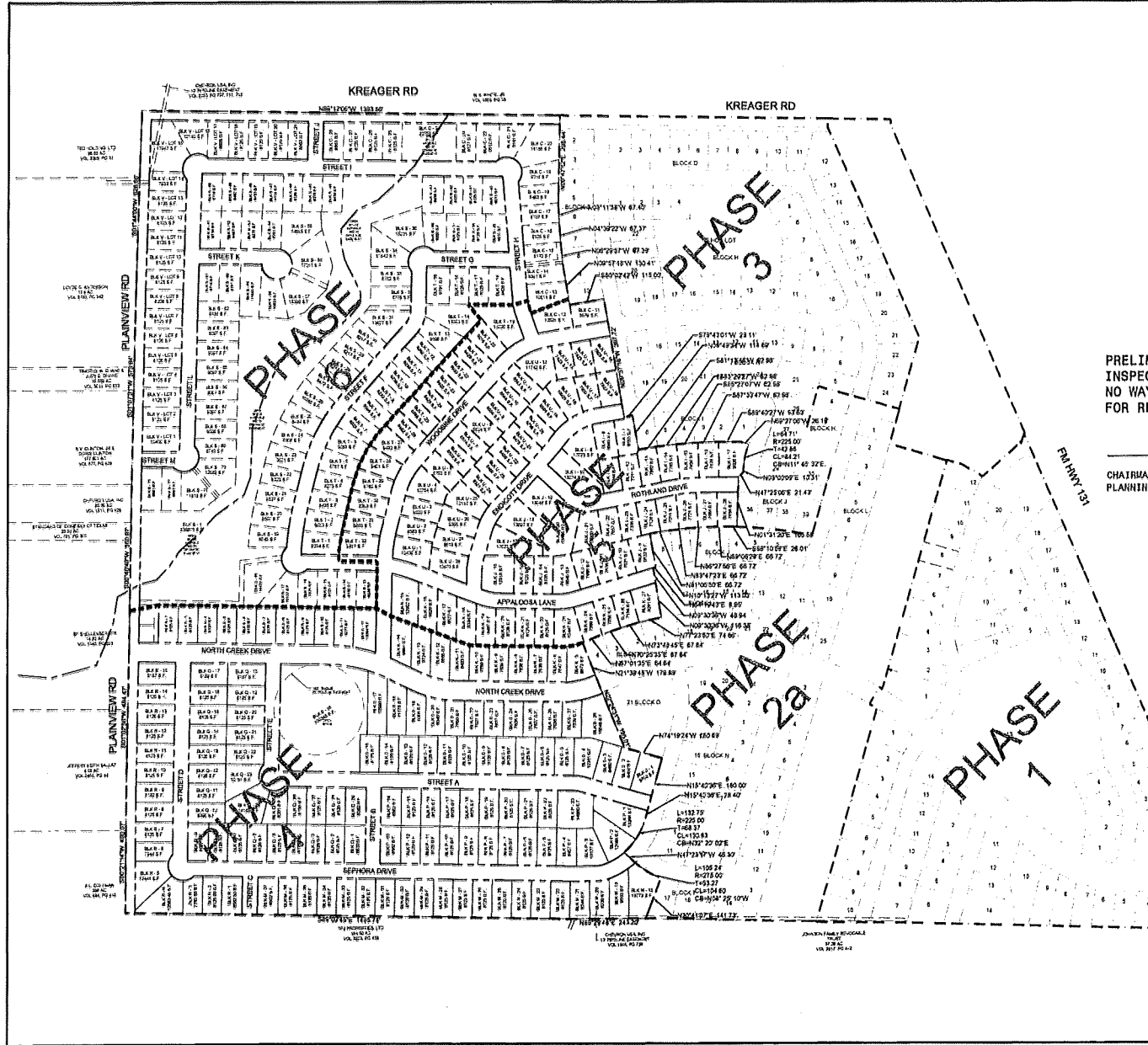


NOT TO SCALE

1 in = 500 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



PRELIMINARY PLAT, FOR
INSPECTION PURPOSES ONLY. IN
NO WAY OFFICIAL OR APPROVED
FOR RECORD PURPOSES

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE

338 SF LOTS & 3 OPEN SPACE LOTS
AUSTIN LANDING ADDITION
PHASES 4-6

BEING PART OF 100.72 ACRES OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABST. NO 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DENVER DEVELOPERS
STONEHOLLOW HOMES
200 AUSTIN BLVD. #105
MCKINNEY, TX 75072
Contact: Ryan Hayes

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBBE FRW #605

Austin Landing

city of sherman
grayson county

PRELIMINARY PLAT

FOR PRELIMINARY
REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE
OF REVIEW ONLY UNDER THE
AUTHORITY OF
JEFF D. CRANFILL, PE#10020 ON
4/15/19

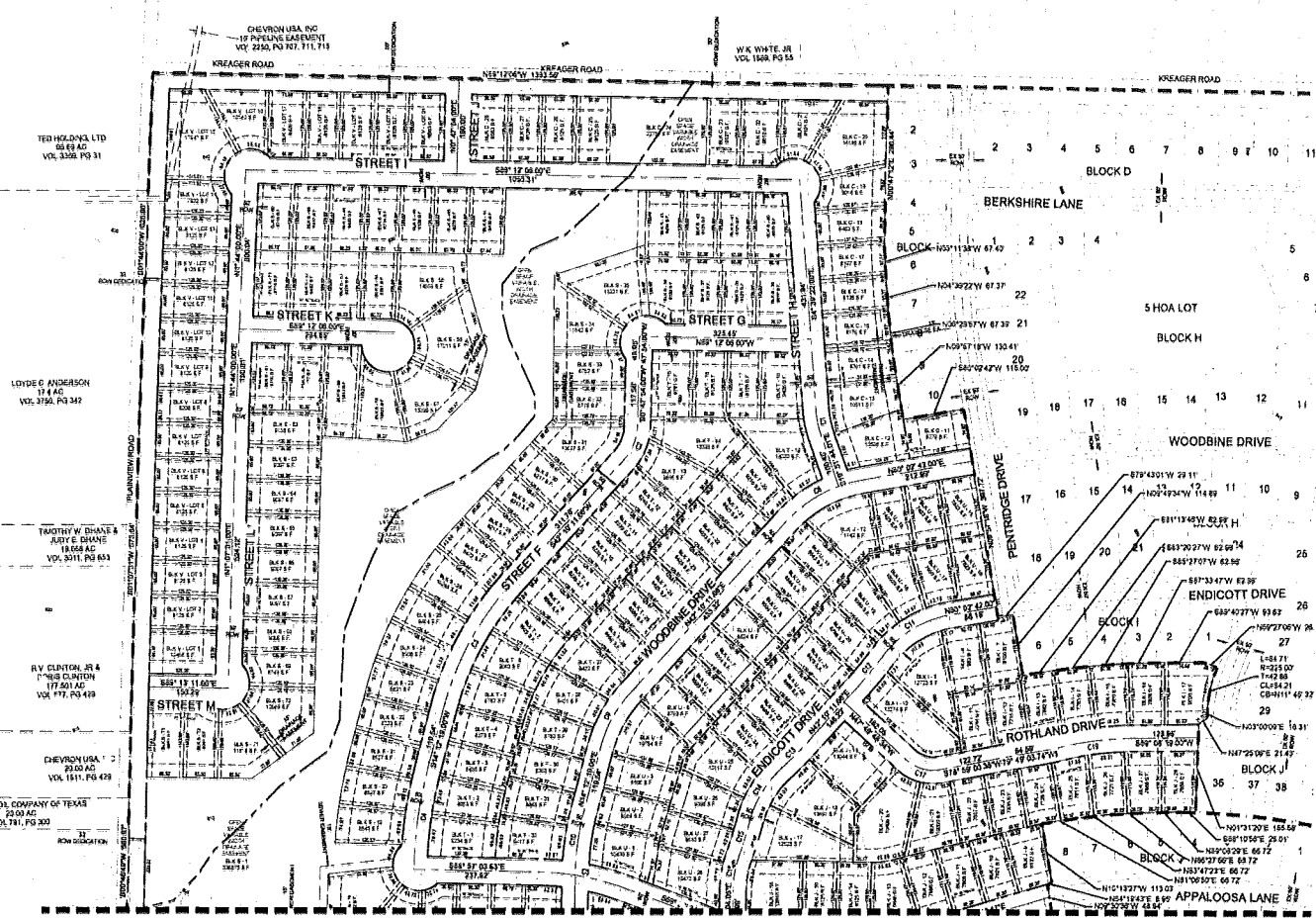
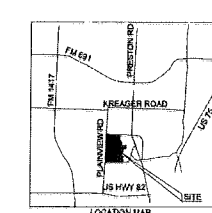
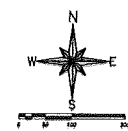
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 5/10/2019
SCALE: 1/8" = 1'-0"

NOTES:
FILE

Sheet 1 of 5



Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	53.078	200.000	015.2081	C11	152.741	200.000	043.7570	C21	128.100	300.000	024.4854
C2	72.807	100.000	041.3716	C12	71.861	700.000	005.8819	C22	212.673	600.000	024.3709
C3	288.441	650.000	027.9848	C13	95.627	700.000	005.3717	C23	34.948	100.000	020.0319
C4	181.888	600.000	013.0287	C14	117.443	200.000	033.8448	C24	25.696	100.000	014.7225
C5	170.266	600.000	019.5110	C15	87.110	700.000	005.4930				
C6	68.437	200.000	019.6058	C16	84.305	200.000	018.4219				
C7	60.973	200.000	017.4676	C17	68.832	75.000	051.0580				
C8	145.261	250.000	037.8791	C18	15.490	200.000	004.4288				
C9	122.019	250.000	027.9648	C19	144.015	600.000	013.7525				
C10	116.619	600.000	013.2378	C20	133.405	300.000	028.4784				

MATCHLINE

PRELIMINARY PLAT, FOR
INSPECTION PURPOSES ONLY. IN
NO WAY OFFICIAL OR APPROVED
FOR RECORD PURPOSES

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE

338 SF LOTS & 3 OPEN SPACE LOTS
AUSTIN LANDING ADDITION
PHASES 4-6

BEING PART OF 100.72 ACRES OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABST. NO. 42
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Owner/Developer:
STONEHOLLOW HOMES
200 ARIATIC PKWY #105
WAXSHEW, TX 75077
Contact: Ryan Hayes

CCM Engineering
2570 FM 407, Suite 205
Austin, Texas 75077
Phone: 512.451.6528
Fax: 512.451.6528
TELE FIRM #605

Austin Landing
city of sherman
grayson county

PRELIMINARY PLAT

FOR PRELIMINARY
REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE
OF REVIEW ONLY UNDER THE
AUTHORITY OF
STAFF COUNCIL, #150820 ON
8/15/19
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

DESIGN: CCM
DRAWN: CCM
DATE: 01/02/2019
SCALE: 200
FILE:
Sheet 2 of 5



STAFF REVIEW LETTER

June 10, 2019

Stonehollow Homes
200 Adriatic Parkway, # 105
McKinney, TX 75072

CCM Engineering
2570 FM 407, Suite 209
Highland Village, TX 75077

Dear Applicants,

The request for approval of the Preliminary Plat for Austin Landing Addition, Phases 4-6 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Final plats for each phase must be submitted to P&Z as separate plats.
4. Street names must be approved by Building & Zoning Department.
5. Dedicate 10' Utility Easement along all street frontage.
6. Show easements along Kreager Road.
7. Show Right of Way and pavement width on all roads.
8. Minimum lot frontage at property line is 60.' Variances required for any lot width less than 60.'
9. Open Space lots shall have Lot and Block assigned and shall be shown as Owned and Maintained by HOA.
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. Water and sewer shall be extended to serve the development. Water availability and sewer capacity shall be verified for proposed use.
12. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
13. Development Agreement required for Public Infrastructures.
14. All private oil and gas lines shall be dedicated by separate easements and shall not be within the Right of Way.
15. Any private oil and gas lines crossing the Right of Way require an Encroachment Easement.
16. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



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

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

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



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

12.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **4900-5000 BLOCKS KNOLLWOOD ROAD**

The request of Young Enterprises, LP (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4900-5000 blocks Knollwood Road, being 0.855 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of North Creek Addition, Section Four

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

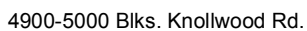
Attachments

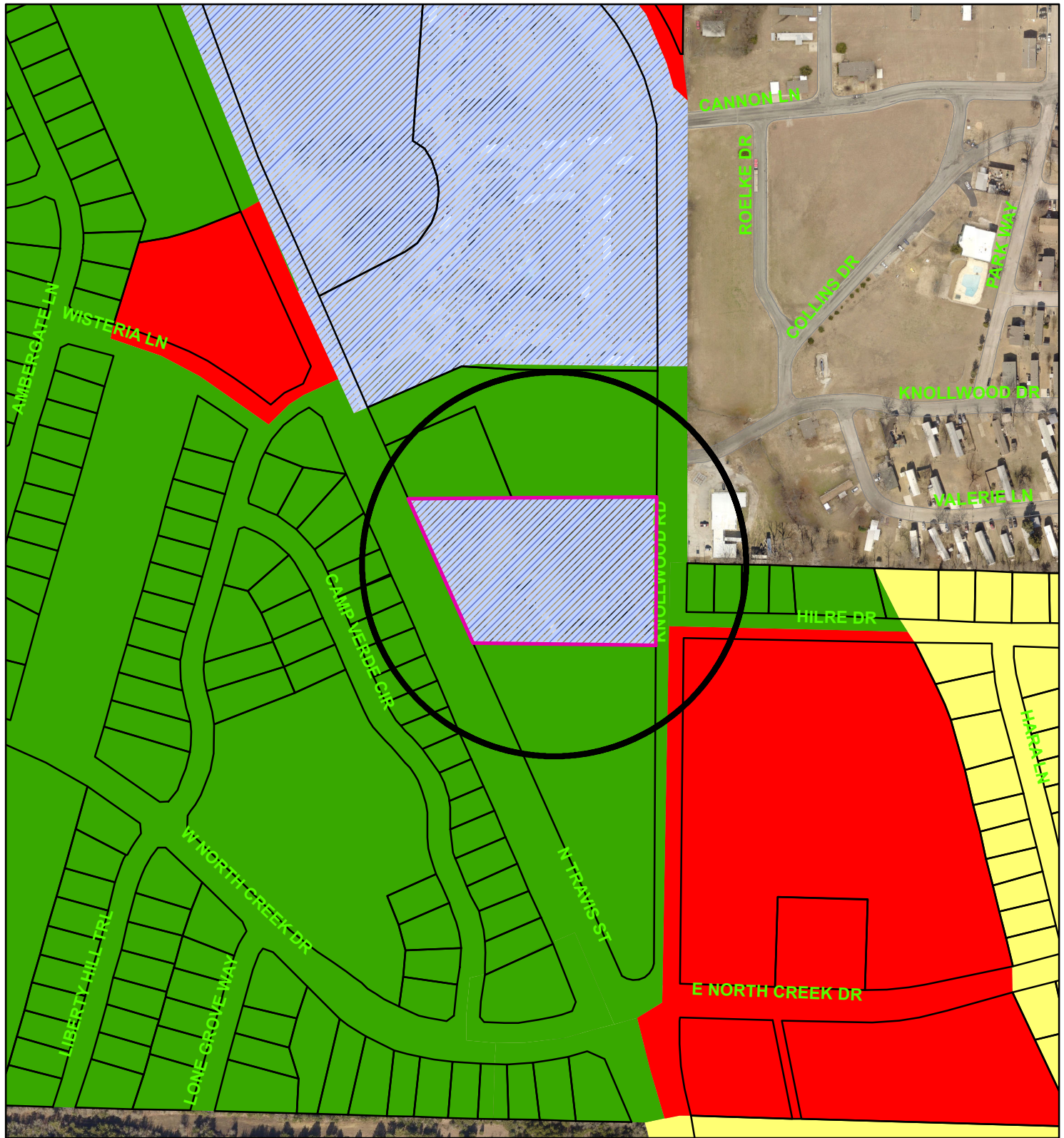
Location Map

Zoning Map

Final Plat - North Creek Addition, Section 4

Staff Review Letter





Zoning - 4900-5000 Blocks Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



STAFF REVIEW LETTER

June 10, 2019

Young Enterprises, LP
5414 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat for North Creek Addition, Section Four has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate 10' Utility Easement along perimeter of Addition.
6. Sewer Pro-Rata may be due at the time of development.
7. 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.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

719 EAST MCGEE STREET

The request of Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 719 East McGee Street, the northwest corner of McGee and Maxey Streets. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit to allow a duplex with four bedrooms per unit in an R-1 (One Family Residential) District was approved by the Planning and Zoning Commission at the April 16, 2019 meeting with a 3-2 vote. At the May 6, 2019 City Council Meeting, a motion was made to approve the request; the motion failed with a 3-4 vote. The major concerns were parking, one parking space is required for each bedroom, for a total of eight parking spaces and traffic on the corner.

The owner has revised his plan to construct a duplex at this location with three bedrooms per unit. The exterior facade will be brick and six parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Seraj Ali (Owner)

Underwood Drafting and Surveying (Surveyor)

D2L Designs, LLC (Designer)

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:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter

Letter from Eisenhower Texoma LTD

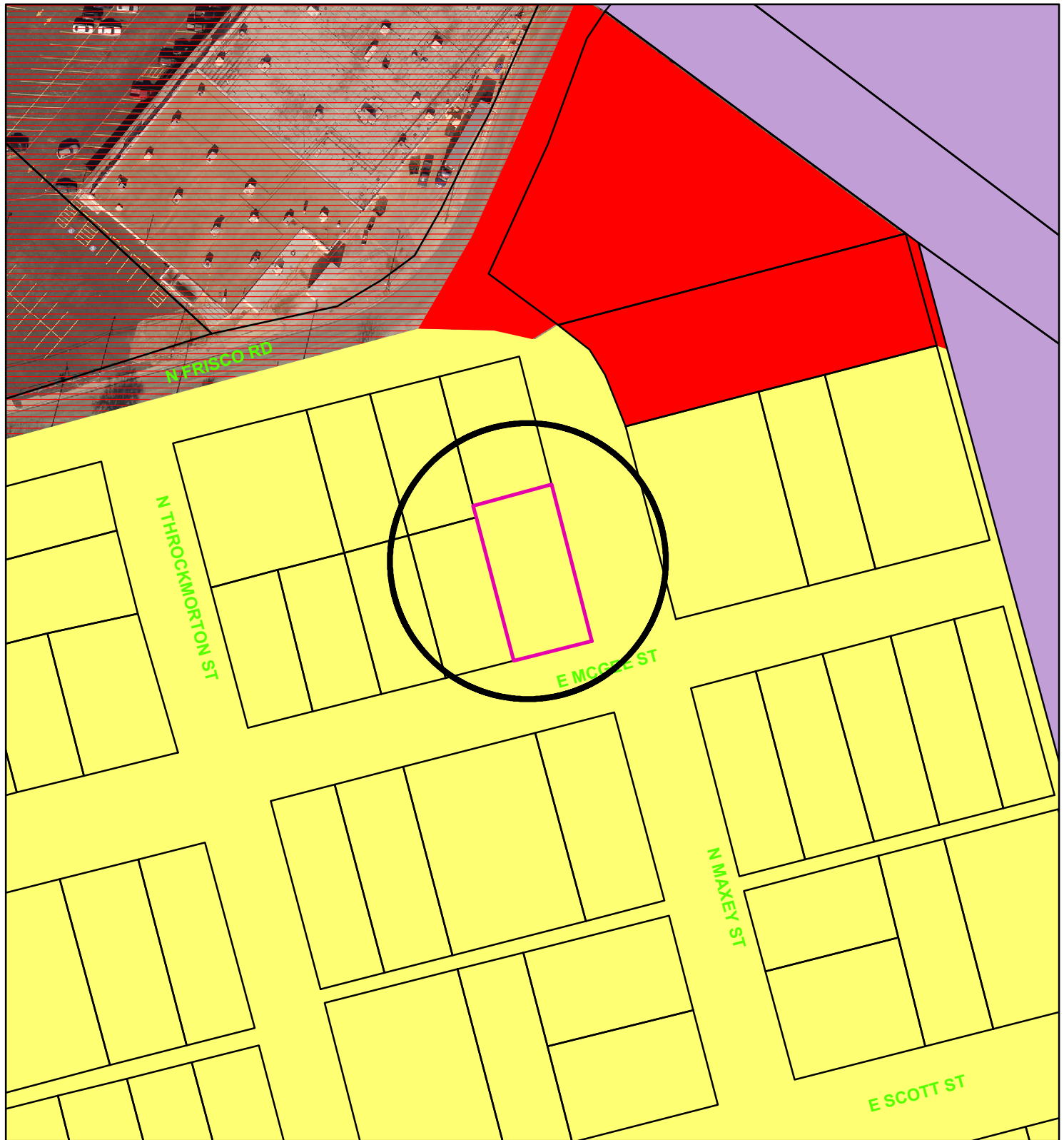


719 E. McGee Street



1 in = 165 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 719 E. McGee Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



719 East McGee Street



JOB NO. 19020114
FW:RR -- DFT:RWS

TOBAR'S PROPERTIES
VOL. 5456, PG. 345
O.P.R.G.C.T.

PETER OKWUMA
VOL. 2705, PG. 193
O.P.R.G.C.T.

LANNY PETTIT
VOL. 3205, PG. 618
O.P.R.G.C.T.

SOUTH 120'
LOT 1
(VACANT)

MAXEY STREET

MCGEE STREET

SCALE
1" = 30'

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- W WATER METER
- PP POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- BOUNDARY LINE
- - - PROPERTY LINE
- CHAINLINK FENCE

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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Underwood Drafting & Surveying, Inc.
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 28th day of February 2019, a survey was made on the ground of the property shown hereon, described as Lot S1, Block 2, of the Jones & Summit Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 304, Page 3, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 719 E. McGee St., Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



UNDERWOOD
DRAFTING & SURVEYING

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

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



SERAJ ALI

719 E. MCGEE
SHERMAN, TEXAS

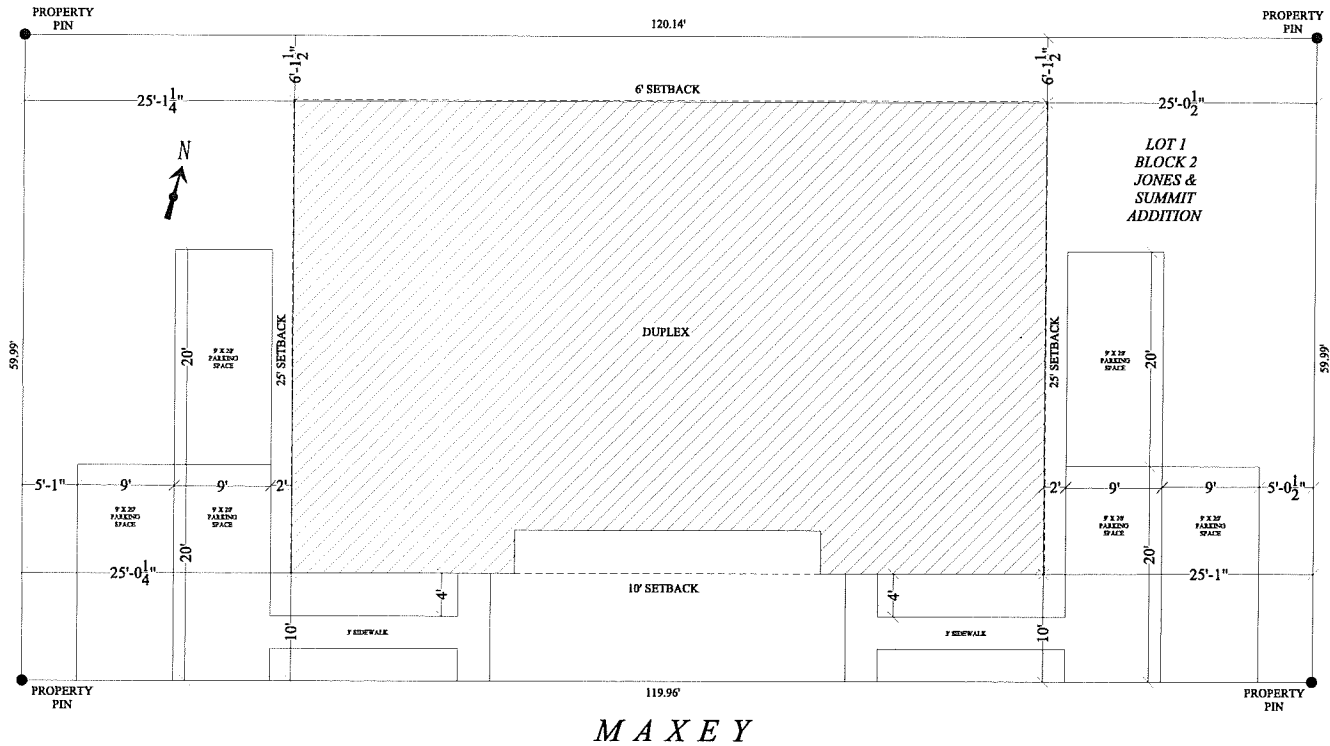
D2LDESIGNS@YAHOO.COM

DATE
05/22/19

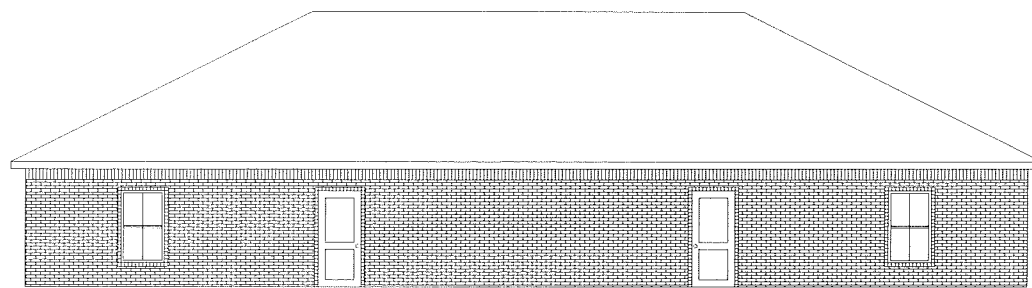
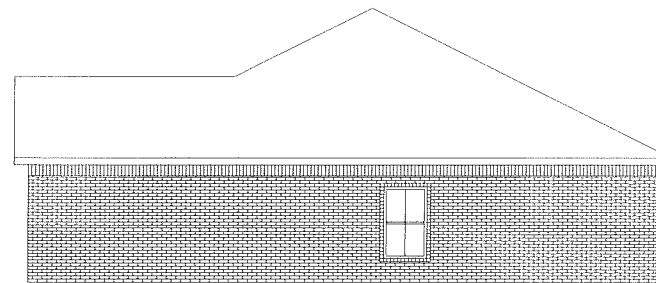
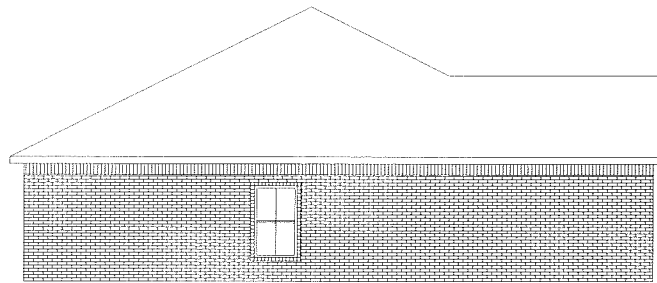
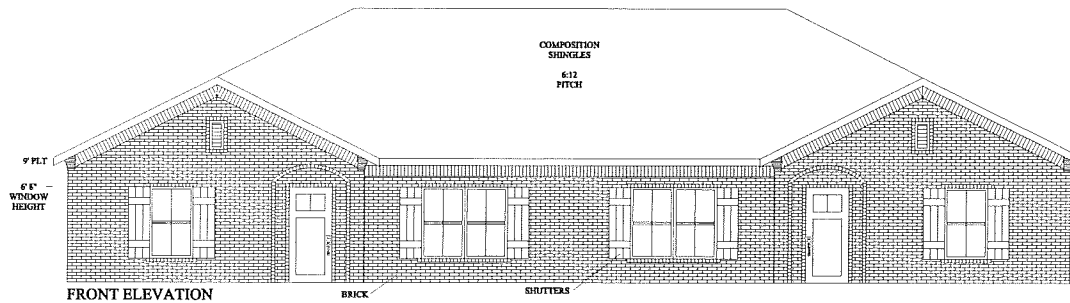
SHEET
SITE

SCALE
3/16" = 1'

MCGEE



SITE PLAN



ELEVATION PLAN

SERAJ ALI

719 E. MCGEE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
05/22/19

SHEET
ELEVATIONS

SCALE
1/4" = 1'

STAFF REVIEW LETTER

June 11, 2019

Seraj Ali
1113 Lakota Pl
Carrollton, TX 75010

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

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 719 East McGee Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. Extend sidewalk along entire length of lot on Maxey and McGee Street.
9. Verify location of sewer line. Private Sewer Easement may be required.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with a large initial "S".

