

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 16, 2020 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 19, 2020, PLANNING AND ZONING COMMISSION MEETING..**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEM 8)**
5. **1201, 1203 & 1205 SOUTH FIRST STREET (TABLED FROM MAY 19, 2020)**
The request of Tobar Properties (Owner), NTS Designs, Nathan Gray (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the properties at 1201, 1203 and 1205 South First Street, being Lots 6R, 7R and 8R, Block 4 of the Replat of Lots 1 and 2, Block 4, W.D. Fitch 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 three duplexes in an R-1 (One-Family Residential) District.
6. **923 EAST JONES STREET**
The request of Jose Tobar and Maria Magdalena Menjivar (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being Lots 27, 28, 29 & 30, Block 1, H.M. Sumner's 2nd Addition, as follows:
Board of Adjustments
Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two lots with 50 foot lot widths in lieu of the required 60' in an R-1 (One Family Residential) District.
7. **328 WEST MOORE STREET**
The request of Denny Farley (Owner) concerning the property at 328 West Moore Street, being the north part of Lot 1, Block 7, B.H. Moore Heirs Addition, as follows;
Board of Adjustments
Variance approval under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow a 35' setback from the front property line for a detached carport in lieu of the required 60' in an R-1 (One Family Residential) District.

8. * **6400 TEXOMA PARKWAY**
The request of Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant) and F2M Construction (Contractor) concerning the property at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:
Planning and Zoning Commission
Site plan approval for a Storage Building for Best Pawn.
9. **3301 TEXOMA PARKWAY**
The request of CDS KIM Inc. (Owners) and Yanesi Lopez (Applicant) concerning the property located at 3301 Texoma Parkway, being part of Lots 12-15, Block 2, Redick Addition, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5) to allow an outdoor dining canopy on the front property line in lieu of the required 25' in a C-2 (General Commercial) District.
10. **1527 EAST LAMAR STREET**
The request of Lisa Foster (Owner) concerning the property at 1527 East Lamar Street, being Lots 9 & 10, Block 40, College Park Addition, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.
11. **515 EAST CARTER STREET**
The request of Lazy L Enterprises (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio (Architect) concerning the property at 515 East Carter Street, being all of Lot 11 and the west 3' of Lot 12, Block 1, Hall & Jones Addition, containing 0.195 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Exception approval under Ordinance No. 2280, Section 6.8.3, Subsection (4)(c) to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in an R-1 (One Family Residential) District/College Park Overlay District.
12. **521 EAST CARTER STREET**
The request of Lazy L Enterprises (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio (Architect) concerning the property at 521 East Carter Street, being part of Lot 13, Block 1, Hall & Jones Addition and an unplatted tract in the J.B. McAnair Survey, Abstract No. 763, containing 0.194 acres, as follows:
Board of Adjustments
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 52.84' lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District/College Park Overlay District.
 - Variance approval under Ordinance No. 2280, Section 6.8.3, Subsection (4)(c) to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in an R-1 (One Family Residential) District/College Park Overlay District
- Planning and Zoning Commission***
Replat approval of Hall & Jones Addition, Block 1, Lot 13R.

13. **821 NORTH EAST STREET (OWNER WITHDREW REQUEST 6/8/2020)**

The request of Lazy L Enterprises (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property at 821 North East Street, being part of Lot 6, Block 1, Hall & Jones Addition, containing 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 35.75' lot width in lieu of the required sixty (60) foot and 5,005 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District/College Park Overlay District.
- Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4.5 foot side yard setback for a residential dwelling in lieu of the required 6' in an R-1 (One Family Residential) District/ College Park Overlay District.

Planning and Zoning Commission

Replat approval of Hall & Jones Addition, Block 1, Lot 6R.

14. **1225 PARK PLACE**

The request of Sherman C&G Properties (Owner) and Michael J Wright & Associates, Inc. (Architect) concerning the property located at 1225 Park Place, being a part of Blocks 4 & 5 of the Replat of Lots 6 thru 45, Woodhaven Addition, containing 1.252 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change and site plan approval for Creekwood Condominiums under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

15. **ADJOURNMENT**

16. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on June 11, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of June, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 06/16/2020

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

Issue:

**APPROVE MINUTES OF THE REGULAR MAY 19, 2020, PLANNING AND ZONING
COMMISSION MEETING..**

List of Agenda Items:

Attachments

May 19, 2020 Draft P&Z Minutes

STATE OF TEXAS

§

May 19, 2020

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 19, 2020.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

WOOD

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 17, 2020 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 7, 9, 15, 18, 19, 20, 22 & 24)

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

CONSENT AGENDA

A letter was received from the owner of the property for Item #20 "Site plan approval for an addition to a Convenience Store/Fueling Station" withdrawing the request.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 7, 9, 