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

RECEIVED

APR 04 2018



Developmental Services

March 29, 2019

Eisenhower Texoma LTD
C/O John Munson
PO Box 357
Denison, TX 75020

*Pull up
tax map*

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

Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition

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 duplex in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

Approved, John Munson
Managing Partner *4/2/19*
Eisenhower Texoma Ltd.

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**

14.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **5313 ARROYO TRAIL**

The request of Daniel Montano (Owners), David Downtain (Developer) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 5313 Arroyo Trail, being 2.0148 acres in the James B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Daniel Montano (Owners)

David Downtain (Developer)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

45

Objections Received:

0

Attachments

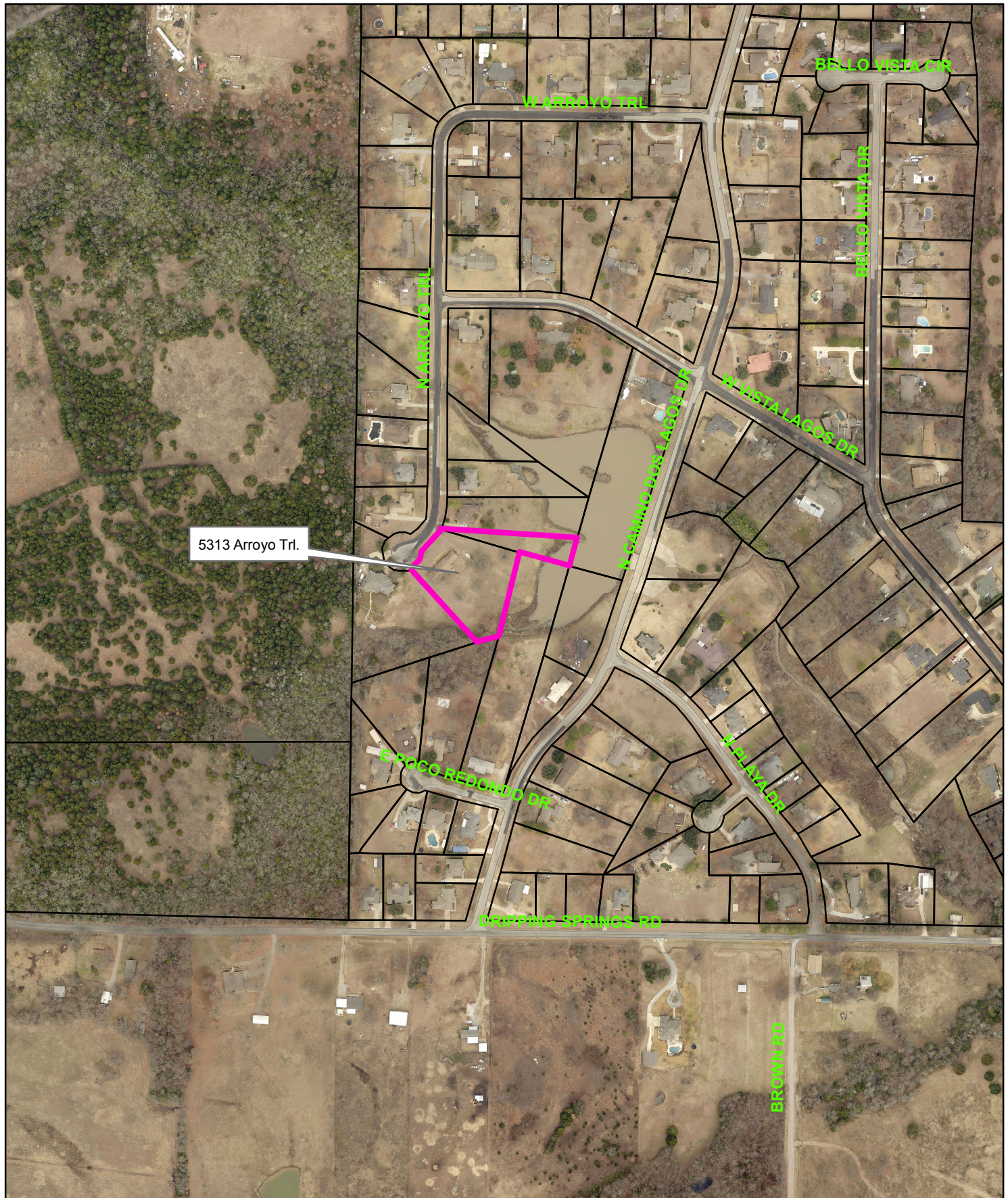
Location Map

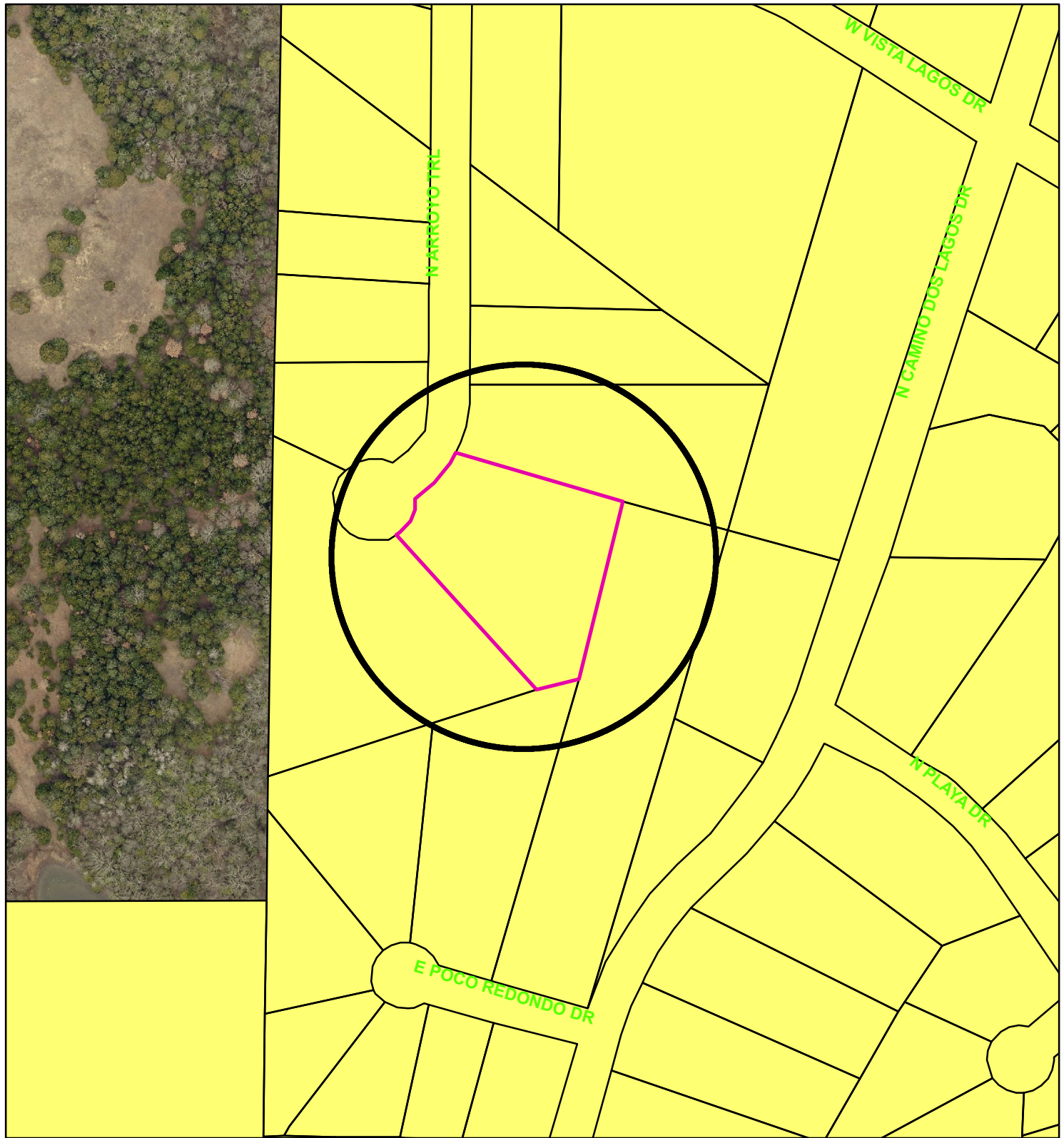
Zoning Map

Zoning Sign Photo

Replat Lot 20 & part of 21 Dos Lagos Subdivision

Staff Review Letter





Zoning - 5313 Arroyo Trail

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

1 in = 200 ft



5313 Arroyo Trail





STAFF REVIEW LETTER

June 10, 2019

Daniel Montano
914 E. Spring Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lot 20 and a portion of Lot 21, Dos Lagos Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Structures over lot lines will not be permitted.
7. Verify existing house in relation to proposed lot line.
8. Easement Abandonment must be approved by City of Sherman Engineering Department and City Council prior to filing of replat. Coordinate with Engineering Department.
9. Show 5' Roadway Easement as noted on plats filed in Vol. 4, Pg. 92 and Vol. 5, Pg. 35, Plat Records, Grayson County, Texas.
10. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1400 W. TAYLOR STREET

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

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from October 4th through November 2nd, 2019 and February 13th through 15th, 2020 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

Background:

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

The applicant would like to open a haunted slaughterhouse, October 4th through November 2nd, 2019 and February 13th through 15th, 2020 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nights (if needed) will be October 6th, 10th, 28th 29th and 30th, 2019. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m.. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Charles E. Anderson (Owner)

Brad and Kristi Travis, Hatch & Kravens Slaughterhouse (Tenants)

John LeBlanc (Representative)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land.

These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

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

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Schedule

Staff Review Letter

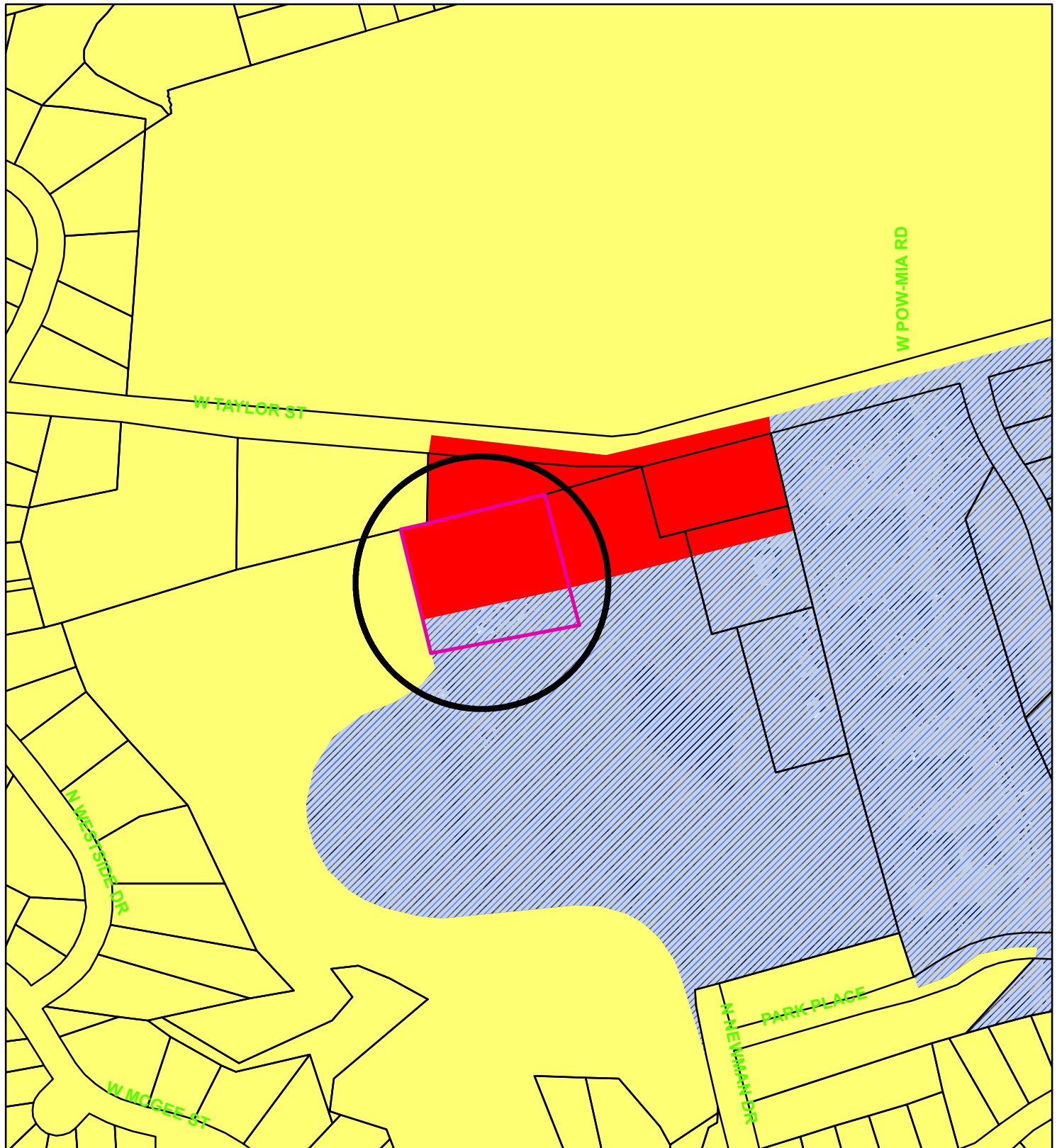


1400 West Taylor Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



1400 West Taylor Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



1400 West Taylor Street



[illegible]

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

DATES OF USE:

OCTOBER	4,5	(FRI/SAT)
OCTOBER	11,12,13	(FRI/SAT/SUN)
OCTOBER	17,18,19,20	(THUR,FRI/SAT/SUN)
OCTOBER	24,25,26,27,31	(THUR/FRI/SAT/SUN/THUR)
NOVEMBER	1, 2	(FRI/SAT)

FEBRUARY 13, 14, 15 - 2020 (THUR/FRI/SAT) VALENTINE'S SHOW

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

OCTOBER 6TH 10th, 28th, 29th 30th

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

USAGE: EXISTING C-1 AREA REQUESTING C-1 USAGE FOR HAUNTED HOUSE ATTRACTION, UTILIZING CURRENT STRUCTURE. TEMPORARY METER POLE WITH LOW VOLTAGE LED LIGHTING SYSTEM. NO OUTSIDE LOUDSPEAKER USAGE OR PERMIT REQUESTS. 30 DAY PERIOD FOR TEARDOWN AND STORAGE. SIGNS TO BE PLACED 45 DAYS PRIOR TO OPENING AND SIGN REMOVAL 10 DAYS AFTER EACH SHOWING. NO CHANGES IN REQUESTS FROM PRIOR YEAR(S).

STAFF REVIEW LETTER

June 11, 2019

Charles Anderson
1300 W. Taylor
Sherman, TX 75092

John LeBlanc
221 W. Texas
Sherman, TX 75092

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

Dear Applicants,

The request for a Temporary Use Permit to allow a haunted house from October 4th through November 2nd, 2019 and February 13th through 15th, 2020 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District for the property located at 1400 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

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

Engineering:

11. Parking will be permitted on private property only.

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

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

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

Respectfully,

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

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

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

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



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

16.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

200 BLOCK WEST PARK AVENUE

The request of Barton Capital, LTD (Owner), Ron Barton (Representative) and Marshall Sartin (Surveyor) concerning the property in the 200 block of West Park Avenue, being Lots 1-8, Block 31, Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 and 41 of South Side Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

Background:

The property is located in the 200 block of West Park Avenue between Elm and Crockett Streets. The property was zoned an M-1 (Light Manufacturing) District several years ago because of the location to the former Burlington Building. The property previously was used as housing for the Burlington employees.

Mr. Barton would like to rezone the property to an R-1 (One Family Residential) District to construct residential homes on the eight lots.

Adjacent Zoning:

R-1 (One Family Residential) District

M-2 (Heavy Manufacturing) District

Origination:

Barton Capital, LTD (Owner)

Ron Barton (Representative)

Marshall Sartin (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:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

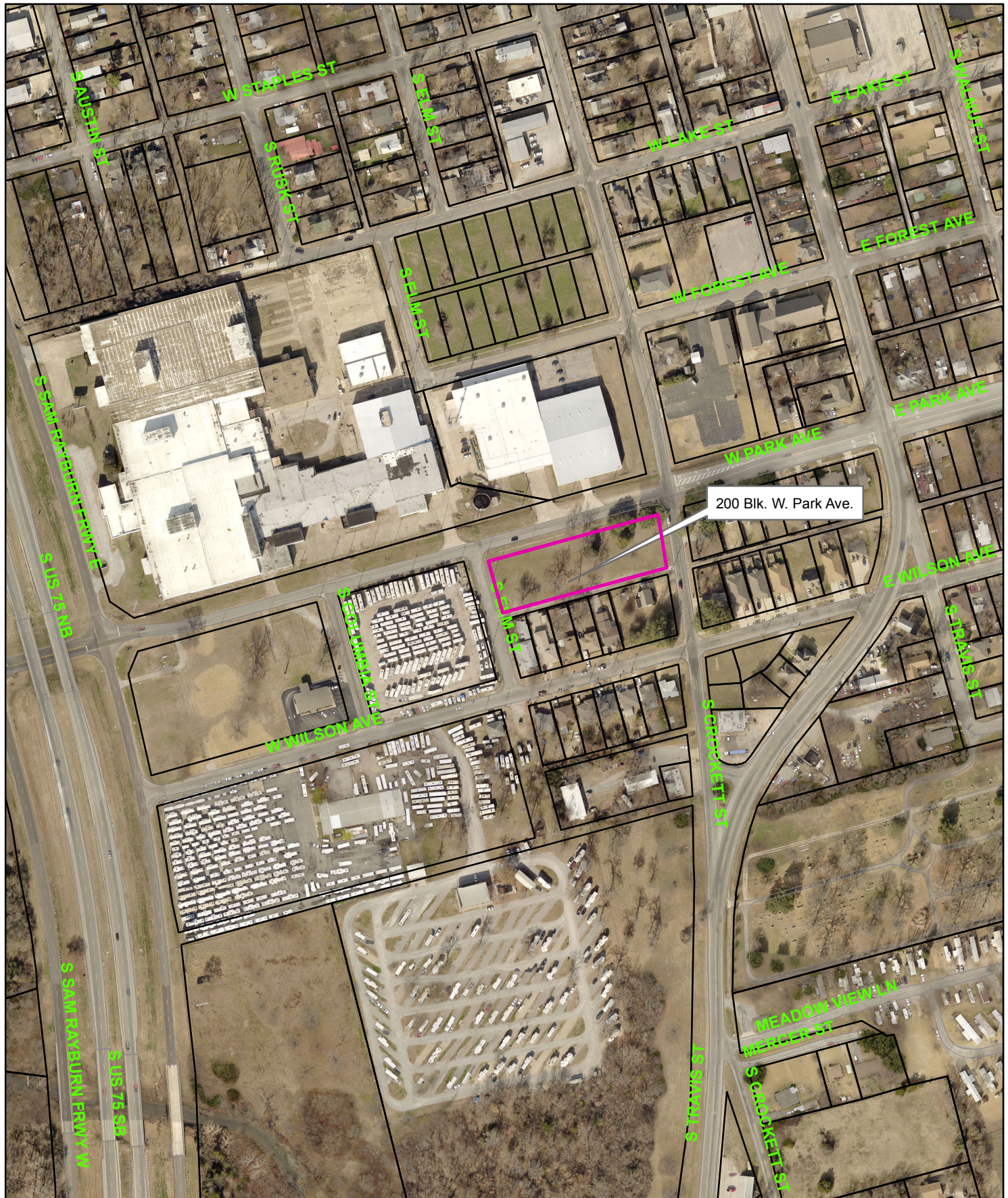
Zoning Sign Photo

Site Plan

Building Elevations

Residential Homes in Area

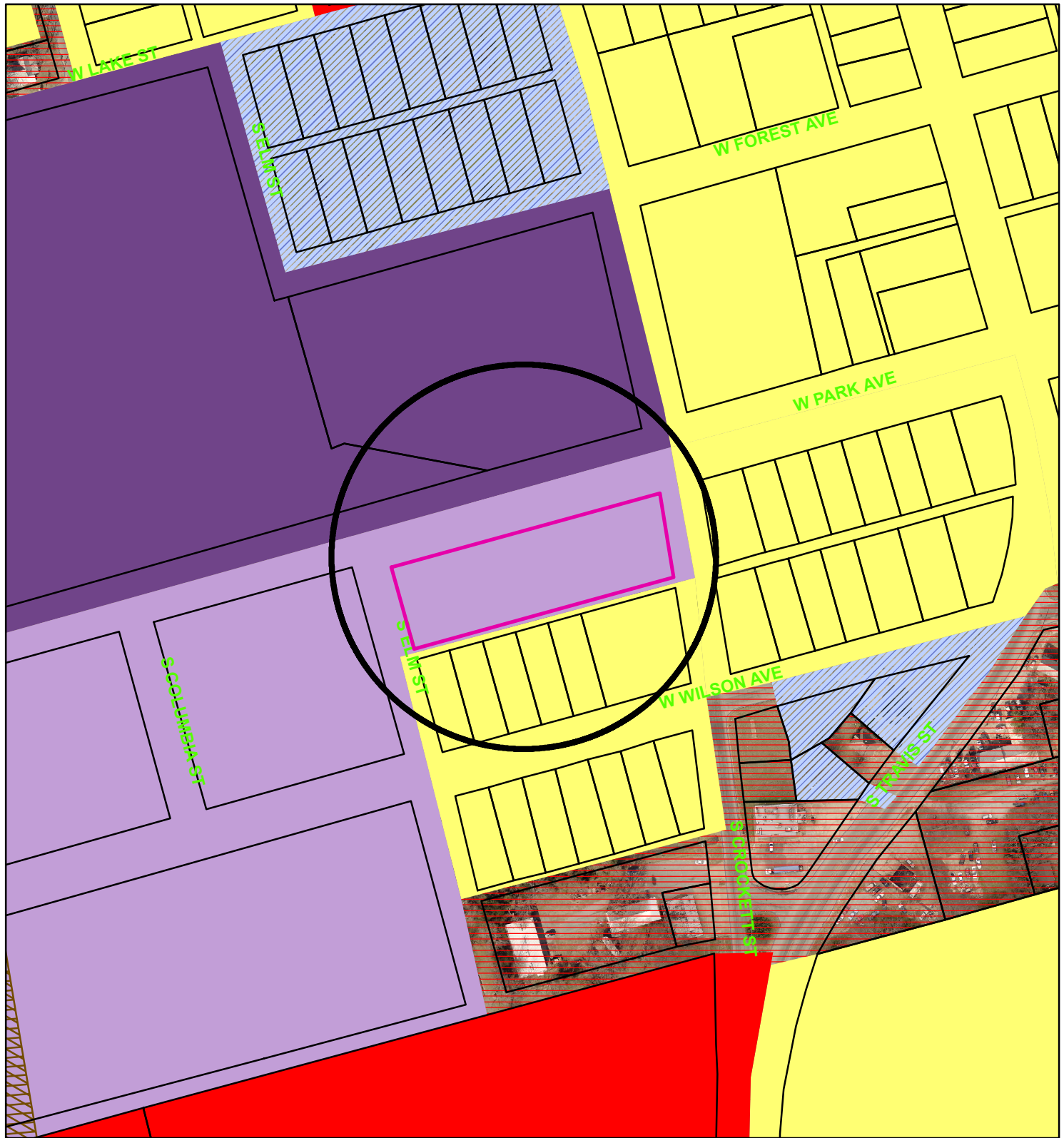
Staff Review Letter



200 Block West Park Avenue



1 in = 300 ft



Zoning - 200 Block West Park Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
-  M-1.5 Medium Manufacturing District
-  M-2 Heavy Manufacturing District
-  MH1 Manufacturing Housing District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



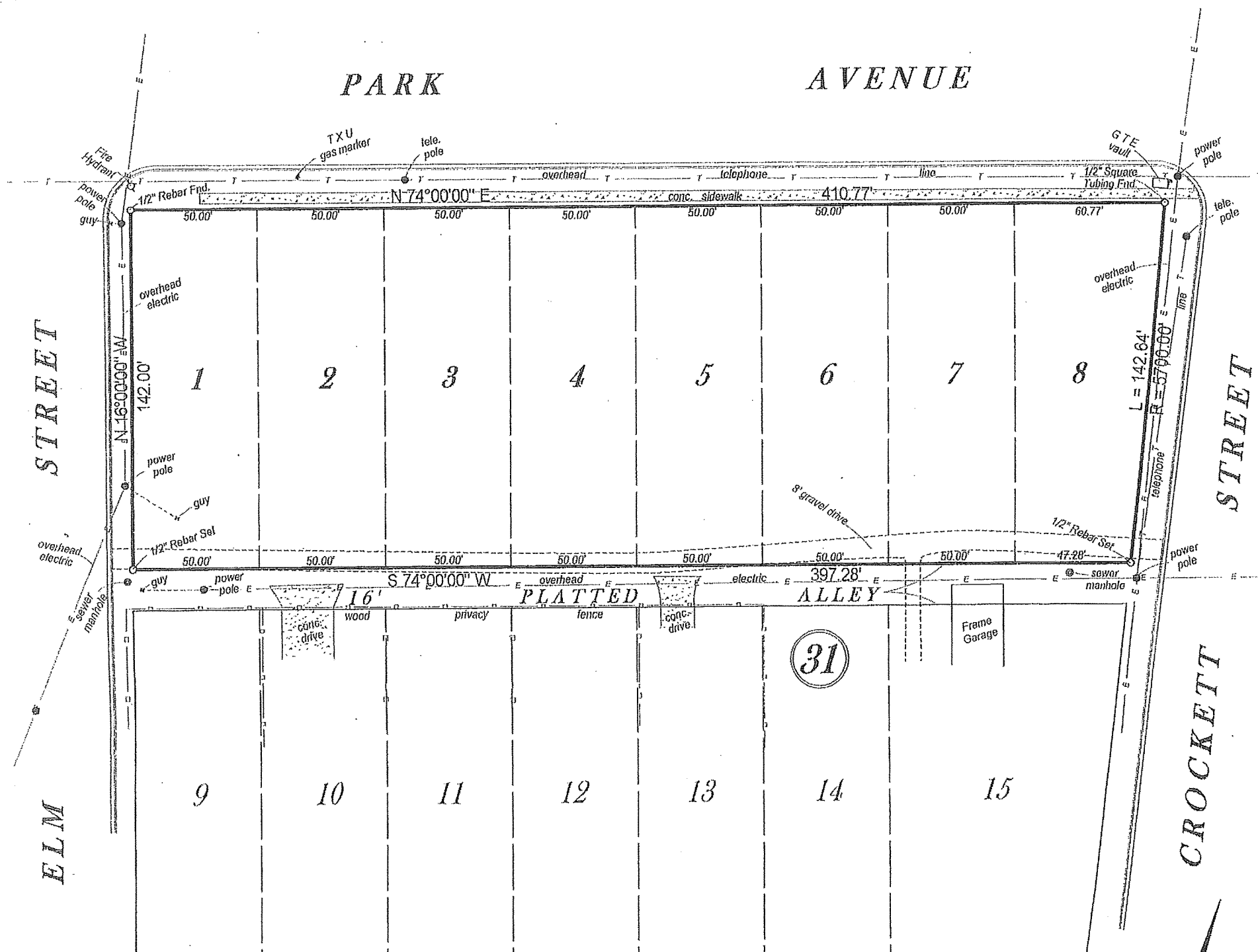
NOT TO SCALE

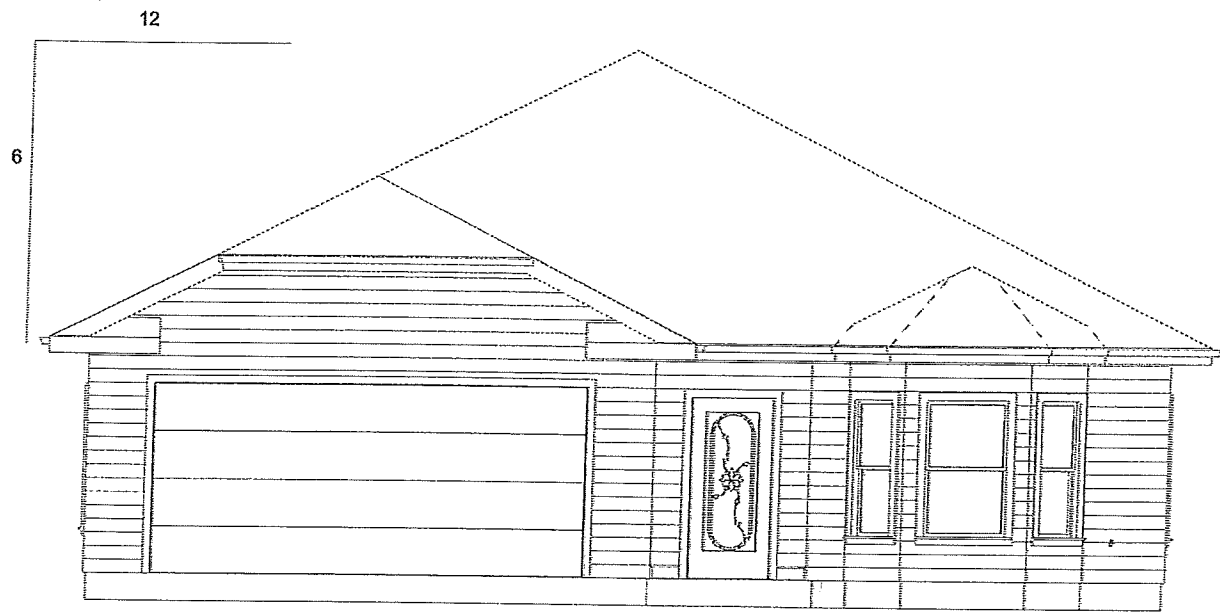
1 in = 200 ft

200 Block West Park Avenue

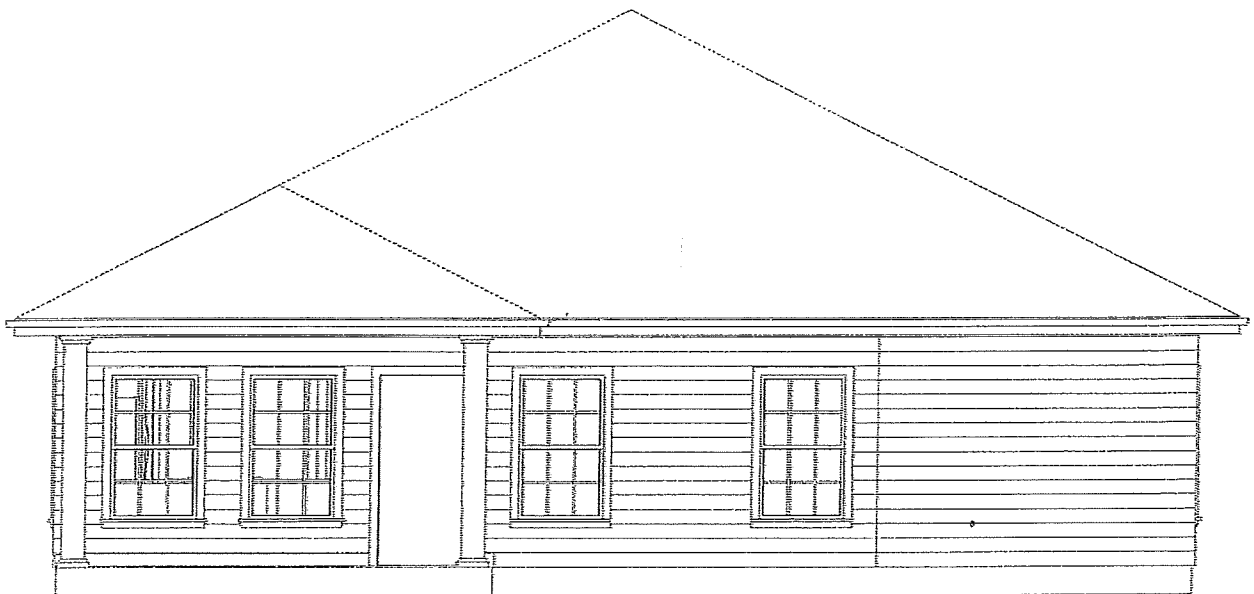


AVENUE





Front Elevation



Rear Elevation



Wilson & Crockett Streets



New Construction – Forest & S Crockett



Wilson & Elm Street



Wilson Street

STAFF REVIEW LETTER

June 11, 2019

Barton Capital, LTD
715 S. Sam Rayburn Freeway
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District for the property located in the 200 block of West Park Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into Park Avenue, Elm or Crockett Streets right-of-way.
6. Review the zoning and development ordinance for additional requirements.
7. 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:

8. Replat may be required if proposed structures are to cross-existing lot lines.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. City of Sherman does not maintain alleys.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



Planning & Zoning Commission and Board of Adjustments

17.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4800-4900 BLOCKS KNOLLWOOD ROAD

The request of Young Enterprises, LP (Owner), David Baca Studio (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 4800-4900 blocks Knollwood Road, being Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, containing 2.302 acres in the James H. Clark Survey, Abstract No. 275, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a 62' tall building for an apartment complex in lieu of the permitted 45' in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 113 parking spaces in lieu of the required 132 for an apartment complex in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wrought iron fence in lieu of the required masonry perimeter wall surrounding an apartment complex in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District.

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District, February 16, 1987 (Ordinance No. 4014).

The owner would like to construct the YE Urban Lofts, a sixty-six (66) unit, three-story apartment complex at this location. They are requesting variances to allow a sixty-two (62) foot tower on a portion of the building; to a wrought iron fence and to reduce the number of parking spaces to 113 spaces in lieu of 132 spaces required. The exterior finish on the apartment complex will be stone veneer, concrete fiber board siding with metal siding accents.

Adjacent Zoning:

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

Origination:

Young Enterprises, LP (Owner)
David Baca Studio (Architect)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

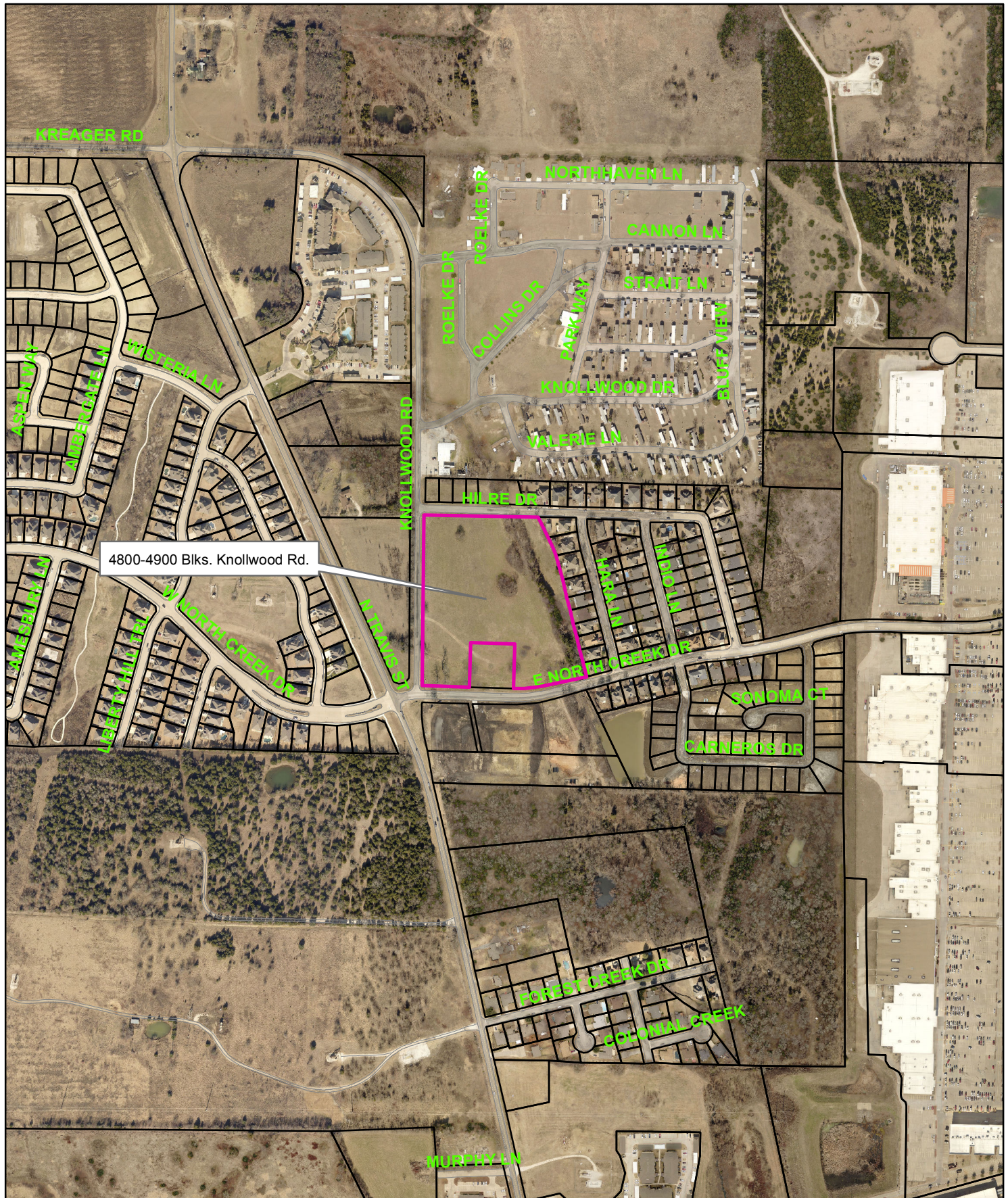
32

Objections Received:

0

Attachments

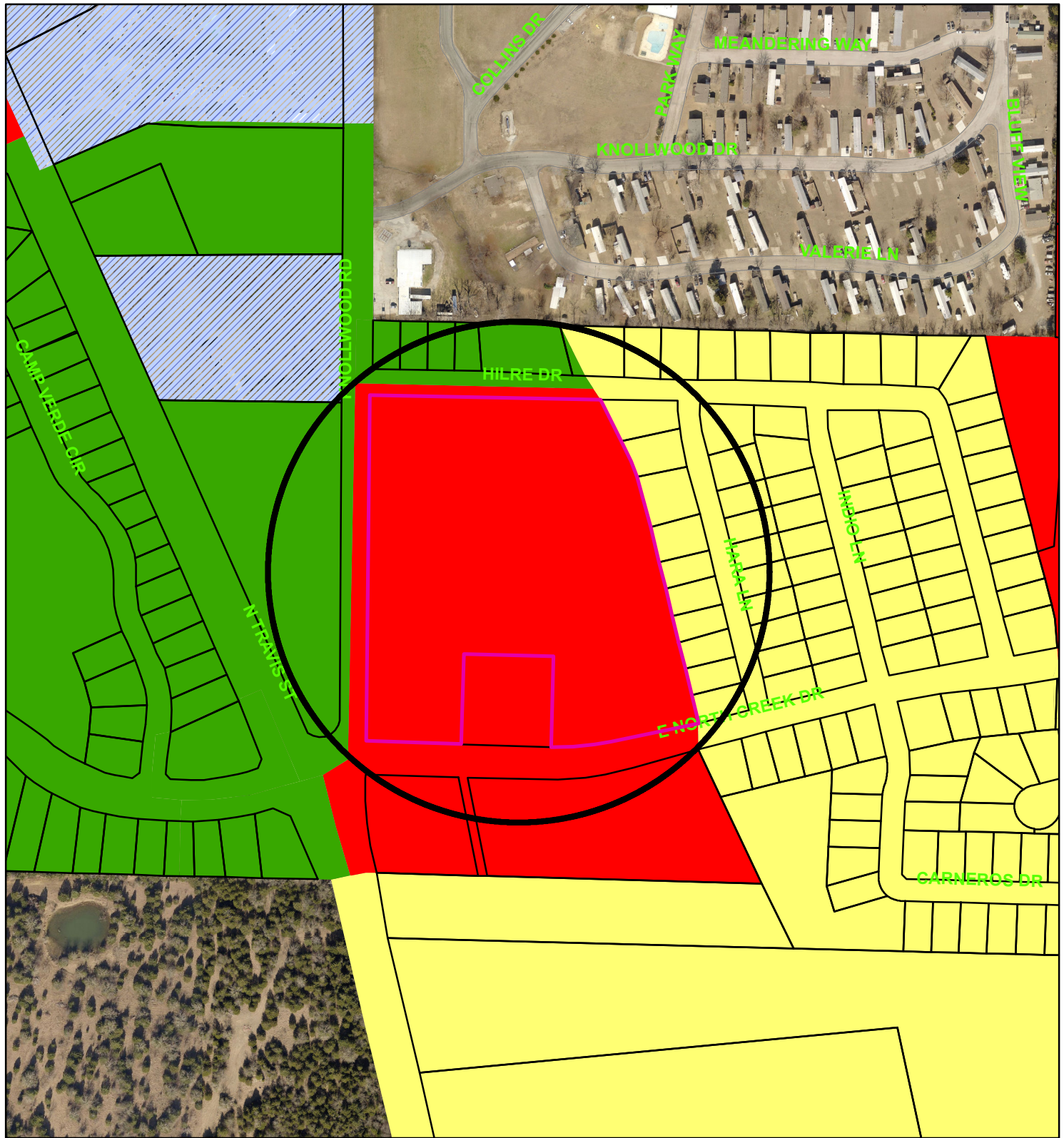
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter



4800-4900 Blocks Knollwood Road



1 in = 576 ft



Zoning - 4800-4900 Blocks Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4800-4900 Blocks Knollwood Road



ALEXANDER & RICHARDS SURVEY
ABSTRACT NO. 42
GRAYSON COUNTY, TX

LOT 1, BLOCK 2
NORTH CREEK ADDITION

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY HELVEY-WAGNER SURVEYING, INC., 222 W. MAIN ST., DENISON, TEXAS 75020 (903.463.6191)
2. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN HATCHED, TYPICAL.
3. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
4. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.
5. REFER TO CIVIL ENGINEERED DRAWINGS FOR ALL PAVEMENT THICKNESSES, DESIGN, DRAINAGE, ETC.

SITE PLAN STATISTICS:

ZONING:	C-1, GENERAL RETAIL DISTRICT
GROSS AREA:	2.302 ACRES (100,275 S.F.)
BUILDING AREA:	18,060 S.F.
IMPERVIOUS PAVING AREA:	49,571 S.F.
LANDSCAPED AREA:	32,644 S.F.
PARKING REQUIRED: 66 UNITS * MIN. 2 SPACES/UNIT=	132 SPACES
PARKING PROVIDED:	
(60) 1-BED UNITS * 1.5 SPACES/UNIT	90
(6) 2-BED UNITS * 2 SPACES/UNIT	12
10% SPACES FOR GUESTS	10
TOTAL PROVIDED =	113 SPACES (6 H.C.)

SITE SETBACKS & EASEMENTS KEY:

- ① 25' FRONT SETBACK
- ② 16' SIDE SETBACK
- ③ 7' SIDE SETBACK (SUM OF BOTH = 23')
- ④ 25' REAR SETBACK
- ⑤ 10'-0" WATERLINE EASEMENT
- ⑥ 10'-0" DRAINAGE & UTILITY EASEMENT
- ⑦ 10'-0" SANITARY SEWER EASEMENT
- ⑧ EASEMENT ALONG UTILITY POLES, UNSPECIFIED WIDTH

N00°04'38"E 23.27'

4' CONC. SIDEWALK

KNOLLWOOD DRIVE

⑧

EXIT-ONLY GATE

HILRE DRIVE

S88°09'26"E 213.97'

4' CONC. SIDEWALK

LANDSCAPED
AREA, TYP.

THREE STORY
APT. BUILDING
(66 UNITS)

TERRACE

POOL

GRILLING AREA

DUMPSTER
ENCLOSURE

100-YEAR FLOOD
HAZARD AREA

DUMPSTER
ENCLOSURE

N88°09'26"W 213.70'

24'-0" FIRELANE, TYPICAL

S45°56'14"W 98.11'

S00°39'38"W 230.37'

99'-1"

52'-4"

204'-1"

132'-0"

84'-4"

S43°30'04"E 100.01'



1

SITE PLAN

SCALE: 1" = 50'



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

YOUNG ENTERPRISES - URBAN LOFTS

PROJECT NUMBER

1905

DATE

05.23.19

SHEET NUMBER

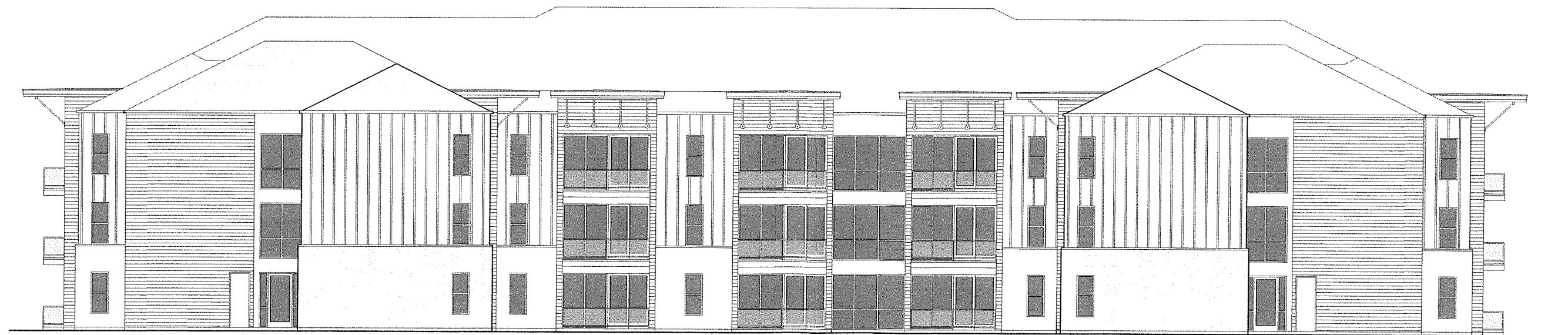
SP-1

site plan





1 **FRONT (WEST) ELEVATION**
SCALE: 1/16" = 1'-0"



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



100 NORTH TRAVIS STREET
SUITE NO. 600A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

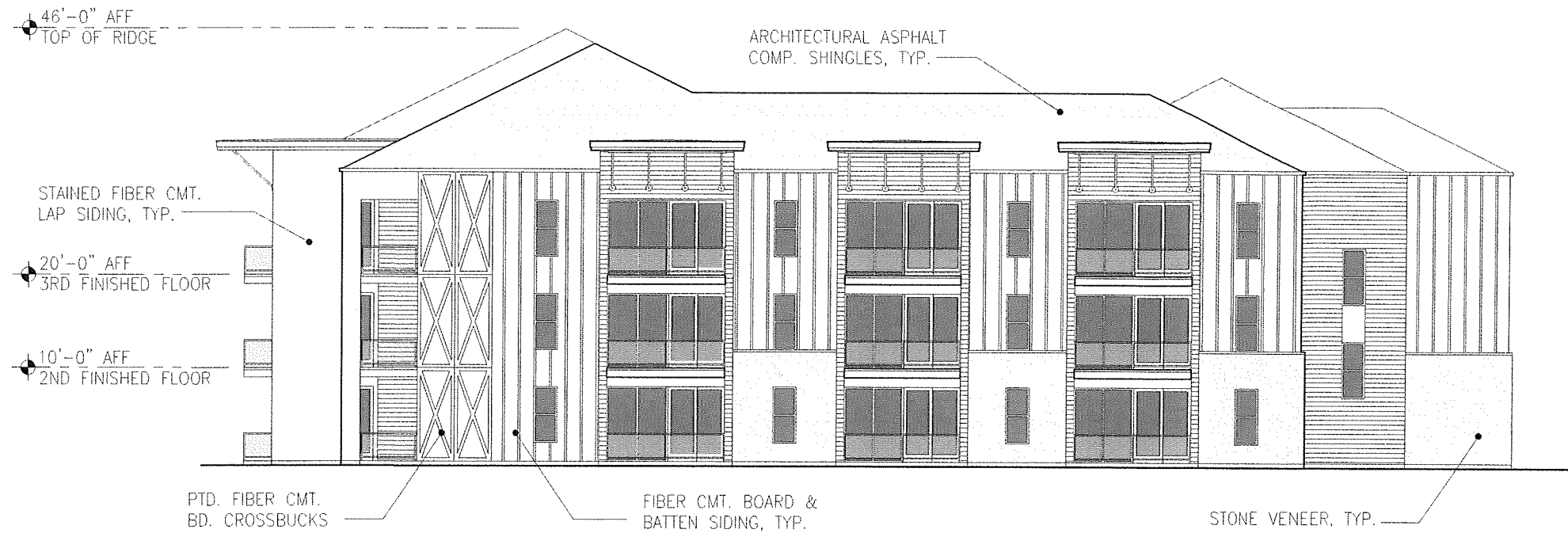
**SCHEMATIC
DESIGN
REVIEW**
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

YOUNG ENTERPRISES - URBAN LOFTS

exterior elevations

PROJECT NUMBER
1905
DATE
05.23.19
SHEET NUMBER
SP-2



1 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



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



david**baca**
STUDIO

100 NORTH TRAVIS STREET
SUITE, NO. 500A
SHERMAN, TEXAS 75090
903 893 5800

www.davidbacastudio.com

**SCHEMATIC
DESIGN
REVIEW**

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISES	DESCRIPTION	DATE
NO.		

YOUNG ENTERPRISES - URBAN LOFTS

PROJECT NUMBER

1905

DATE

05.23.19

SHEET NUMBER

SP-3

exterior elevations

STAFF REVIEW LETTER

June 11, 2019

Young Enterprises
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

David Baca
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an apartment complex (YE Urban Lofts) in a C-1 (Retail Business) District for the property located in the 4800-4900 blocks of Knollwood Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Travis Street, Knollwood Road or Hilde Drive right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding (including carports/garages) unless an exception is approved.
10. An exception would need to be approved for any freestanding signage; only wall signs are allowed.
11. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. Replat of subject property required.
15. All requirements of the Floodplain Ordinance should be followed.
16. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

17. Water and Sewer Pro-Rata will be due at the time of development.
18. Internal water and sewer lines will be privately owned and maintained.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to City Engineering Department for approval.
20. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
21. Verify fire lane requirements with Fire Marshall.
22. Location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2122 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of New Heritage Baptist Church (Owners) and Bluestone Drafting and Design (Draftsman) concerning the property located at 2122 South FM 1417 (Heritage Parkway) being Lot 1, Block 1, Haliburton Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (11)(a) to allow a 72 square foot digital monument sign, 5' from the front property line in lieu of the required 25' in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 2122 South FM 1417 (Heritage Parkway); the property in front of the City of Sherman Water Tower across from the Pebblebrook Subdivision. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1.1 (FM 1417) Overlay District. Exceptions were approved: to not require a landscape buffer along FM 1417 (Heritage Parkway) and to not require the developer to provide screening between a church and residentially zone property at the December 18, 2018, Planning and Zoning Commission, limited to the church or if the property is developed along the highway.

New Heritage Baptist Church is in the process of building a church at this location. They are requesting a variance to allow a seventy-two (72) square foot digital monument sign, five (5) foot from the FM 1417 (Heritage Parkway) property line.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

New Heritage Baptist Church (Owners)

Bluestone Drafting and Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

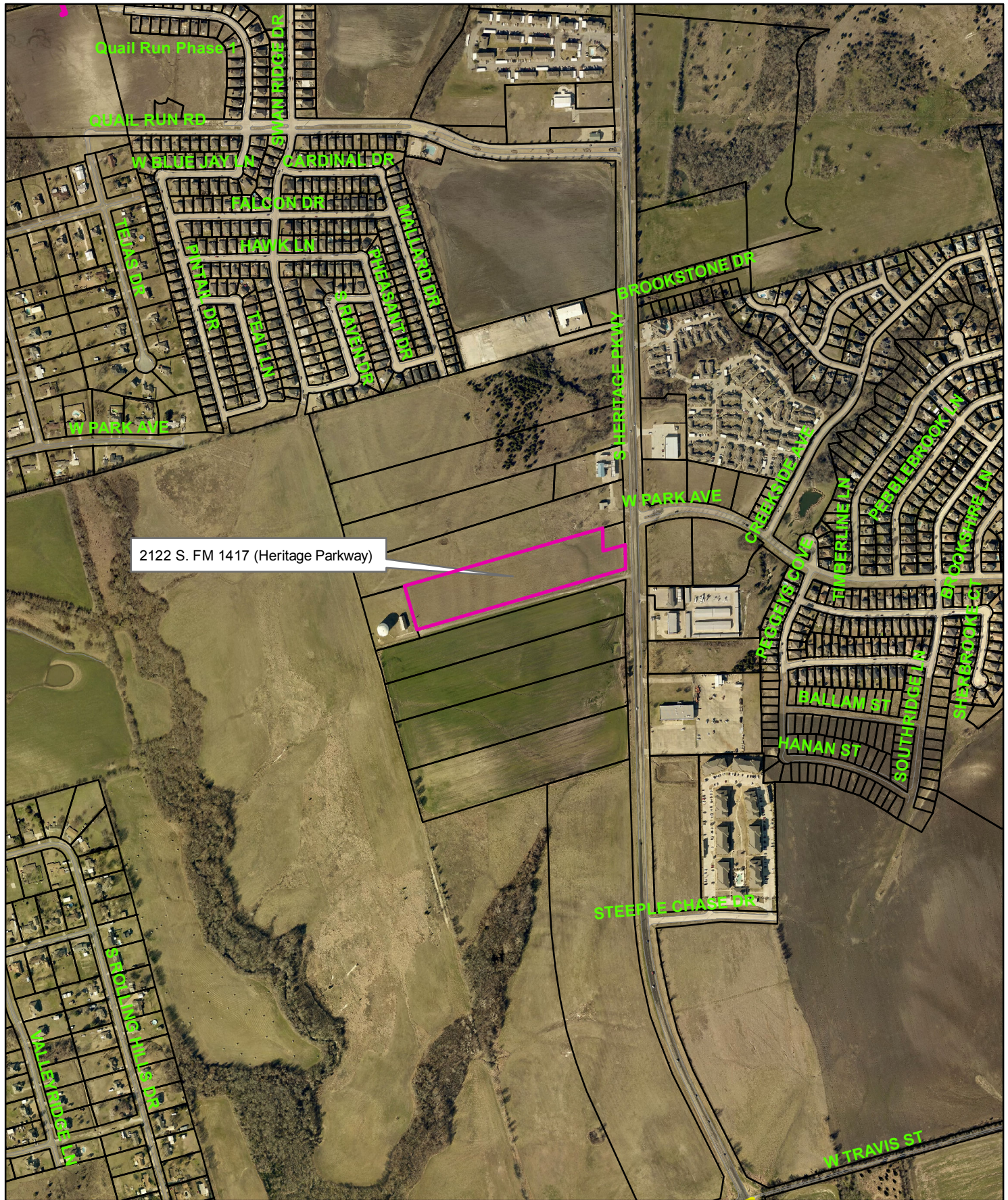
Replat Lot 1 Amended Plat of Haliburton Addition - Proposed

Site Plan

Sign Elevations

Sign Elevations

Staff Review Letter

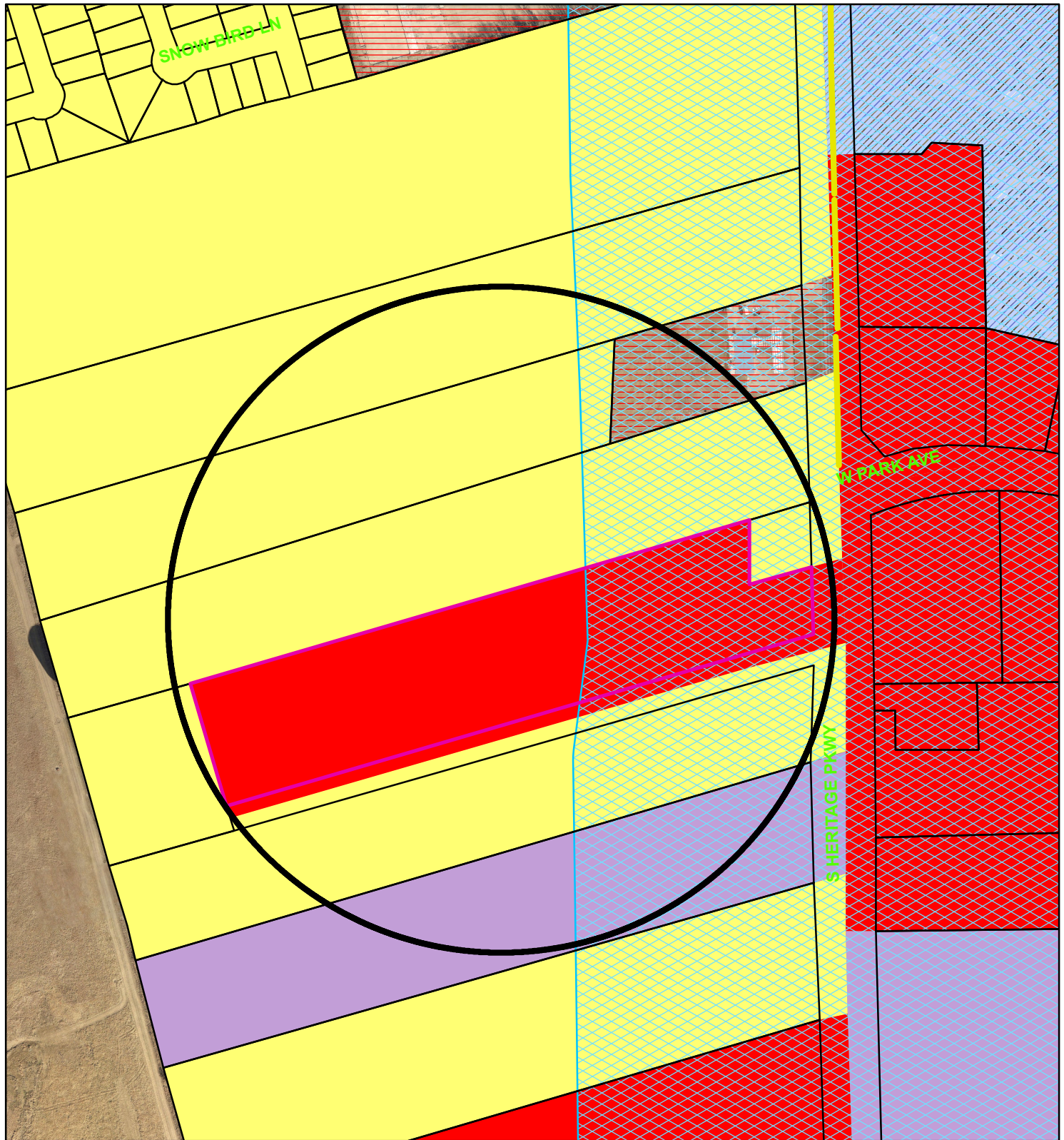


2122 S. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 800 ft



Zoning - 2122 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2122 South FM 1417 (Heritage Parkway)



LOT 1
HALIBURTON ADDITION
9.525 ACRES

SITE PLAN STATISTICS:

ZONING: C-1, RETAIL BUSINESS DISTRICT

GROSS AREA: 9.525 ACRES (415,345 S.F.)

BUILDING AREA: 5,216 S.F.

HARD SURFACE AREA: 32,216 S.F.
PARKING, SIDEWALKS, AND ENTRY:

LANDSCAPED AREA: 5,542 S.F.

PARKING REQUIRED: 1 SPOT/7 SEATS (199 OCC./7 = 28.4)

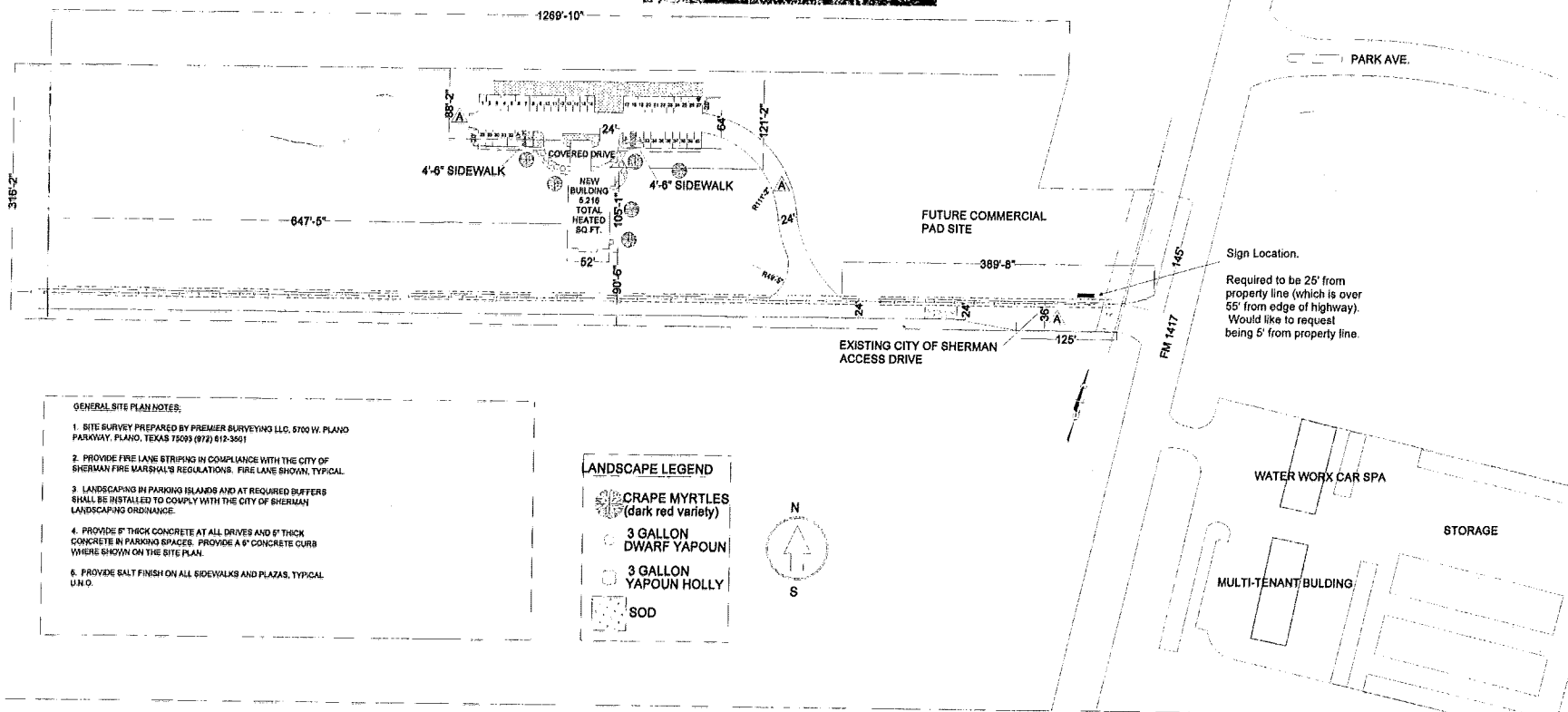
PARKING PROVIDED: 40 SPACES (+ 4 H.C. SPACES)

1417 OVERLAY DISTRICT REQUIREMENTS

- (11) Monument/ground signs.
- a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.
- b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.
- (12) Illuminated/electronic signs.
- a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.
- b) A sign shall display static images for a period of at least eight seconds.
- c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.
- d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.
- e) Revolving signs shall not be permitted.
- f) A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.



General Design Example
(stone will match building stone). Sign is approximately 8'x8'. LED portion is approx. 2'x6'.



GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY PREMIER SURVEYING LLC, 5700 W. PLANO PARKWAY, PLANO, TEXAS 75093 (972) 612-3541
2. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN, TYPICAL.
3. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
4. PROVIDE 6" THICK CONCRETE AT ALL DRIVES AND 6" THICK CONCRETE IN PARKING SPACES. PROVIDE A 6" CONCRETE CURB WHERE SHOWN ON THE SITE PLAN.
5. PROVIDE SALT FINISH ON ALL SIDEWALKS AND PLAZAS, TYPICAL U.N.O.

LANDSCAPE LEGEND

- CRAPE MYRTLES (dark red variety)
- 3 GALLON DWARF YAPON
- 3 GALLON YAPON HOLLY
- SOD



BLUESTONE
DRAFTING + DESIGN

4708 N. FM. 1417, SHERMAN, TEXAS 75092
P-903.813.1415 F-903.893.2124 WWW.BLUESTONE.WS

JOB TITLE:

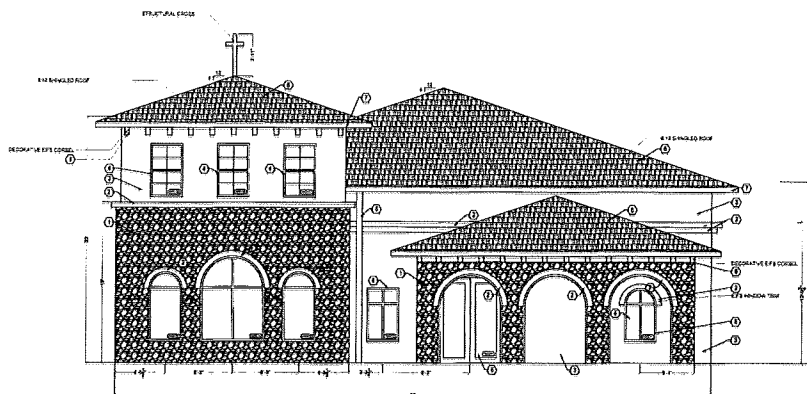
**NEW HERITAGE BAPTIST CHURCH
CONSTRUCTION DOCUMENTS**

REVISION:

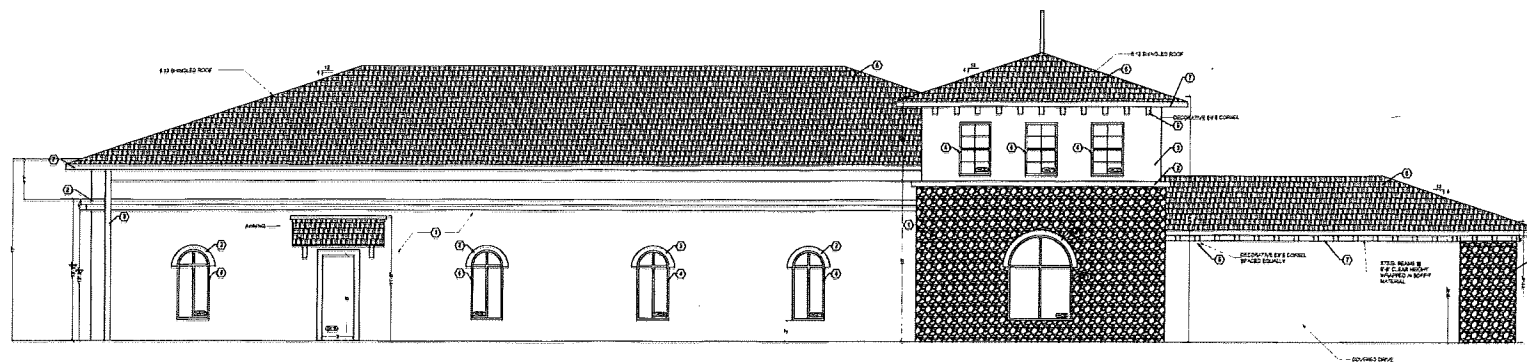
SCALE:
1/84" = 1'-0"

DATE:
4.9.2019

SHEET NO.:
A.002
SITE PLAN



1 EXTERIOR ELEVATION
FRONT



2 EXTERIOR ELEVATION
SIDE

EXTERIOR SPECIFICATIONS

SYMBOL	PRODUCT	DESCRIPTION	SUPPLIER	NOTES
①	STONE	BLEND: AUSTIN CHALK & TX GOLD	TEXAS STONE DESIGNS INC.	BUFF MORTAR
②	EIFS	NATURAL WHITE	DRYVIT	TRIM DETAILS
③	EIFS	SUEDE	DRYVIT	
④	WINDOWS	VINYL	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE
⑤	STOREFRONT	BRONZE FRAME		SEE DOOR/WINDOW SCHEDULE
⑥	SHINGLES	WEATHERWOOD 30 YEAR COMPOSITION	OWENS CORNING	
⑦	TRIM PAINT COLOR	SW 7048 URBANE BRONZE	SHERWIN WILLIAMS	PAINTED AND TRIMMED IN SOFFIT MATERIAL
⑧	GUTTERS	PAINTED SW 7048 URBANE BRONZE		
⑨	EIFS	SW 7048 URBANE BRONZE	DRYVIT	CORBELS



BLUESTONE
DRAFTING + DESIGN

4708 N. FM. 1417, SHERMAN, TEXAS 75092
P: 903.813.1415 F: 903.863.2124 WWW.BLUESTONE.WS

JOB TITLE:

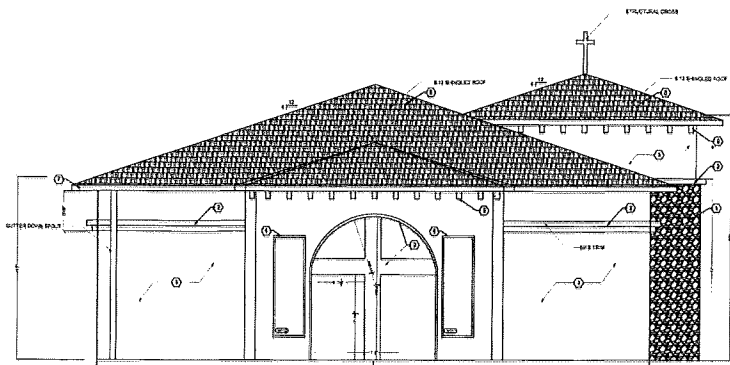
NEW HERITAGE BAPTIST CHURCH CONSTRUCTION DOCUMENTS

REVISION:

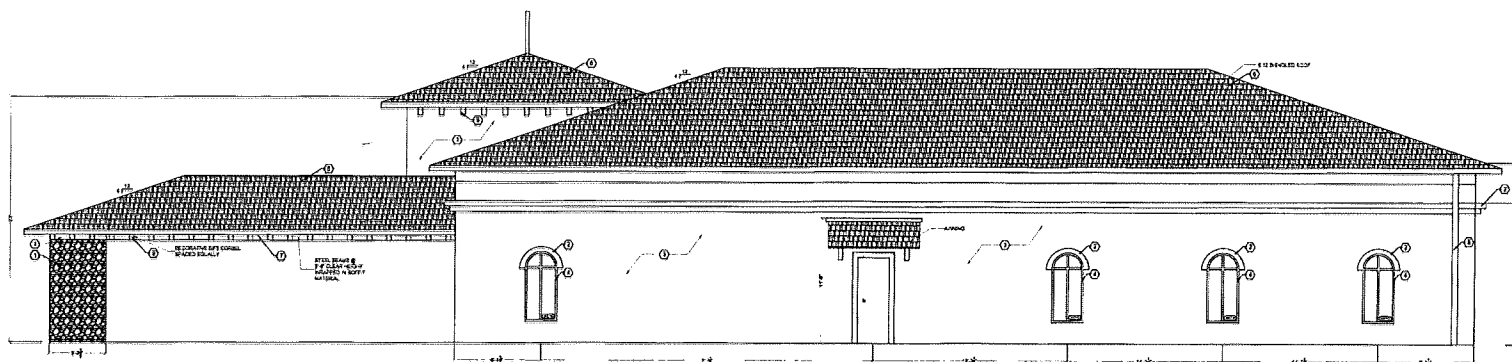
SCALE:
3/16" = 1'-0"

DATE:
4.9.2019

SHEET NO.:
A.004
EXT. ELEVATIONS



1 EXTERIOR ELEVATION
REAR



2 EXTERIOR ELEVATION
REAR

EXTERIOR SPECIFICATIONS

SYMBOL	PRODUCT	DESCRIPTION	SUPPLIER	NOTES
①	STONE	BLENDE: AUSTIN CHALK & TX GOLD	TEXAS STONE DESIGNS INC.	BUFF MORTAR
②	EFS	NATURAL WHITE	DRYVIT	TRIM DETAILS
③	EFS	SUEDE	DRYVIT	
④	WINDOWS	VINYL	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE
⑤	STOREFRONT	BRONZE FRAME		SEE DOOR/ WINDOW SCHEDULE
⑥	SHINGLES	WEATHERWOOD 30 YEAR COMPOSITION	OWENS CORNING	
⑦	TRIM PAINT COLOR	SW 7048 URBANE BRONZE	SHERWIN WILLIAMS	PAINTED AND TRIMMED IN SOFFIT MATERIAL
⑧	GUTTERS	PAINTED SW 7048 URBANE BRONZE		
⑨	EFS	SW 7048 URBANE BRONZE	DRYVIT	CORBELS



BLUESTONE
DRAFTING + DESIGN

4708 N. FM. 1417, SHERMAN, TEXAS 75092
P: 903.813.1415 F: 903.893.2124 WWW.BLUESTONE.WS

JOB TITLE:

NEW HERITAGE BAPTIST CHURCH CONSTRUCTION DOCUMENTS

REVISION:

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

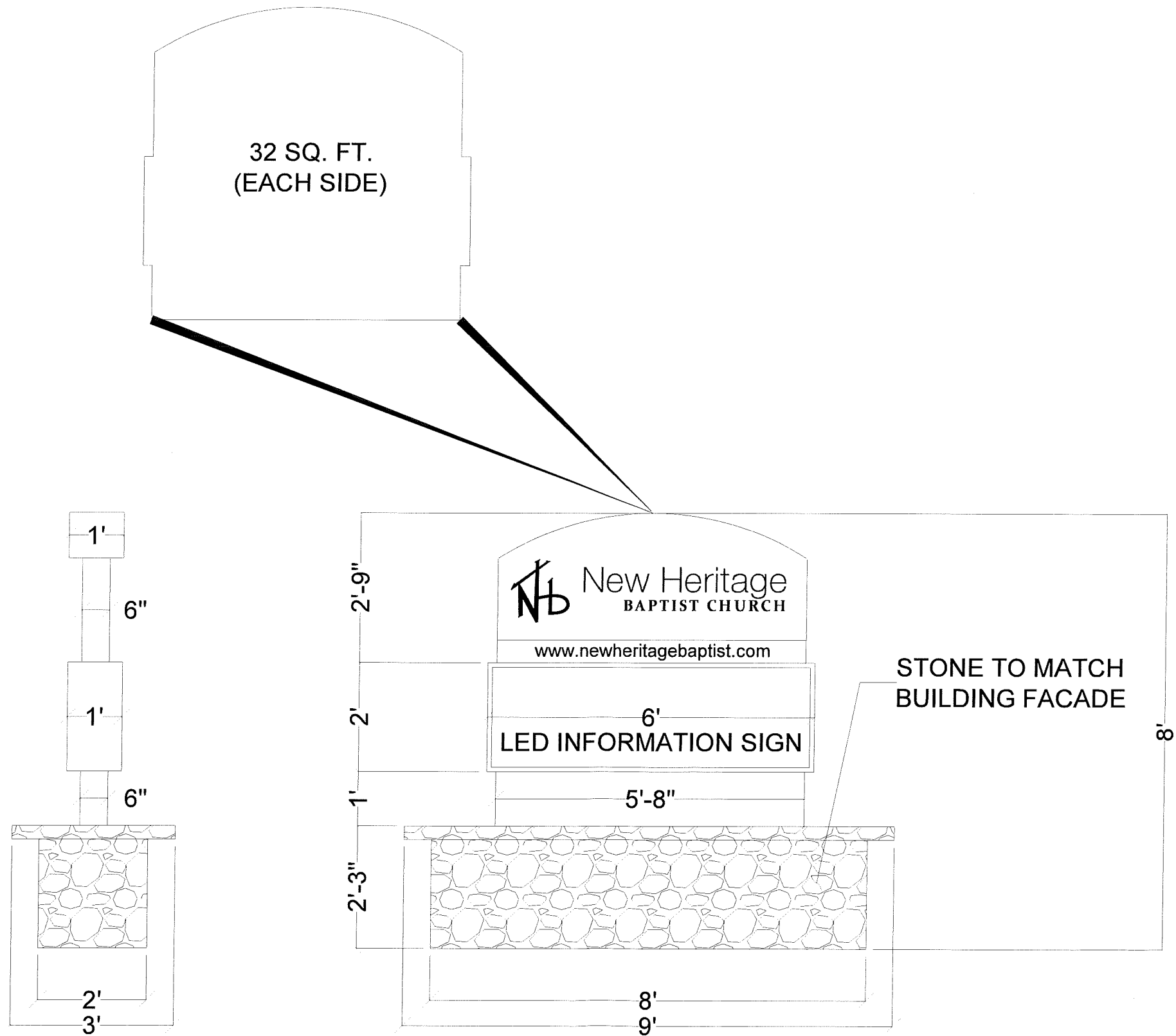
DATE:
4.9.2019

SHEET NO.:
A.005
EXT. ELEVATIONS

New Heritage Baptist Church

Proposed Sign – This is a blown up color picture of the proposed sign in the plans so you can get a better look at it.





4708 N. FM. 1417, SHERMAN, TEXAS 75092
P: 903.813.1415 F: 903.893.2124 WWW.BLUESTONE.WS

JOB TITLE:

NEW HERITAGE BAPTIST CHURCH
SIGN MONUMENT PERMIT

REVISION:

SCALE:
1" = 1' - 0"

DATE:
5.23.19

SHEET NO.:
A.001
MONUMENT SIGN

STAFF REVIEW LETTER

June 11, 2019

East Sherman Baptist Church
910 E. Kings St.
Sherman, TX 75090

Bluestone Drafting & Design
Shane Greer
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 72 square foot digital monument sign, 5' from the front property line in lieu of the allowed 65 square foot with a required 25' setback in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District for the property located 2122 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District and the O-1.1 (FM 1417 Overlay) District must be followed.
2. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
3. Fire access lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
4. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. The 40' access and utility easement shall remain open at all times.
6. If the sign is located outside the property line of the lot where the business/church is located, the sign will require approval for a Specific Use Permit to allow an off-premise sign/billboard.
7. A ten (10) landscape and irrigated buffer strip along FM 1417 (Heritage Parkway) must be provided and maintained unless an exception is granted.
8. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
9. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. Ensure traffic views along FM 1417 (Heritage Parkway) are not blocked by the sign.
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. Replat requires a Right of Way Dedication of 20.' Sign must be fully within private property after all Right of Way has been dedicated.
14. Proposed sign location lies within another proposed lot on Replat. Easement required upon filing of Replat.
15. Proposed sign location will not be permitted within existing Access and Utility Easement.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

19.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 521 EAST HOUSTON STREET**

The request of State Storage Sherman LLC (Owners) Jordan Hidalgo (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 521 East Houston Street, being Lots 2, 4, 6 & 8, Blocks 24, OTP Sherman, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Gator Storage

Background:

The property is located at 521 East Houston Street between East and Broughton Streets. The property is zoned an M-2 (Heavy Manufacturing) District. The owner would like to construct a 30,675 square foot addition to the existing 8,800 square foot self storage facility (Gator Storage) at this location. The exterior finish on the building will be metal.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

State Storage Sherman LLC (Owners)
Jordan Hidalgo (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

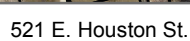
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

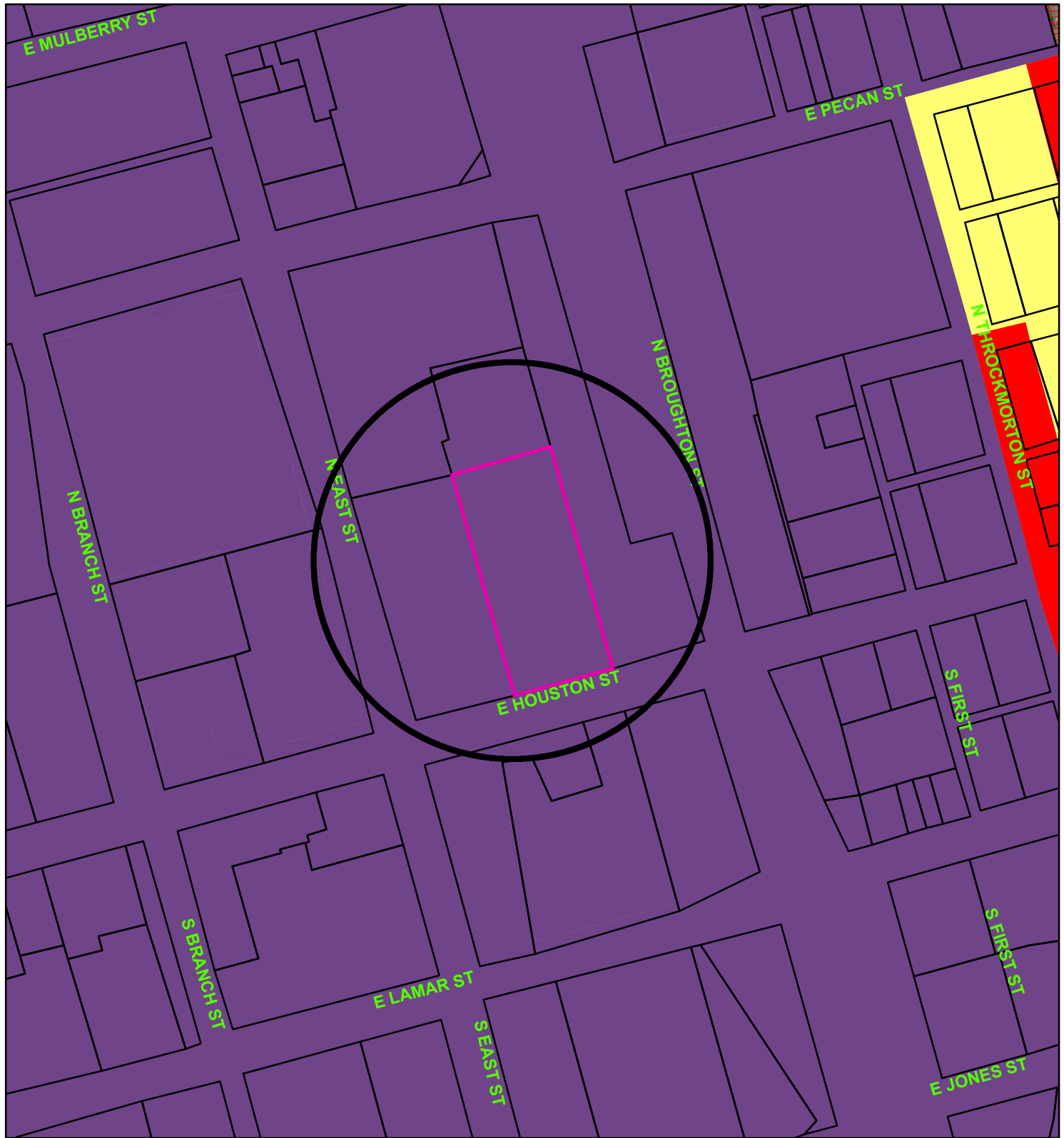
Staff Review Letter



521 East Houston Street



1 in = 400 ft



Zoning - 521 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH1 Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

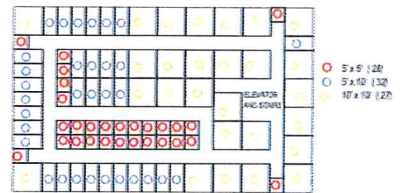
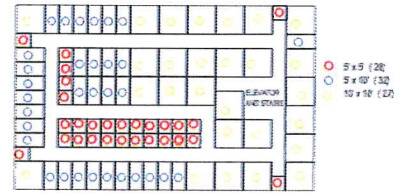
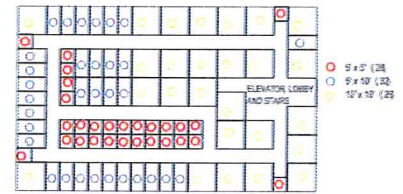
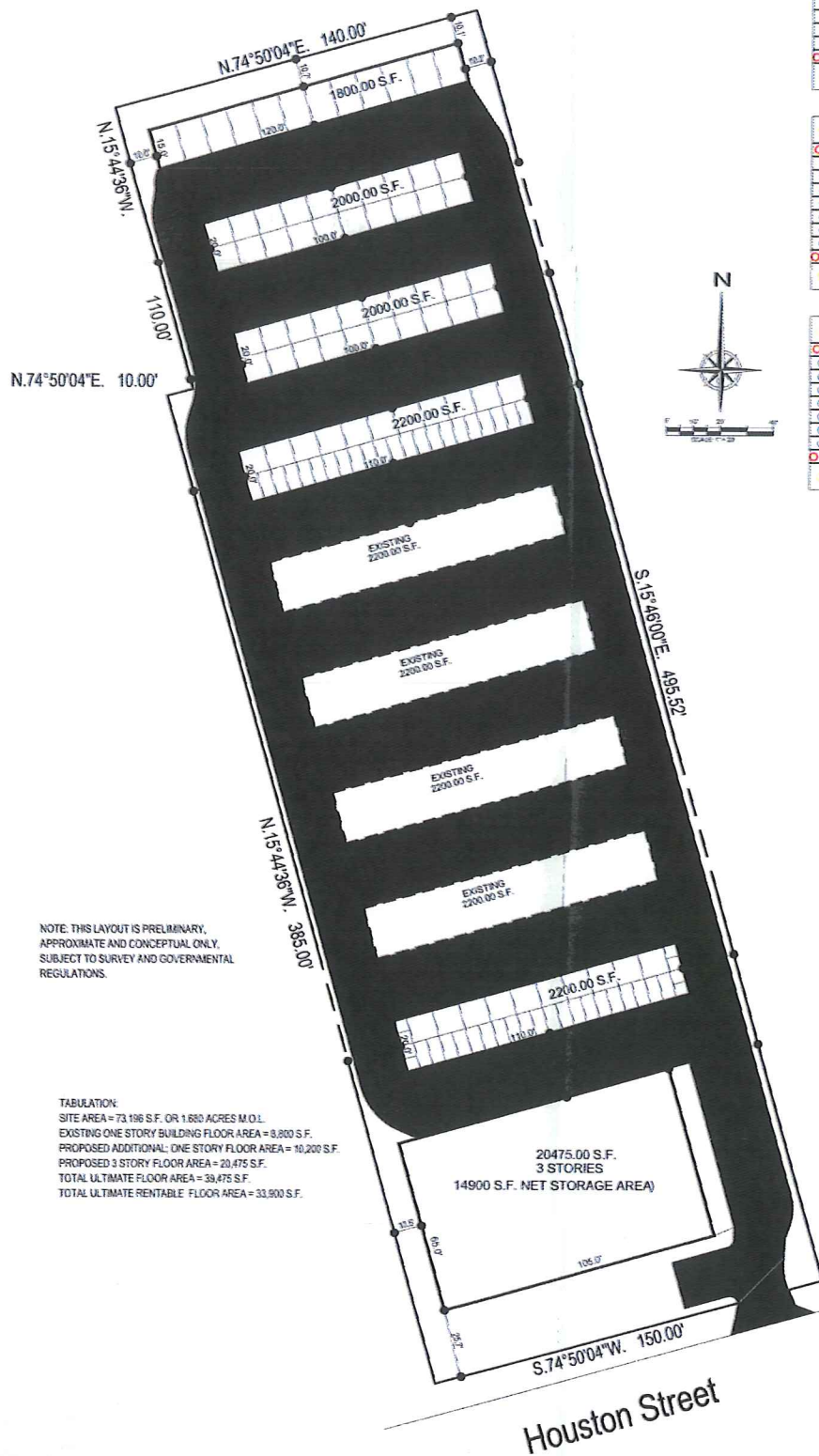


NOT TO SCALE

1 in = 200 ft

521 East Houston Street





3 STORY BUILDING LAYOUT

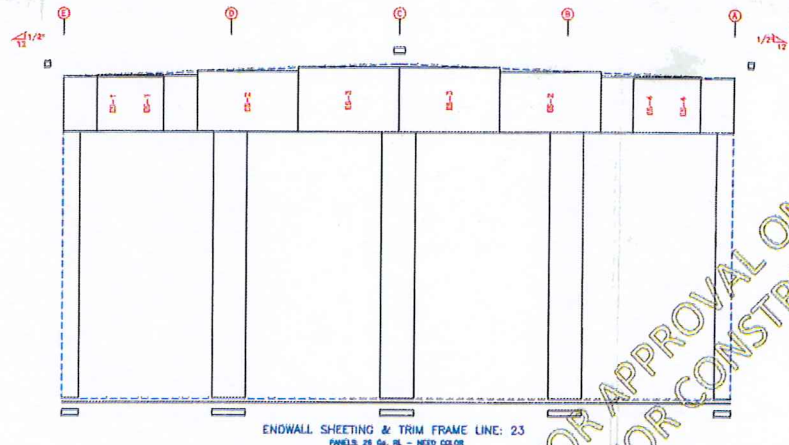
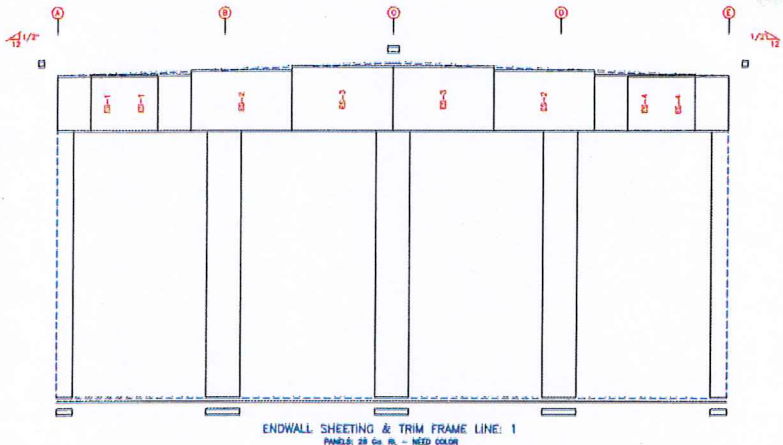
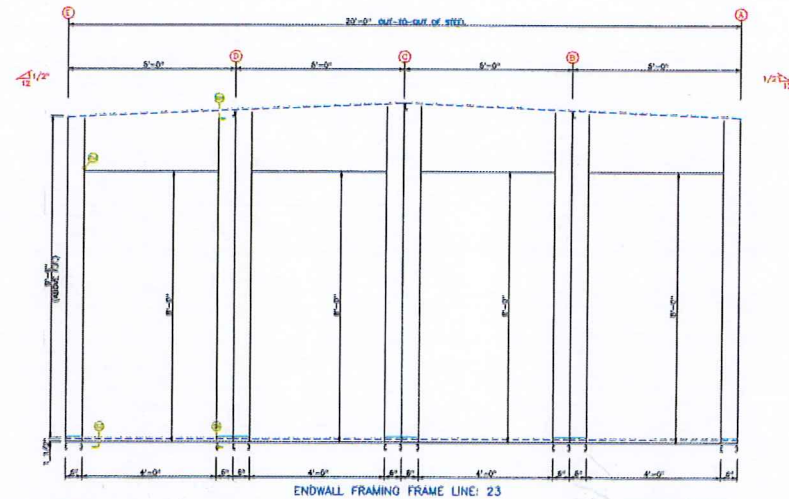
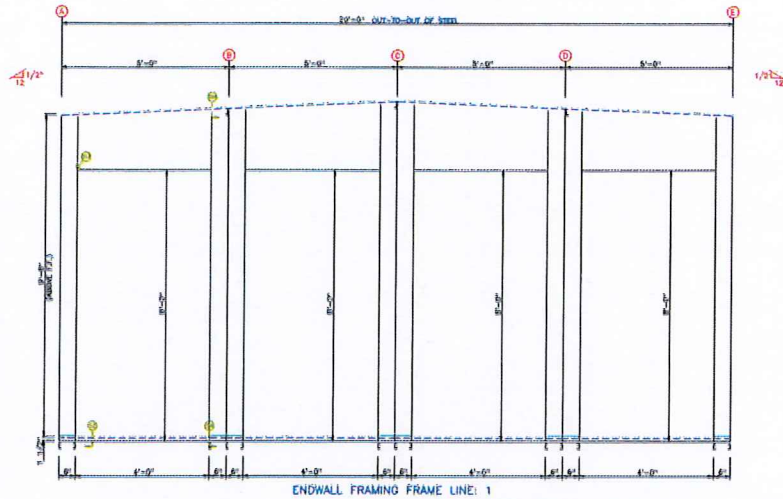
AC SPACE TABULATION

5' x 9'	64	UNITS
5' x 10'	36	UNITS
10' x 10'	80	UNITS
TOTAL	280	UNITS
14,900 S.F. NET TOTAL		

NEW DRIVEUP SPACE TABULATION

5' x 9'	8	UNITS
5' x 10'	42	UNITS
10' x 10'	61	UNITS
10' x 10'	12	UNITS
TOTAL	111	UNITS
10,200 S.F. NET TOTAL		

GATOR STORAGE - HOUSTON STREET
 PRELIMINARY CONCEPT PLAN
 May 21, 2019



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

APPROVAL	PRINTS ISSUED FOR	BY	DATE

CONFIDENTIAL AND PROPRIETARY INFORMATION
THESE DRAWINGS ARE THE PROPERTY OF THE BUILDING MANUFACTURER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM THE BUILDING MANUFACTURER. ALL RIGHTS ARE RESERVED.

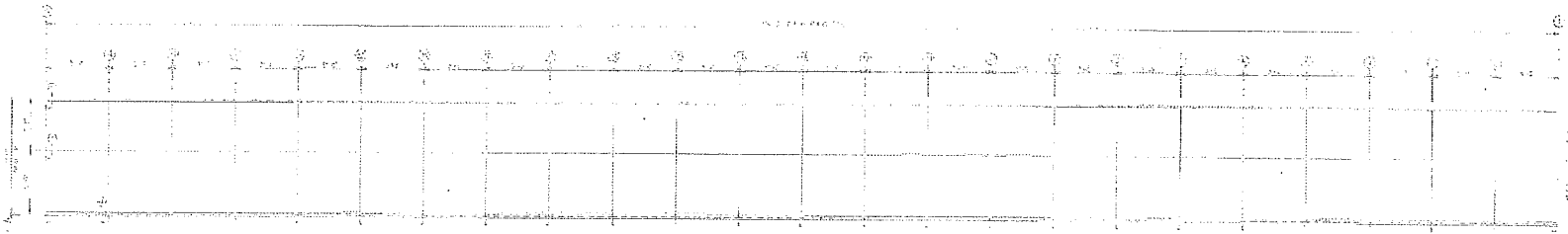
PROJECT: 20.0 x 110.0 x 9.5
CITY: Sherman
STATE: TX

PEAK STEEL BUILDINGS
PO Box 1275
Madison, GA 30650
Phone: 844-335-7325
Fax: 706-545-1868

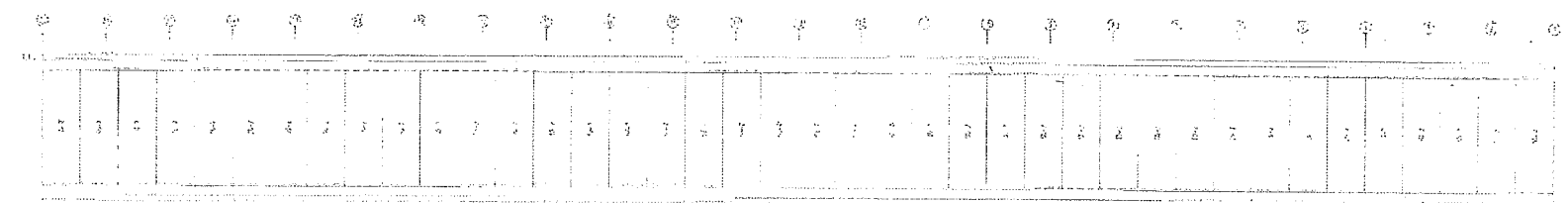
JOB ID: SHERMAN20X110X2
Sheet
E2



PEAK STEEL BUILDINGS PO Box 1275 Madison, GA 30650 Phone 843-337-825 Fax 706-333-1868		PROJECT: SHERMAN SIZE: 100' x 120'-0" x 9'-0" / 9'-6" CITY: Sherman STATE: TX		APPROVAL: _____ DATE: 07/2/09	
--	--	--	--	----------------------------------	--



SECTION THROUGH BUILDING TRACING



SECTION THROUGH BUILDING TRACING

FOR APPROVAL ONLY
ACTION CONSTRUCTION

PROJECT NO.	100-1000000000
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
APPROVED BY	10/10/00

PROJECT NO.	100-1000000000
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
APPROVED BY	10/10/00

PROJECT NO.	100-1000000000
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
APPROVED BY	10/10/00

PROJECT NO.	100-1000000000
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
APPROVED BY	10/10/00

STAFF REVIEW LETTER

June 11, 2019

State Storage Sherman LLC
DBA Longhorn State Storage
3220 Prince Court
Bedford, TX 76201

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

Jordan Hidalgo
213 Garden Circle
Belleair, FL 33756

Dear Applicants,

The request for site plan approval for an addition to Gator Storage for the property located at 521 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the M-2 (Heavy Manufacturing) District and the sign ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. All parking shall be on private property and shall not encroach into Houston Street right-of-way.
5. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9' x 20'.
6. The trash dumpster will need to be located inside the main building area.
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. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. Verify fire lane requirements with Fire Marshall.
11. Parking will be permitted on private property only.
12. Privately owned and maintained detention in accordance with City criteria is required. Civil plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

20.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3608 FM 691

The request of Legend Bank (Owners), Matt Brown (Representative) and Willow Creek Signs (Sign Contractor) concerning the property located at 3608 FM 691, being Lot 1, Block 1, Legend Bank Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (11)(a) to allow an additional 50' tall, 295 square foot pole sign, 40' from the front property line in lieu of the permitted 12' tall, 65 square foot face area with a minimum setback of 25' in a C-1 (Retail Business) District/O-1.3 (FM Highway 691 Overlay) District.

Background:

The property is located at 3608 FM 691 between U.S. Highway 75 and Loy Lake Road. The property is zoned a C-1 (Retail Business) District and is located in the O-1.3 (FM 691) Overlay District. Landmark Bank is currently in the process of constructing a bank at this location. They are requesting an exception to allow an additional 50' tall, 295 square foot pole sign, 40' from the front property line. A monument sign will be located near the west entrance to the bank.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Legend Bank (Owners)

Matt Brown (Representative)

Willow Creek Signs (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

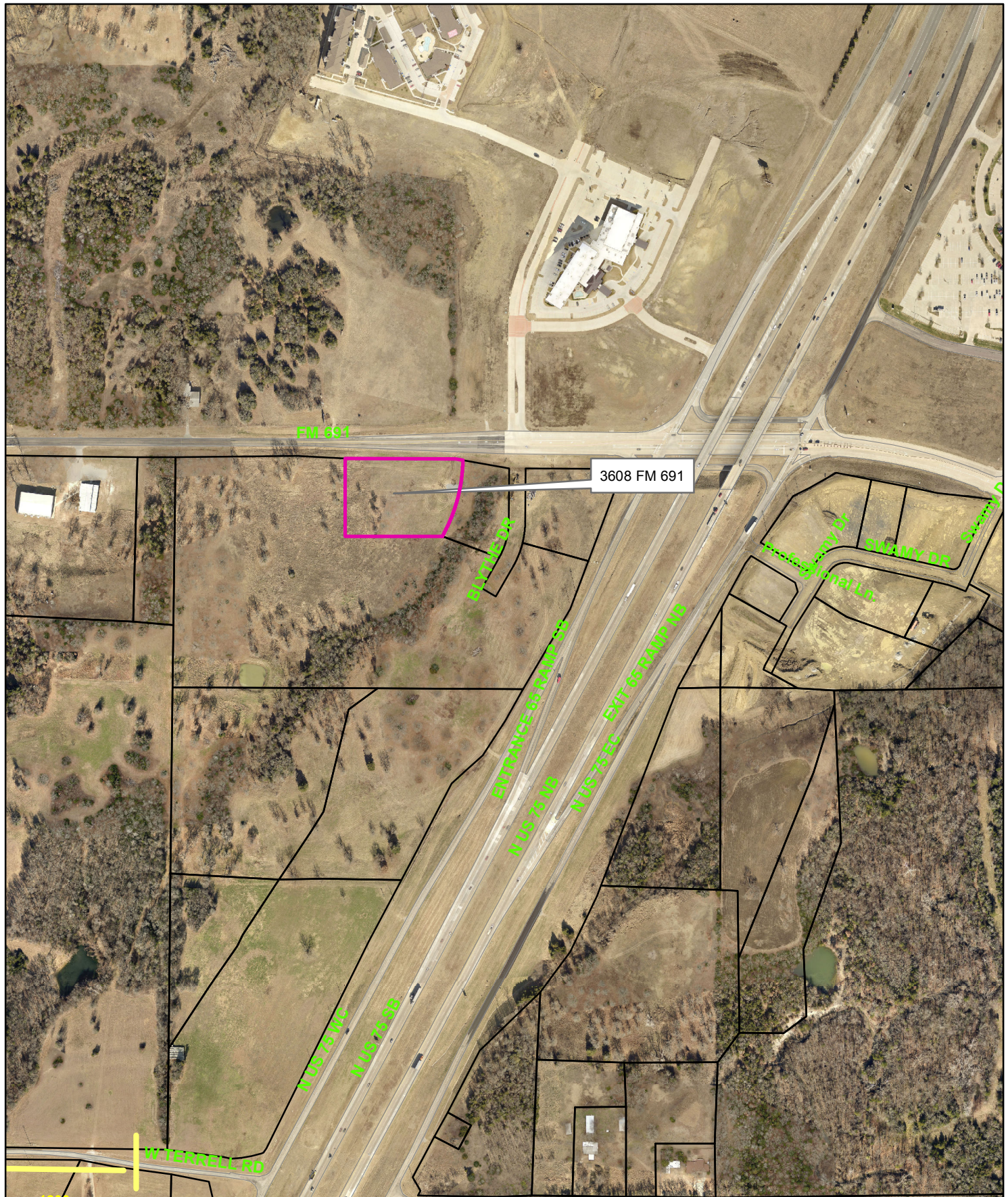
2

Objections Received:

0

Attachments

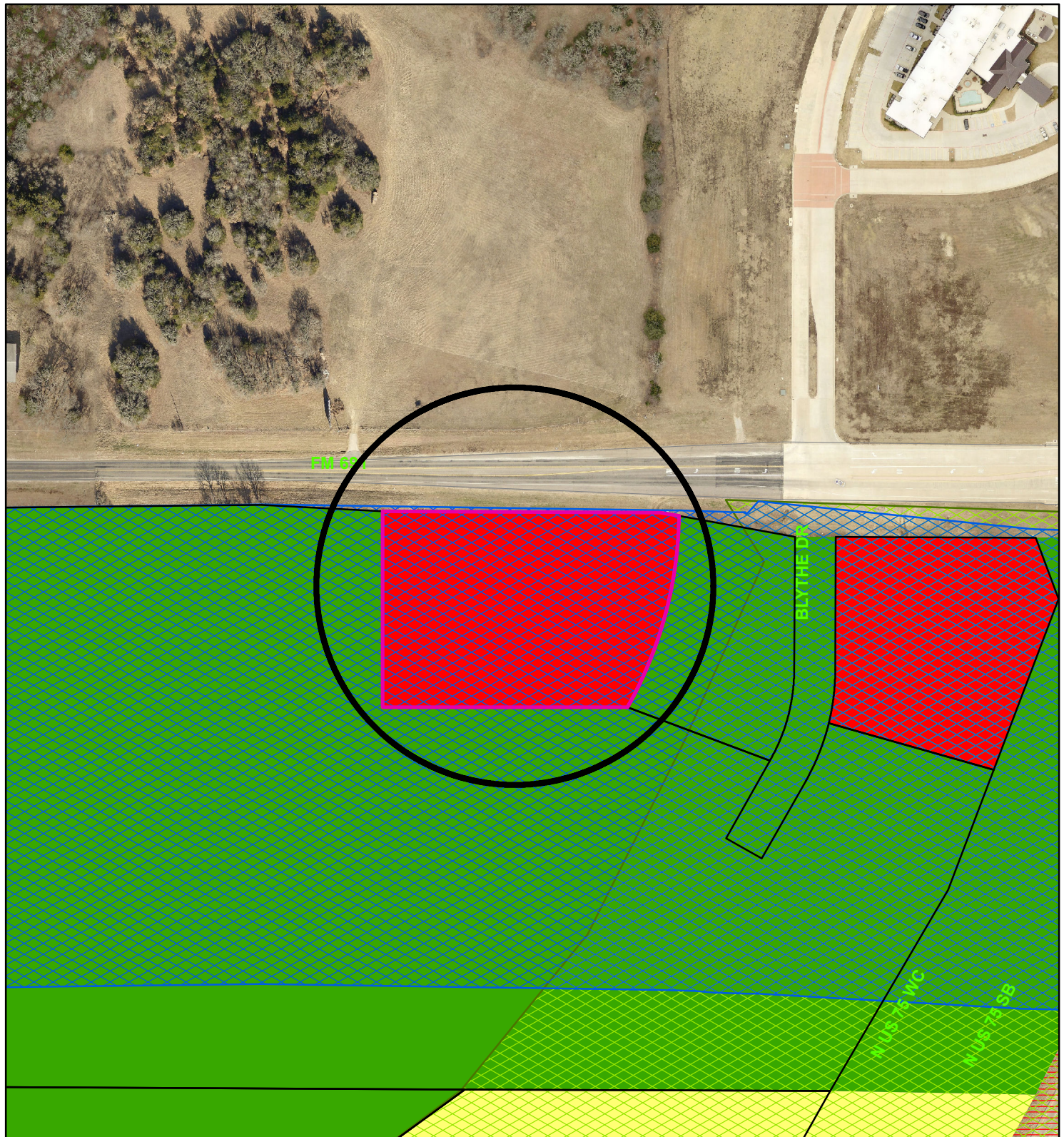
Location Map
Zoning Map
Zoning Sign Photo
Plat - Legend Bank Addition
Site Plan
Sign Elevations
Staff Review Letter



3608 FM 691



1 in = 476 ft



Zoning - 3608 FM 691

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Ballock Industrial Park
C-1 Retail Business District

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



1 in = 200 ft

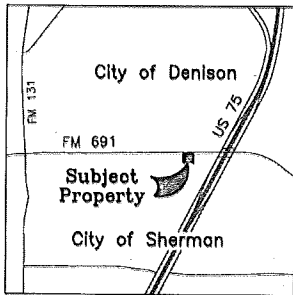


City of Sherman, Texas
Developmental Services Department

3608 FM 691



Vicinity Map (not to scale)



F. M. Hwy. 691

P.O.B.

asphalt paving

conc. paving

30' utility easement per this plat

20' wide water & sewer easement to the City of Sherman in Vol. 4532, Pg. 913

20' wide sanitary sewer easement to the City of Sherman in Vol. 4548, Pg. 529

20' wide water & sewer easement to the City of Sherman in Vol. 4532, Pg. 913

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20' wide water & sewer easement to the City of Sherman in Vol. 4532, Pg. 913

20' wide water & sewer easement to the City of Sherman in Vol. 4532, Pg. 913

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

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" in the South right-of-way line of F. M. Highway No. 691, in the North line of said Blythe 71.5452 ac., at the Northwest corner of the herein described tract, being South 88 deg. 47 min. 42 sec. East, 710.38 ft. from a tall 1/2 inch rebar found at the Northwest corner of said Blythe 71.5452 ac.;

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

THENCE South 78 deg. 46 min. 25 sec. East, continuing with the South right-of-way line of said highway and the North line of said Blythe 71.5452 ac., a distance of 27.93 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of the herein described tract;

THENCE Southerly, over and across said Blythe 71.5452 ac. and with a non-tangent curve to the right, having a radius of 574.92 ft. and a central angle of 29 deg. 07 min. 31 sec. (chord bears South 16 deg. 05 min. 18 sec. West, 289.11 ft.), an arc distance of 292.25 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of the herein described tract;

THENCE North 88 deg. 47 min. 01 sec. West, continuing over and across said Blythe 71.5452 ac., a distance of 255.62 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of the herein described tract,

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

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 to be provided by Oncor Electric Delivery Co.
4. 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. 48181C0280 F, Revised Date: September 29, 2010.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
9. Privately owned and maintained detention area in accordance with City criteria is required upon future development.

We, Stanley L. Blythe, Barbara Pearson and Shelly Elaine Sewell, owners of Legend Bank Addition, to City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Stanley L. Blythe
Stanley L. Blythe

Barbara Pearson
Barbara Pearson

Shelly Elaine Sewell
Shelly Elaine Sewell

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

Given under my hand and seal of office this 8 day of December, 2016.

Louis J. Emerson
Notary Public, Grayson County, Texas

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

Given under my hand and seal of office this 16 day of December, 2016.

Mecallie Cat
Notary Public, Grayson County, Texas

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

Given under my hand and seal of office this 8 day of December, 2016.

Louis J. Emerson
Notary Public, Grayson County, Texas

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

Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Date: 11/30/16

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

Job No. CGS11616

Stanley L. Blythe
1105 Emerald Court
Colleyville, TX 76034

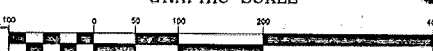
Owners:
Barbara Pearson
The Gardens-4319 Valencia
College Station, TX 77845

Shelly Elaine Sewell
4804 Hara Lane
Sherman, TX 75092

WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas

Deputy

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

City of Sherman

This, the final plat of Legend Bank Addition to City of Sherman, Texas, is hereby approved this 21st day of June, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

[Signature]
Chairman

[Signature]
Secretary

This, the final plat of Legend Bank Addition to City of Sherman, Texas, is hereby approved this 18th day of July, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: [Signature] 12/14/2016
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Legend Bank Addition to City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 18th day of July, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 14th DAY OF December, 2016, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

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

PROPOSED FEATURES

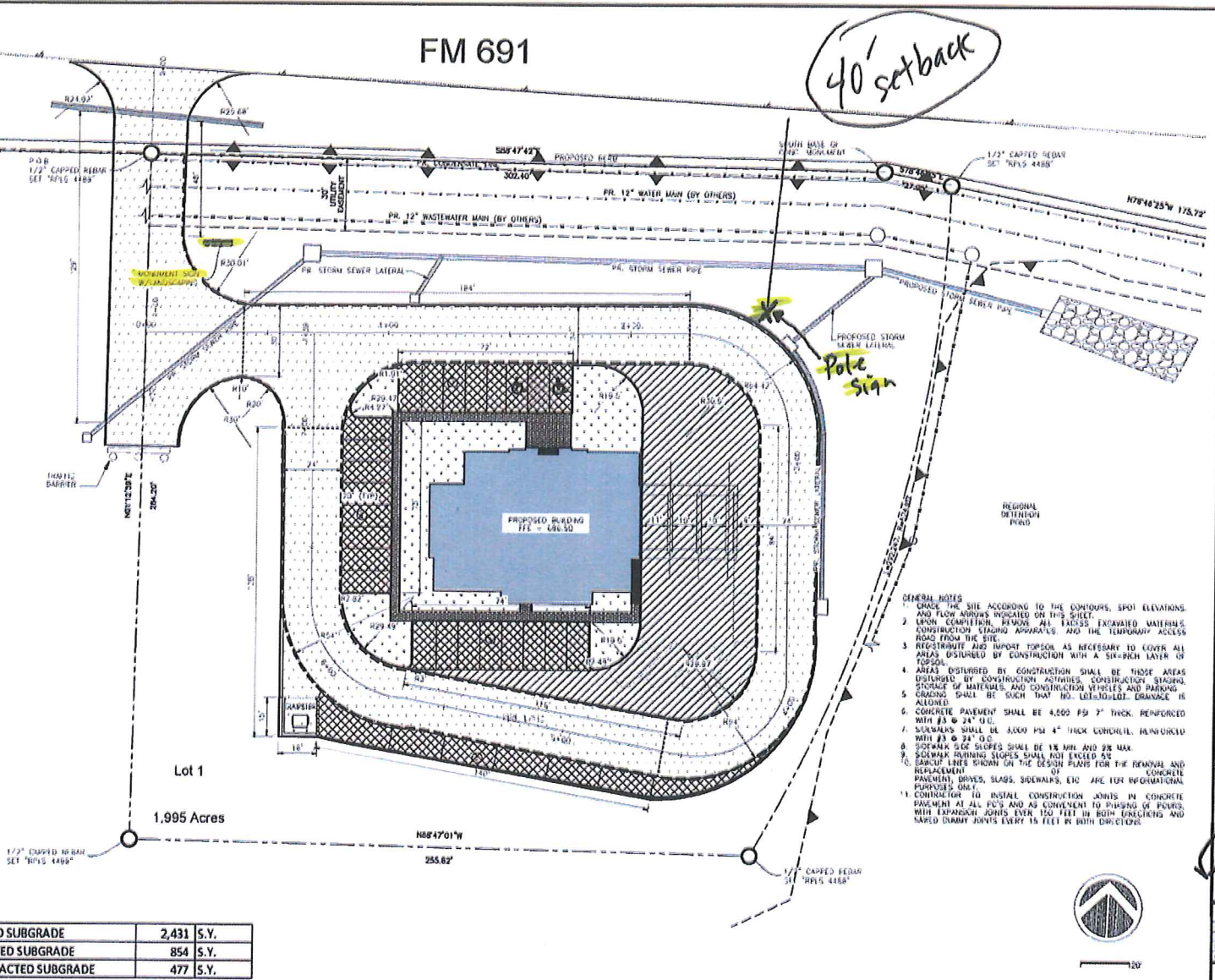
- 7" CONC. W/ 6" LIME TREATED SUBGRADE
- 6" CURB
- 5" CONC. PAVEMENT OVER RECOMPACTED SUBGRADE
- 6" CONC. PAVEMENT W/ 6" LIME TREATED SUBGRADE
- 4" SIDEWALK
- FINELINE
- FIRE LANE
- EX. JOINT

- SIDEWALK, RAMP, CURB AND GUTTER NOTES**
1. CLASS TEST STRENGTH FOR SIDEWALK IS 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT
 2. CLASS TEST STRENGTH FOR CURB AND GUTTER IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT
 3. STANDARD SUBGRADE COMPACTION FOR SIDEWALKS IS MINIMUM 98% OF STANDARD PROCTOR DENSITY WITHIN 2% TO PLUS 4% OF OPTIMUM MOISTURE CONTENT.
 4. SIDEWALKS REQUIRE MINIMUM #3 BARS SPACED @ 24" CENTERS
 5. ALL CURBS WITHIN CITY RIGHT-OF-WAY MUST BE REINFORCED WITH #4 BARS.
 6. CURB AND GUTTER MUST BE DESIGNED AND CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
 7. SEPARATE CONCRETE CURB & GUTTER SHALL BE MARKED 3/8" DEEP WITH AN APPROVED TOOL (SAW CUT) IN 15' FOOT SECTIONS. INSTALL #4 "L-SHAPED" REBAR DOWELS (12" INTO EXISTING PAVEMENT), EVERY 18", EXPOSED IN.
 8. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABUTT (CHANGES IN ALIGNMENT) ON WIDTH, RAMP POINTS, ON EVERY 50 FEET, BEGINNING AT THE CURB RETURN.
 9. IF SIDEWALK IS LOCATED AT BACK-OF-CURB, REDWOOD JOINTS SHOULD MATCH WITH EXISTING REDWOOD JOINTS IN THE STREET.
 10. AT ALL EXPANSION JOINTS, 24" LONG, #6 (3/4") SMOOTH DOWEL IS REQUIRED EVERY 24" ON CENTER.
 11. 1" FOOTINGS ARE REQUIRED AT ALL EXPANSION JOINTS AND THE PAVEMENT DEPTH TRANSITIONS FROM 4" TO 5" THICK, OVER THE 24" LENGTH OF PAVEMENT.
 12. 5" FOOTING IS REQUIRED FOR SIDEWALKS LOCATED AT BACK-OF-CURB WITH A 6" DOWEL.
 13. SIDEWALK MUST BE MINIMUM 6" WIDE IF LOCATED AT BACK-OF-CURB.

- DRIVE APPROACH NOTES**
1. MINIMUM PAVEMENT DEPTH IS 8" CONC. APPROACH PAVEMENT DEPTH SHOULD MATCH DRIVE PAVEMENT DEPTH IF DRIVE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
 2. HARD FINISH CLASS - TEST STRENGTH IS 4,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
 3. STANDARD SUBGRADE COMPACTION UNDER DRIVE APPROACHES IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
 4. #3 BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 5", SPACED ON 24" CENTERS. #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 5" OR GREATER, SPACED ON 24" CENTERS.
 5. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL PROPERTY LINES.
 6. DOWEL PROPOSED DRIVE APPROACH INTO EXISTING PAVEMENT WITH 24" LONG, #4 BARS, AT 12" ON CENTER, EXPOSED IN.
 7. FOR THE EXPANSION JOINT AT THE PROPERTY LINE, 24" LONG, #6 (1") SMOOTH DOWEL IS REQUIRED FOR RAMP THICKNESS GREATER THAN 6". ALL DOWELS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPED.
 8. DRIVE APPROACHES REQUIRE A SAW JOINT AT THE CENTERLINE.

PAVEMENT QUANTITIES

FIRE LANE - 7" CONCRETE OVER 6" LIME TREATED SUBGRADE	2,431 S.Y.
DRIVE THRU - 6" CONCRETE OVER 6" LIME TREATED SUBGRADE	854 S.Y.
PARKING SPACES - 5" CONCRETE OVER RECOMPACTED SUBGRADE	477 S.Y.



- GENERAL NOTES**
1. GRADE THE SITE ACCORDING TO THE CONTOURS, SPOT ELEVATIONS, AND FLOW ARROWS INDICATED ON THIS SHEET.
 2. UPON COMPLETION, REMOVE ALL EXCESS EXCAVATED MATERIALS, CONSTRUCTION STAGING APPARATUS, AND THE TEMPORARY ACCESS ROAD FROM THE SITE.
 3. RECONSTRUCT AND IMPROVE TOPSOIL AS NECESSARY TO COVER ALL AREAS DISTURBED BY CONSTRUCTION WITH A SIX-INCH LAYER OF TOPSOIL.
 4. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCEPTING STAGING, STORAGE OF MATERIALS, AND CONSTRUCTION VEHICLES AND PARKING, SHALL BE SUCH THAT NO. 10L30-LOT. DRAINAGE IS ALLOWED.
 5. CONCRETE PAVEMENT SHALL BE 4,500 PSI 7" THICK, REINFORCED WITH #3 @ 24" O.C.
 6. SIDEWALKS SHALL BE 3,000 PSI 4" THICK CONCRETE, REINFORCED WITH #3 @ 24" O.C.
 7. SIDEWALK RAMPING SLOPES SHALL NOT EXCEED 5%.
 8. SIDEWALK SIDE SLOPES SHALL BE 1% MIN. AND 5% MAX.
 9. SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY.
 10. CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL P.C.'S AND AS CONVENIENT TO PLACING OF FORMS WITH EXPANSION JOINTS EVERY 150 FEET IN BOTH DIRECTIONS AND NAMED DRAIN JOINTS EVERY 15 FEET IN BOTH DIRECTIONS.

LEGEND BANK SHERMAN, TX
LEGEND BANK SITE DRAINAGE & PAVING
PAVING PLAN

FOR REVIEW

Freeman-Hillman, Inc.
 ENGINEERS - ARCHITECTS - PLANNERS
 1100 N. GULF STREET, SUITE 100, DALLAS, TEXAS 75201
 PHONE: (214) 750-1100 FAX: (214) 750-1101

PROJECT NO. 17022
 DESIGNED: JAA
 DRAWN: JMW
 CHECKED: DEC

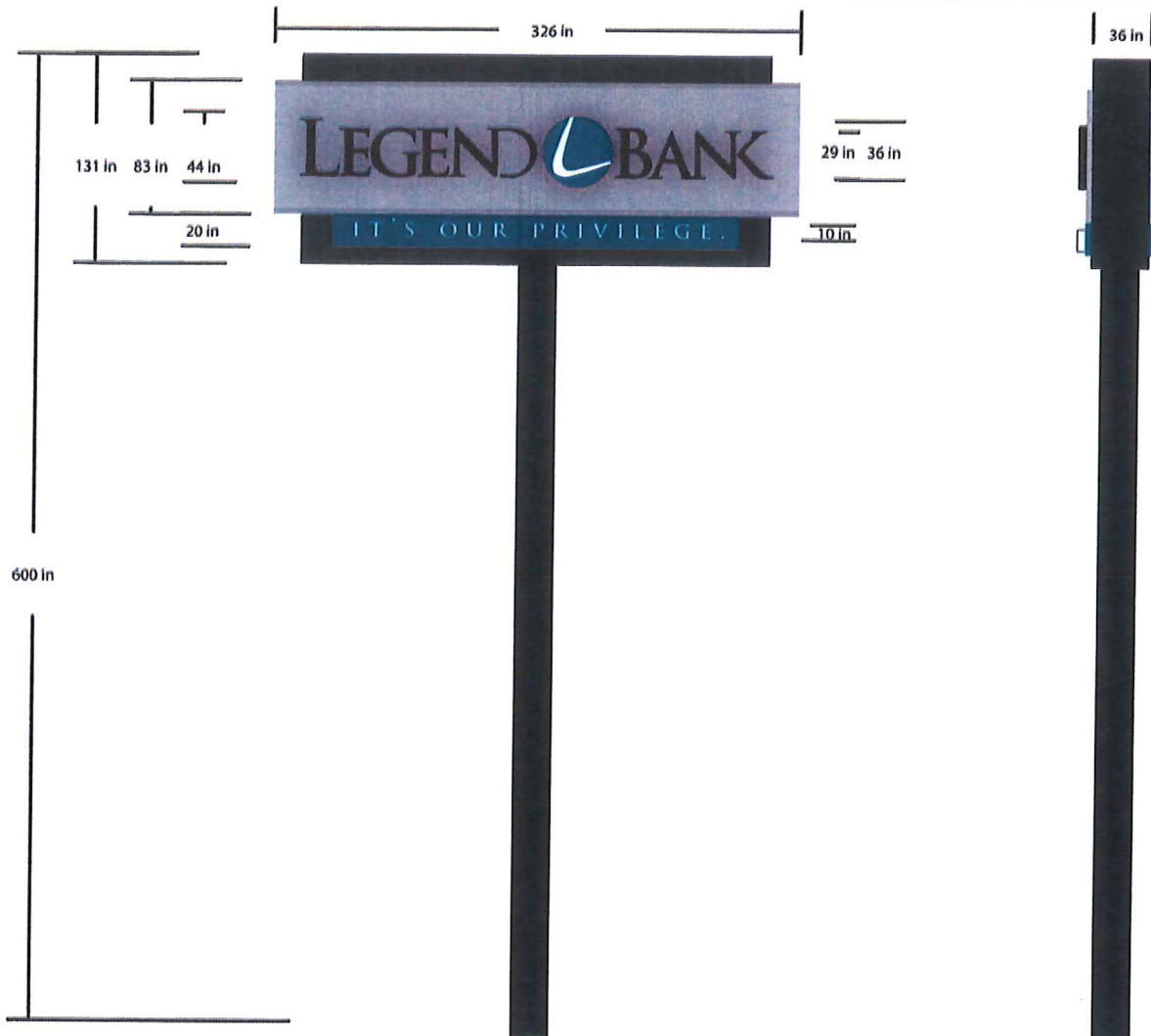
SHEET
C4.1
 SHEET 11 OF 19

Pole Sign

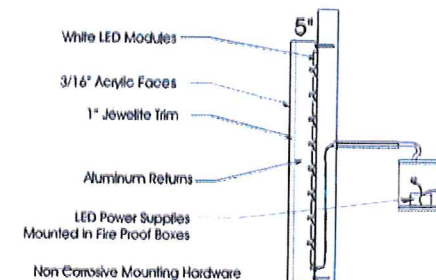
N-03

**willow
creek
signs**

(817)-847-0571 / FAX (817)-847-0579



THE POLE SIGN MATERIALS
FOR THE BOX WILL MATCH
THE BUILDING MATERIALS
(USED ON THE ROOF AND
FRONT OF THE BUILDING).



Channel Letter Section

36" DEEP ALUMINUM CABINET,
* BRUSHED ALUMINUM FINISH, * FACE-LIT
CHANNEL LETTERS (WHITE FACES+BLACK
DAY-NIGHT OVERLAY) & FACE-LIT LOGO

5" DEEP ALUMINUM TAGLINE CAPSULES, * PMS
285 BLUE, * ROUTED PUSH-THRU ACRYLIC
LETTERS, WHITE w/ LED ILLUMINATION



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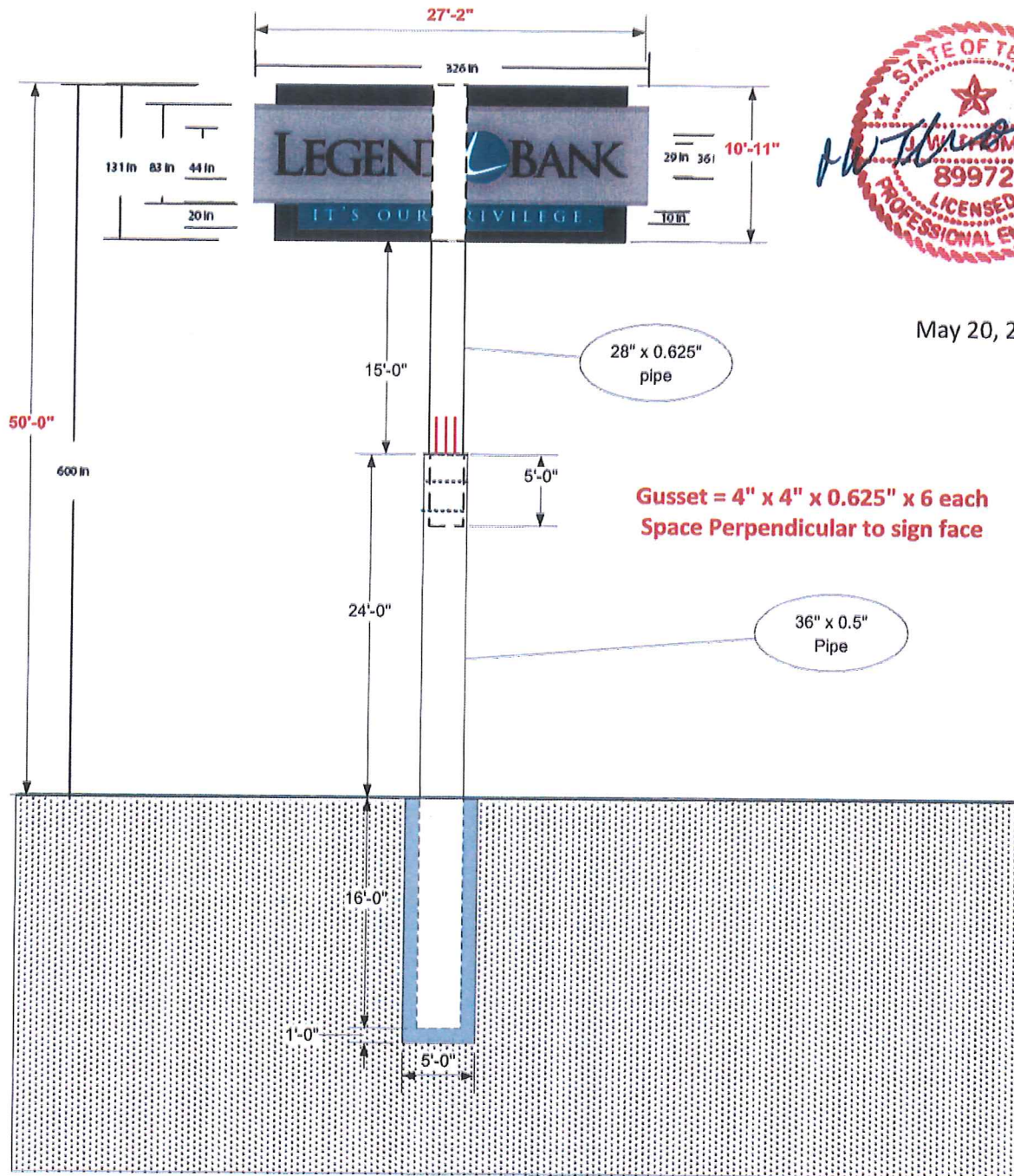
WILLOW CREEK SIGNS

2633 Blue Mound Rd, West
Fort Worth, Texas 76052

T: (817) 847 - 0571 | F: (817) 847 - 0579

Revision notes:

Client:	Legend Bank	Drawn by:	KP
Site Location:	3608 FM Hwy 891	Revision:	1
Date:	05/13/2019	Page:	2 of 2



May 20, 2019

Foundation:

$$A = \frac{2.344 \times 18973.9598}{2065 \times 5} = 4.3075$$

$$D = \frac{4.3075}{2} \left(1 + \sqrt{\frac{4.36 \times 39.1796}{1 + 4.3075}} \right)$$

D = 16

Notes:

1. Pipe: ASTM A53 Grade B
2. Concrete: 3000 psi min
3. Wind Load = 115 mph, ASCE 7-10, risk Factor II
4. IBC 1997, 2009, 2012, 2015, 2018
5. All exposed metal shall be treated to prevent damage from exposure to corrosive environments. Use galvanized metal or a thick coat of Red Oxide Primer and a thick coat of Matthews Industrial Black paint on all exposed surfaces.

Pole Sign for:

Legend Bank
3608 FM Hwy 691

WCS 0319

Erector:

Willow Creek Signs
2633 Blue Mound Rd
Fort Worth, Texas 76052

Date: 5/20/2019	Scale: 3/32" = 1'	Sheet 1 of 1
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JWT Consulting Service
Firm # 10975
811 Blackchamp Rd
Waxahachie, Tx 75167
Email: thomasjw@aircanopy.net

STAFF REVIEW LETTER

June 11, 2019

Legend Bank
Matt Brown
1700 N. Travis St. Ste. E
Sherman, TX 75092

Willow Creek Signs
Taylor Tompkins
2633 Blue Mound Rd. W.
Haslet, TX 76052

Dear Applicants,

The request for an exception to allow an additional 50' tall, 295 square foot pole sign, 40' from the front property line in lieu of the permitted 12' tall, 65 square foot face area with a minimum setback of 25' in a C-1 (Retail Business) District/O-1.3 (FM Highway 691 Overlay) District for the property located at 3608 FM 691 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District and the O-1.3 (FM Highway 691 Overlay) District must be followed.
2. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
3. Fire access lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
4. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. A ten (10) landscape and irrigated buffer strip along FM 691 must be provided and maintained.
6. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
7. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
8. Ensure traffic views along FM 691 are not blocked by the signs.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

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

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

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



Planning & Zoning Commission and Board of Adjustments

21.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

227 SOUTH TRAVIS STREET

The request of Ideation Station LLC (Owners), Ruth Williamson (Representative) and Jared Tredway, Tredway Workshop, LLC (Designer) concerning the property located at 227 South Travis Street, being Lot 6, Block 8, OTP Sherman, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (6)(a) to allow a residential occupancy in the first half of the first floor facing Travis Street in a C-1 (Retail Business) District/Central Business District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

Planning and Zoning Commission

Site plan approval for a New Exterior Façade and Rooftop Terrace for Ideation Station

Background:

The property is located at 227 South Travis Street, the northeast corner of Travis and Jones Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

The Ideation Station building is a mixed-use building, including office lease space, co-working space, meeting rooms and galleries. The building formerly housed a gas station with service bays exiting onto both Travis and Jones Streets. A later renovation made use of a part of that covered drive lane as an outdoor garden, setting a side-entrance back from the Travis Street sidewalk; the main entrance to the building was from Jones Street.

The proposed project involves: the addition of a new main Ideation Station entrance addressing the corner of Jones and Travis Streets; enhancements to the Travis Street facade as well as the Jones Street facade; enhancements to the existing Travis Street entrance; a new rooftop terrace along Travis Street; a new screen-wall and landscape elements addressing the Travis Street sidewalk, restoring the continuity of the

sidewalk; the addition of a 1593 square foot residence in a portion of the building to be accessed through the Travis Street entrance.

The owners are requesting an exception to allow a residence within the first half of the first floor facing Travis Street. The design of the enhanced facade and entrance is mindful of commercial scale and details, and with respect for the urban fabric and neighboring buildings along South Travis Street, should the occupancy of the residence return to commercial space in the future. In addition to the exception, they are proposing the use of bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ideation Station LLC (Owners)

Ruth Williamson (Representative)

Jared Tredway, Tredway Workshop, LLC (Designer)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Building Elevations

Staff Review Letter

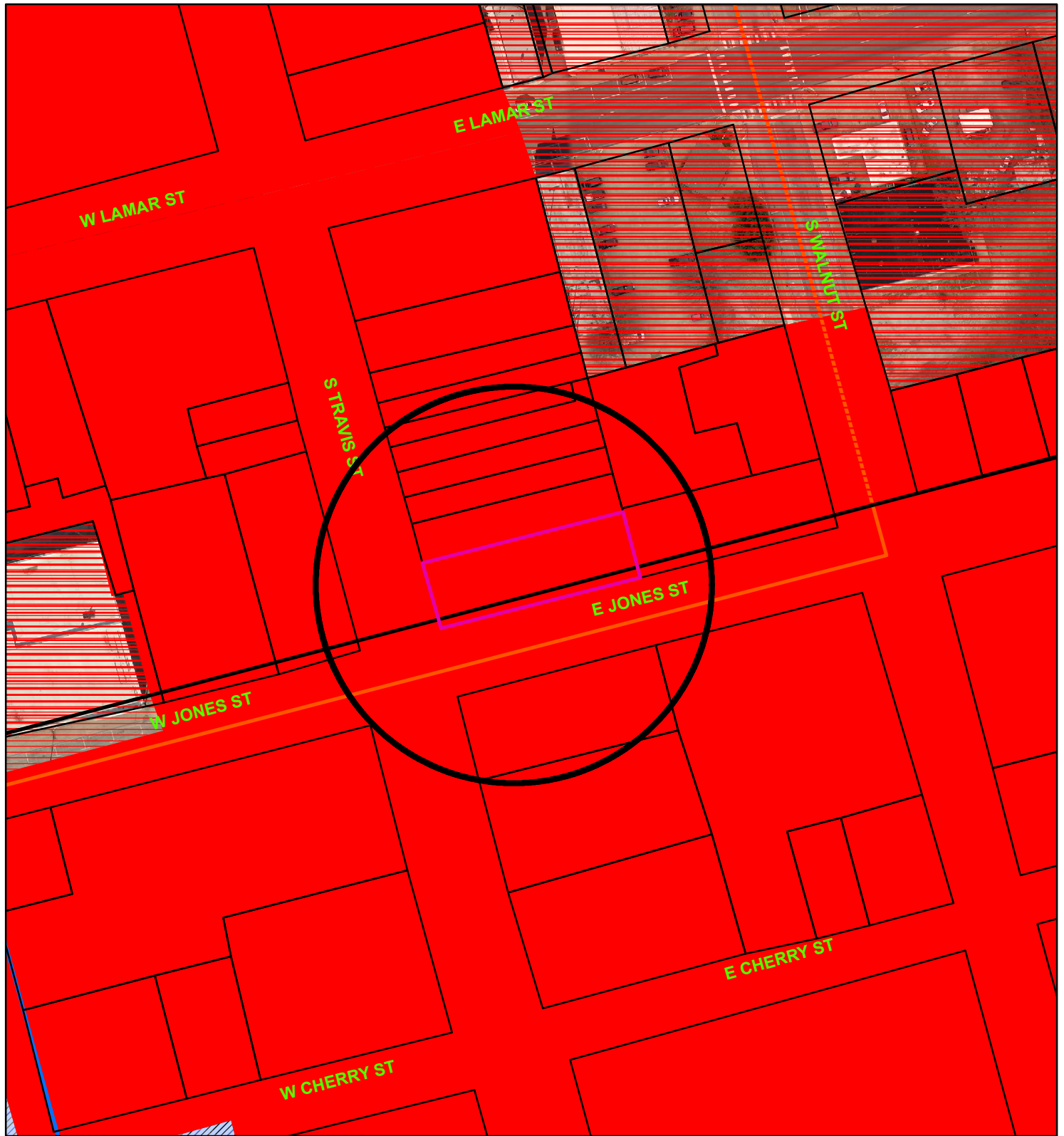


227 South Travis Street



1 in = 198 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 227 South Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 100 ft



City of Sherman, Texas
Developmental Services Department

227 South Travis Street



TREDWAY WORKSHOP^{LLC}

23 May 2019

City of Sherman
Planning and Zoning Commission
C/O Mr. Scott Shadden
220 W. Mulberry Street
Sherman, TX 75090

Dear Commission Members:

On behalf of Ed and Ruth Williamson and Ideation Station LLC, it is my pleasure to submit this exciting project for your consideration.

The Ideation Station building, located at the corner of Jones and Travis Streets, is experiencing new life as a mixed-use building, including office lease space, co-working space, meeting rooms and galleries. The building formerly housed a gas station with service bays exiting onto both Travis and Jones Streets. A later renovation made use of a part of that covered drive lane as an outdoor garden, setting a side-entrance back from the Travis Street sidewalk. The main entrance to the building was from Jones Street.

The project proposed for your consideration involves the following:

- The addition of a new main Ideation Station entrance strongly addressing the corner of Jones and Travis Streets
- Substantial enhancements to the Travis Street facade as well as the Jones Street facade
- Enhancements to the existing Travis Street entrance
- A new rooftop terrace along Travis Street
- A new screen-wall and landscape elements strongly addressing the Travis Street sidewalk, restoring the continuity of the sidewalk and enhancing the pedestrian experience
- The addition of a 1593 SF residence in a portion of the building, to be accessed through the enhanced Travis Street entrance

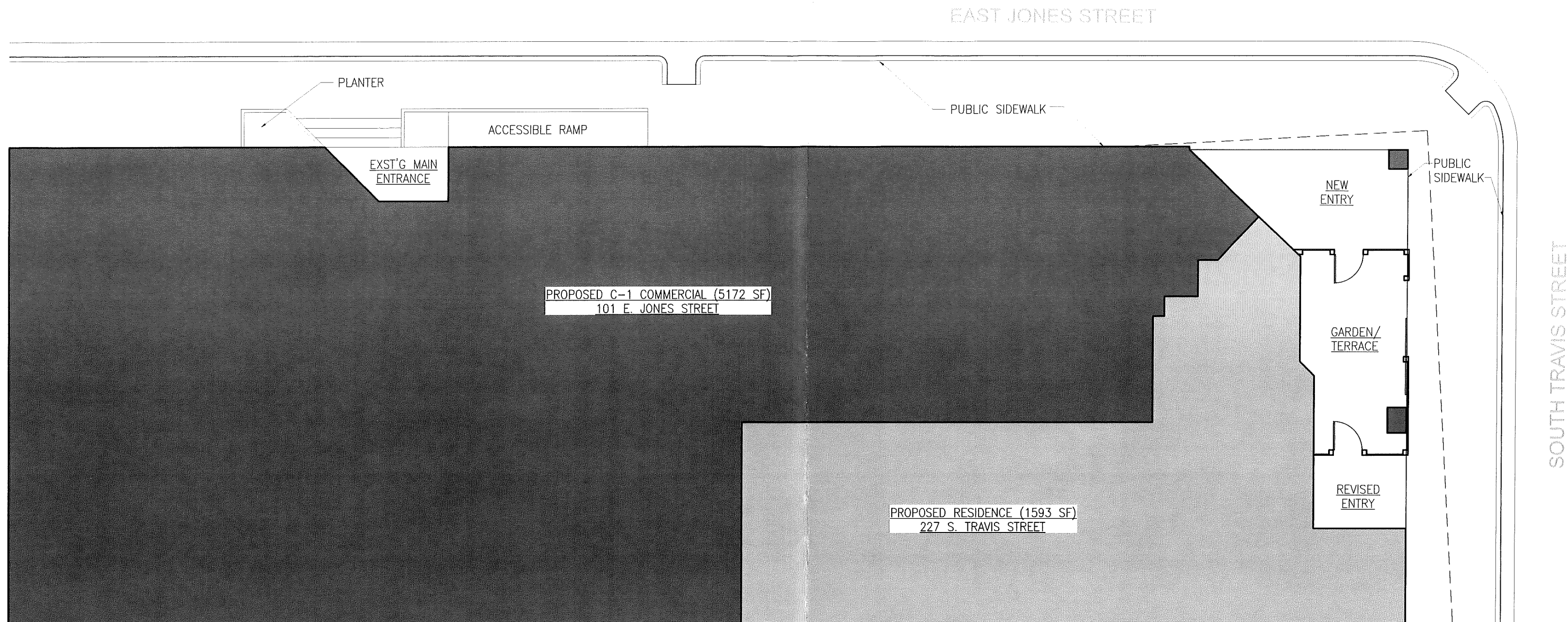
Because the building strongly addresses the corner and Jones Street, as well as the wall's setback from Travis Street, we are requesting an exception to the Zoning Ordinance's requirement that a residence not be allowed within the first half of the first floor facing Travis Street.. Additionally, care has been taken to design the enhanced facade and entrance in a way that is mindful of commercial scale and details, and with respect for the urban fabric and neighboring buildings along South Travis Street. Should the occupancy of the residence return to commercial space in the future, the transition shall be effortless.

In addition to this exception, we'd also like to propose the use of bleached, stained and sealed red-cedar accent material with stainless steel star drive fasteners for the garden screen wall. We hope that it's scale and texture will soften and enhance the experience of pedestrians entering Downtown from South Travis Street.

We're really excited about what this project can mean for the Ideation Station and for Downtown Sherman, and we appreciate your consideration of these exceptions.



Jared Tredway
Creative Director



1 NEW SITE PLAN PLAN
2/16" = 1'-0"
3/32"

SP1.0

PROPERTY INFORMATION:
LEGAL DESCRIPTION: OTP SHERMAN, BLOCK 8, LOT 6
OWNER: IDEATION STATION, LLC
STREET ADDRESS: 101 E. JONES STREET
CURRENT ZONING: C-1, CENTRAL BUSINESS DISTRICT
REQUESTED ZONING:
SINGLE FAMILY RESIDENCE WITHIN THE FIRST HALF OF
THE FIRST FLOOR OF A BUILDING WITHIN THE CBD

APPLICABLE CODES:
2009 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FIRE CODE
AREAS:
TOTAL SITE AREA: 7500 SF
TOTAL BUILDING AREA: 6765 SF
TOTAL HARD SURFACE AREA: 7250 SF
TOTAL LANDSCAPED AREA: 250 SF

SITE PLAN NOTES:
1) THE RESIDENTIAL OCCUPANCY SHALL BE SEPARATED
FROM THE COMMERCIAL OCCUPANCY BY A 1-HR FIRE RATED
PARTITION AS REQUIRED BY CODE.
2) THE ROOFTOP TERRACE ADDITION SHALL BE
CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF
THE NO. 1 FIRE ZONE.
3) EACH BEDROOM SHALL HAVE A DOOR FOR EGRESS.

SHEET NO.
THE WILLIAMSON RESIDENCE
AT IDEATION STATION
227 S. TRAVIS STREET, SHERMAN, TX
SHEET TITLE NEW SITE PLAN
DATE 05.23.19
RELEASED FOR P&Z APPROVAL
BY

Tredway
WORKSHOP
903.718.2797
workshop@tredwayworkshop.com



2 SOUTH ELEVATION (JONES STREET)
3/32"=1'-0"



NEW ROOFTOP TERRACE

FIBER-REINFORCED CEMENT BOARD
PANELS (HARDIE OR EQ.)



PALE CEDAR SLATS W/
BLEACHED STAIN

101 E. JONES STREET ENTRANCE
(NEW ADD'L IDEATION STATION
ENTRANCE)

227 S. TRAVIS STREET
ENTRANCE (RESIDENCE)

PAINTED BRICK AND STUCCO
(EXISTING)

1 NEW WEST ELEVATION (TRAVIS STREET)
3/16"=1'-0"

SHEET NO. **SP2.0**
THE WILLIAMSON RESIDENCE
AT IDEATION STATION
227 S. TRAVIS STREET, SHERMAN, TX
SHEET TITLE **EXTERIOR ELEVATIONS**
DATE 05.23.19
RELEASED FOR **P&Z REVIEW**
BY

Tredway
WORKSHOP
903.718.2797
workshop@tredwayworkshop.com

STAFF REVIEW LETTER

June 11, 2019

Ruth Williamson
227 S. Travis St.
Sherman, TX 75090

Jared Tredway
505 N. McKown
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a new exterior façade and rooftop terrace for Ideation Station for the property located at 227 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District and the Central Business District must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

22.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2300 BLOCK SOUTH FIRST STREET & 1200 BLOCK IDA ROAD**

The request of Yesenia Paniagua (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 2300 block of South First Street and the 1200 Block of Ida Road, being 2.356 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Final Plat approval of Paniagua Addition

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Yesenia Paniagua (Owner)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

Not required.

Objections Received:

0

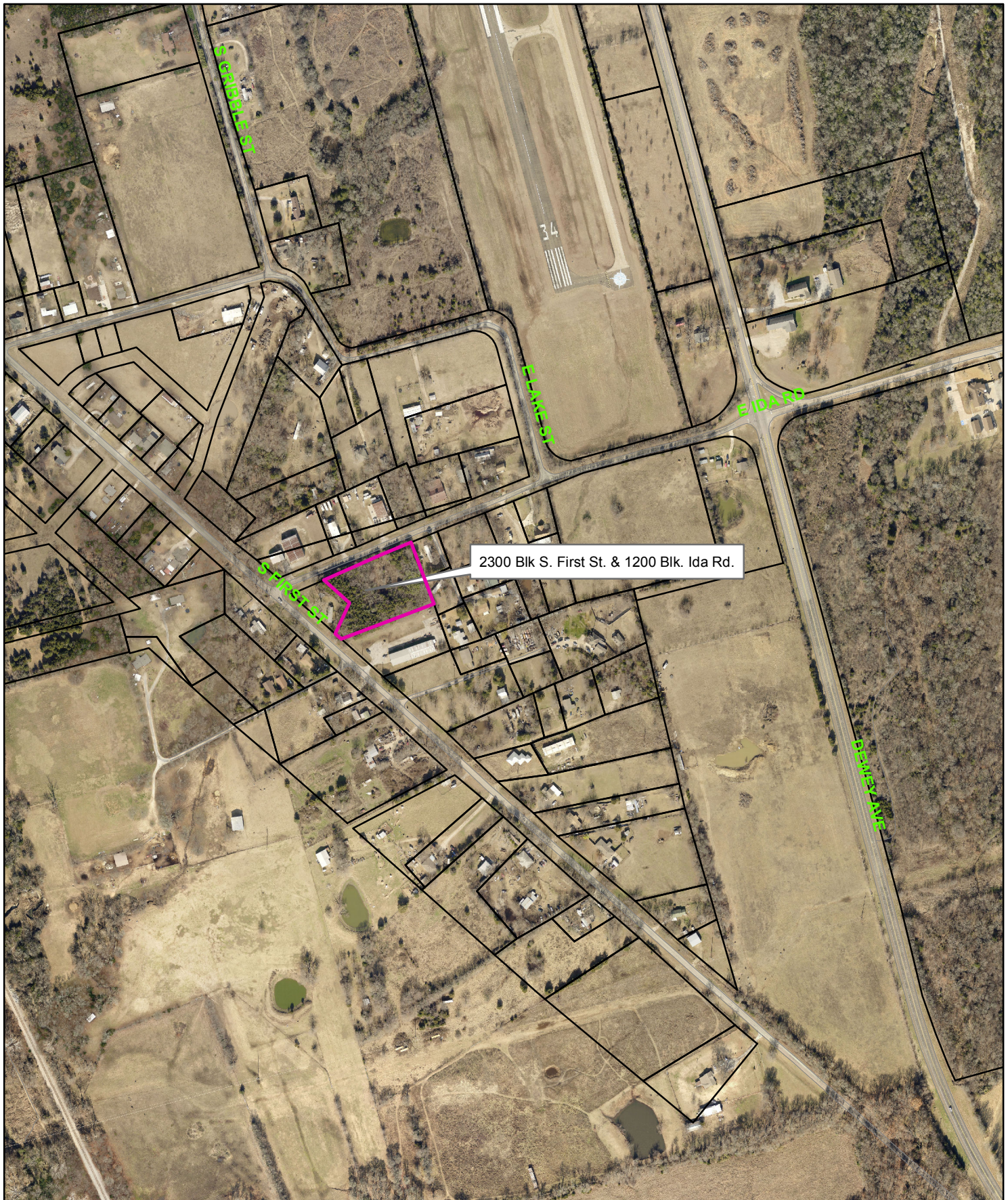
Attachments

Location Map

Zoning Map

Final Plat - Paniagua Addition

Staff Review Letter



2300 Blk. S. First Street & 1200 Blk. Ida Road



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2300 Block South First Street & 1200 Block Ida Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



STAFF REVIEW LETTER

June 10, 2019

Yesenia & Rene Paniagua
1024 S. Willow Street
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Paniagua Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Require a 43' Right of Way Dedication along Ida Road per the Grayson County Thoroughfare Plan.
6. Dedicate a 10' Utility Easement along Ida Road.
7. Water and sewer pro-rata will be due at the time of development.
8. Private Sanitary Sewer Easement will be required to serve Lot 2 with sewer service.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

23.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1803 NORTH ROSS AVENUE

The request of Katie King (Owner) and Veronica Garcia (Representative) concerning the property located at 1803 North Ross Avenue, being Lots 1, 3, 5, 7, 9 & 11, Block 1, Milan Heights Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsections (13)(b) & (13)(h)(2) & Section 6.2, Subsection (6)(a) to allow a 6' privacy fence on all property lines in lieu of the permitted 4' on a front line street and a decorative fence with openings not less than 50% of the fence area not exceeding 3' in height in the front yard in an R-1 (One Family Residential) District.

Background:

The property is located at 1803 North Ross Avenue, the northeast corner of Ross Avenue and Cole Avenue. The property is zoned an R-1 (One Family Residential) District. The owner would like to erect a six foot privacy fence on the property line along Ross and Cole Avenues.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Katie King (Owner)

Veronica Garcia (Representative)

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:

14

Objections Received:

0

Attachments

Location Map

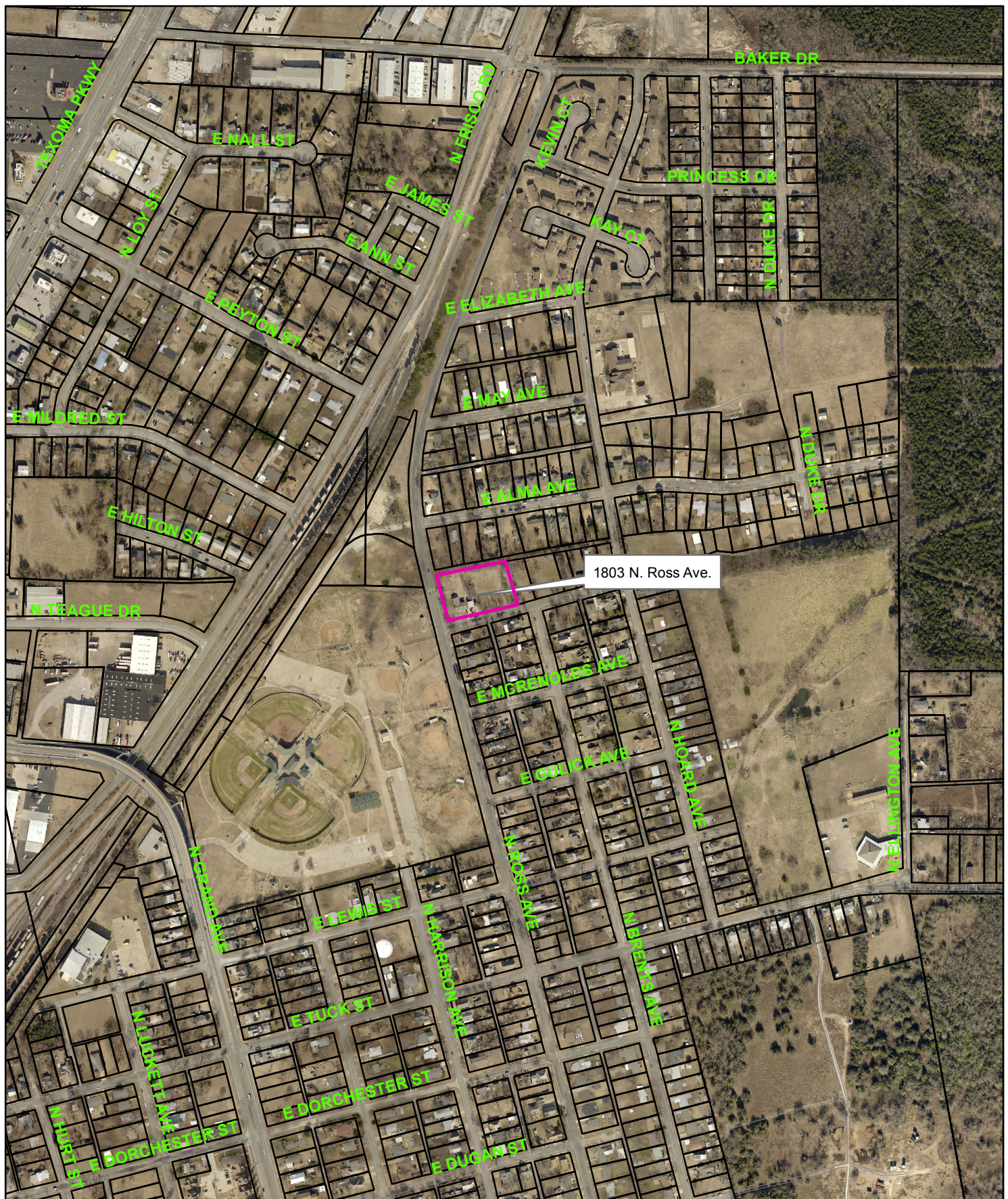
Zoning Map

Zoning Sign Photo

Survey

Site Plan

Staff Review Letter

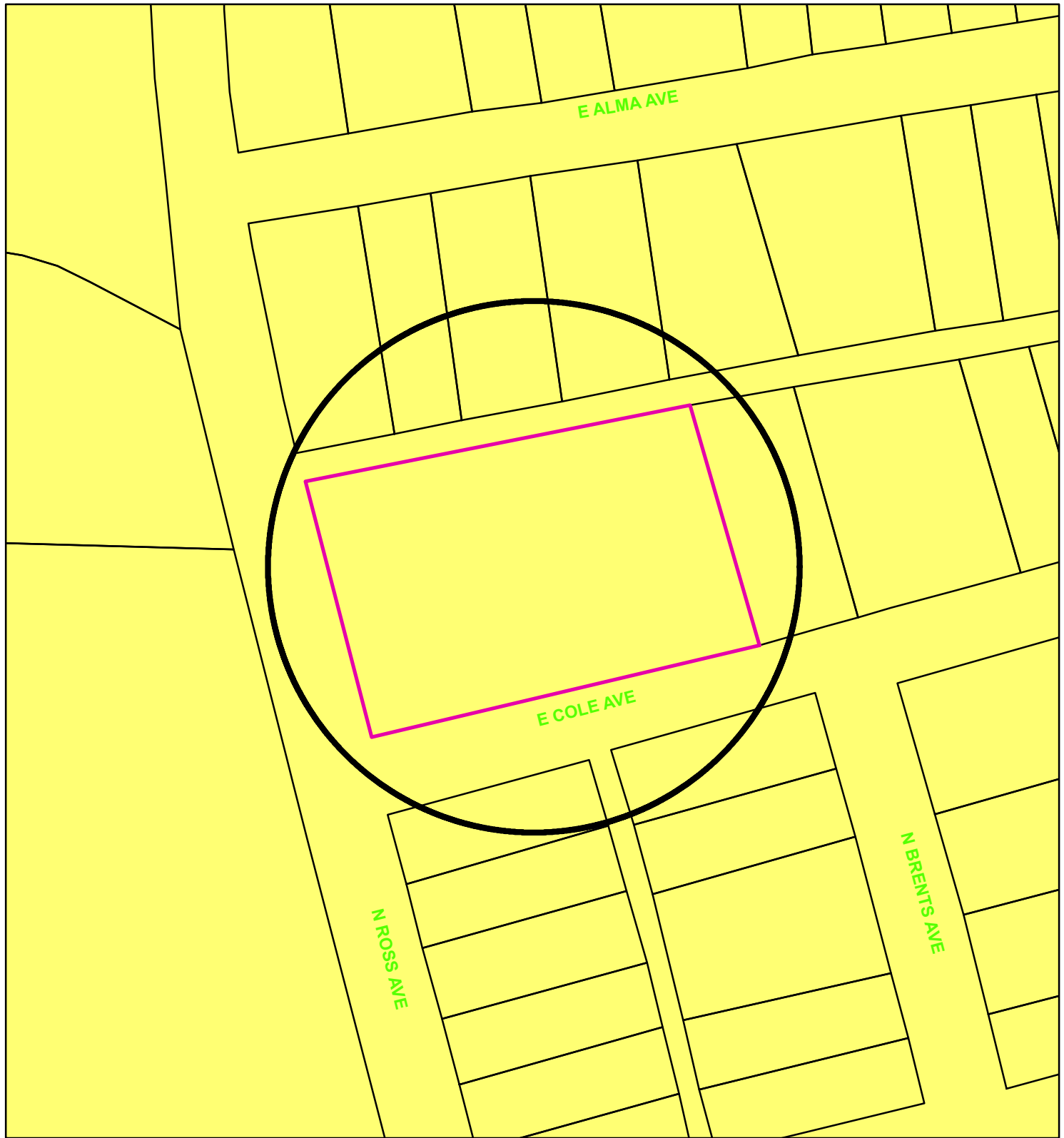


1803 North Ross Avenue



1 in = 529 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1803 North Ross Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

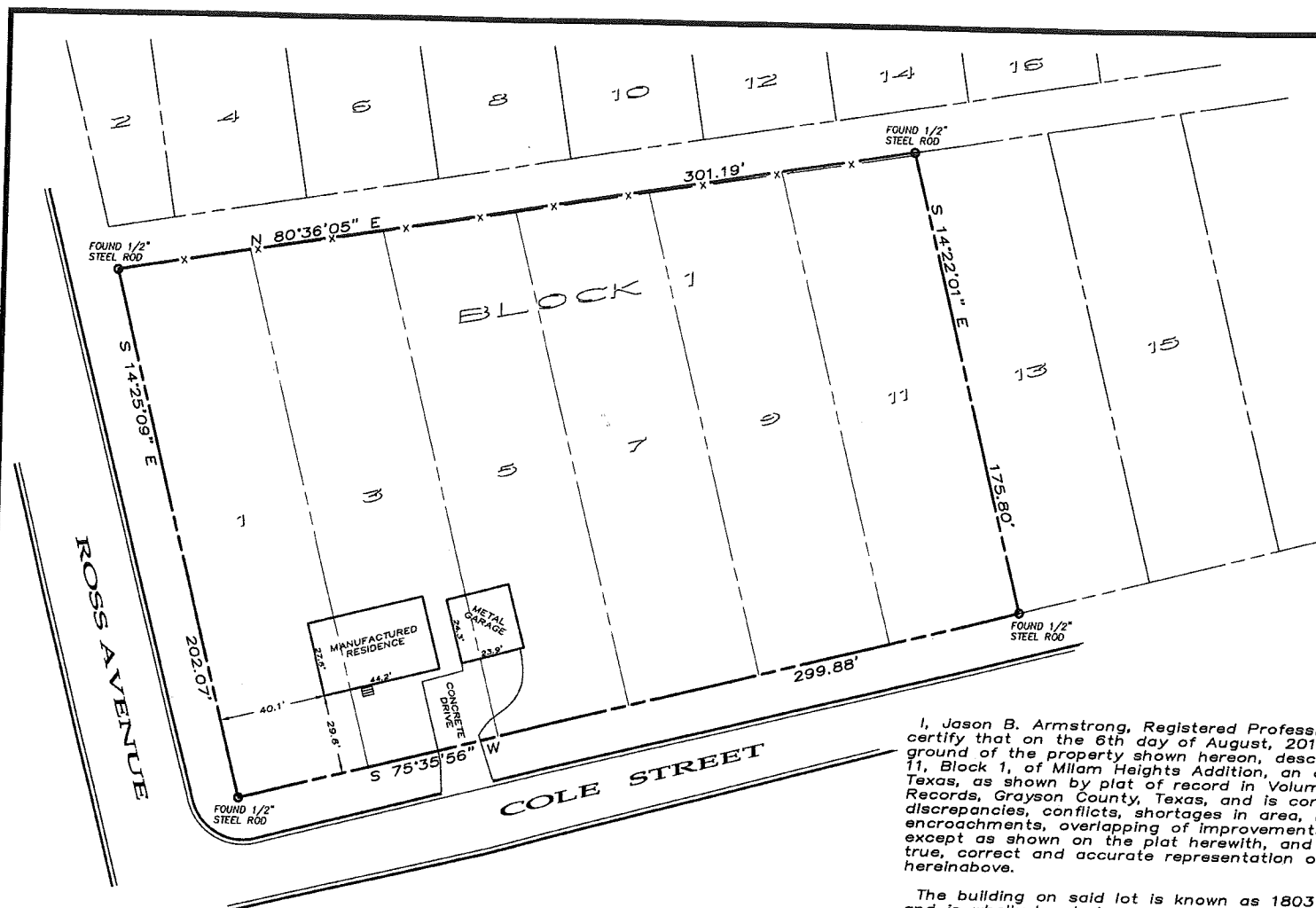
1 in = 100 ft



1803 North Ross Avenue



JOB NO. 13070367



SCALE
1" = 40'

I, Jason B. Armstrong, Registered Professional Land Surveyor do hereby certify that on the 6th day of August, 2013, a survey was made on the ground of the property shown hereon, described as Lots 1, 3, 5, 7, 9, & 11, Block 1, of Milam Heights Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 160, Page 452, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 1803 Ross Avenue, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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Underwood Drafting & Surveying, Inc.
All rights reserved.

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



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151



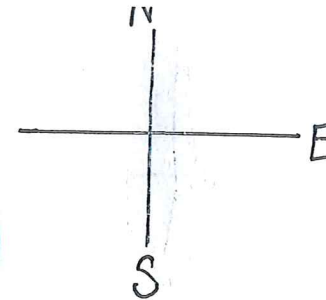
Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

NROSS

Alley

295' (6 ft. tall)

W



160' (8 ft. tall)

Storage

46'

House

Stor.

6' Double Gate

Gate 48'

Driveway

39' (6 ft. tall)

10' Double Gate 39' (6 ft. tall)

25'

42'

163' (6 ft. tall)

25'

50'

COLE AVD.

Key

- Fence
- Prop. line

STAFF REVIEW LETTER

June 11, 2019

Katie King
1803 N. Ross Ave.
Sherman, TX 75090

Veronica Garcia
1505 E. Lamar
Sherman, TX 75090

Dear Applicants,

The request for an exception to allow a 6' privacy fence on all property lines in lieu of the permitted 4' on a front line street and a decorative fence with openings not less than 50% of the fence area not exceeding 3' in height in the front yard in an R-1 (One Family Residential) District for the property located at 1803 North Ross Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District must be followed.
2. The fence shall not obstruct site distance at the intersection.
3. The fence shall be maintained at all times.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

24.

Meeting Date: 06/18/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 511 NORTH EAST STREET**

The request of Tobar Properties, LLC (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being 0.3334 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Tobar Addition, Phase 3 a Replat of a part of Lots 3, 6 & 7, Block 9, G.W. Bond's Second Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tobar Properties, LLC (Owner)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

67

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Tobar Addn Phase 3 Replat GW Bond's 2nd Addn

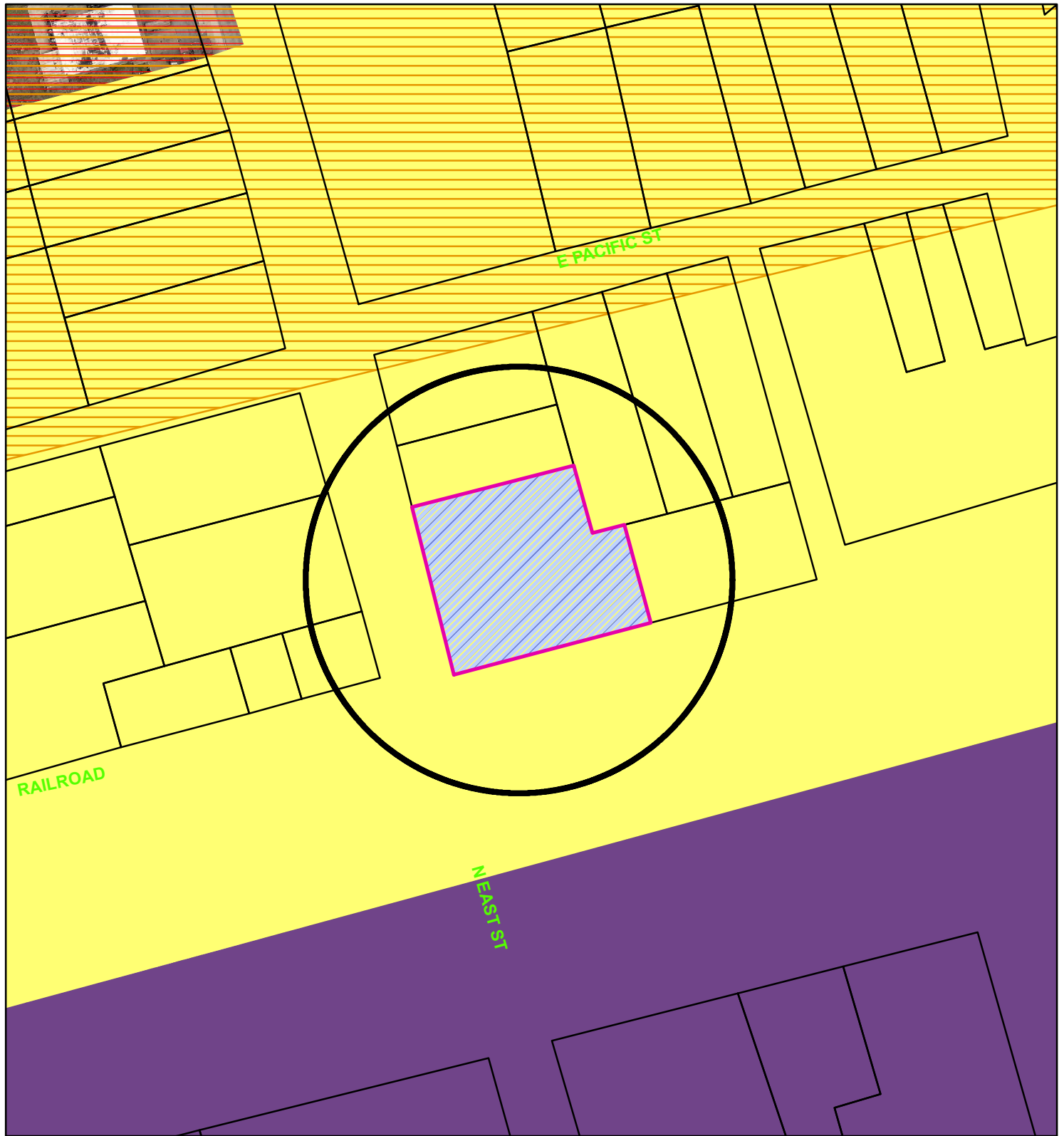
Staff Review Letter



511 North East Street



1 in = 400 ft



Zoning - 511 North East Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

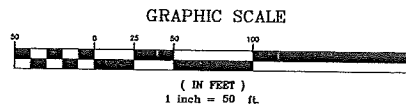
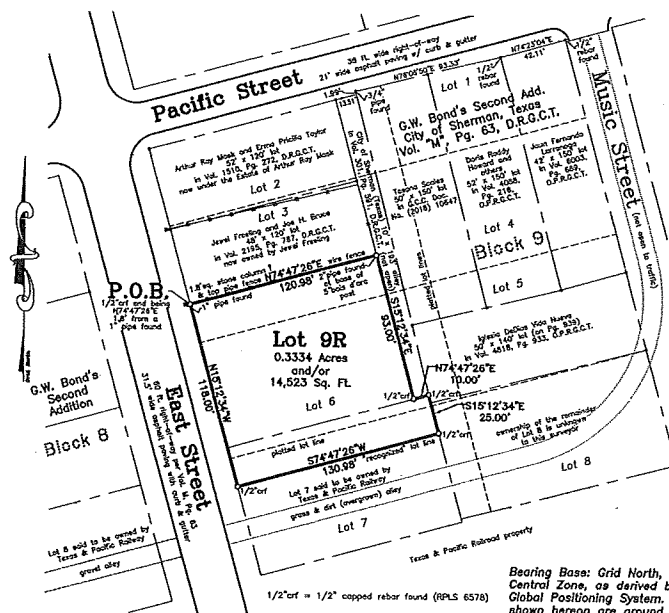
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

511 North East Street





Tobar Addition, Phase 3 **(being a Replat of part of Lots 3, 6 and 7, Block 9,** **G.W. Bond's Second Addition)** **to** **the City of Sherman, Texas** **0.3334 Acres** **in the** **J. B. McAnair Survey** **Abstract No. 763**

General Notes:

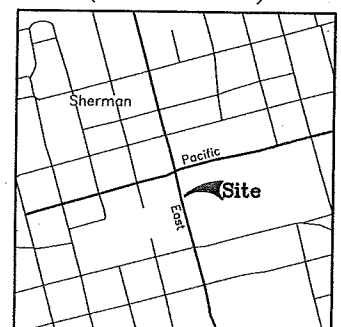
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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. 4818100290 F, 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.

Job No. CGS560519

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

Owner:
 Tobar's Properties, LLC
 635 Preston Meadows Road
 Sherman, Texas 75092

Site Location **(not to scale)**





STAFF REVIEW LETTER

June 10, 2019

Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Tobar Addition, Phase 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 18, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Water pro-rata will be due at the time of development.
7. Development Agreement required for public infrastructures.
8. The City of Sherman does not maintain alleys.
9. Metes and bounds description must match drawing.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

26.

Meeting Date: 06/18/2019

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

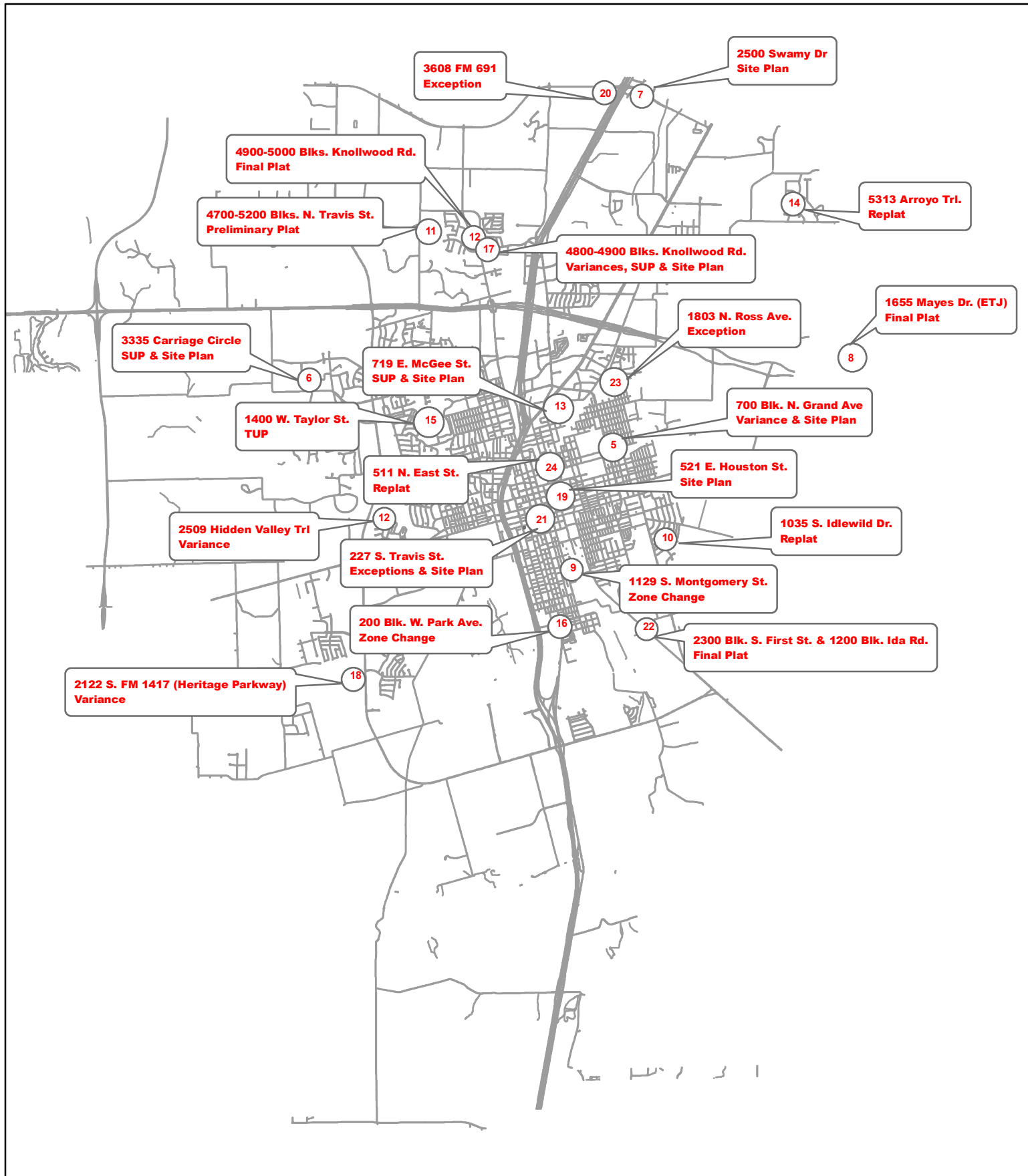
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting June 18, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 8,000 feet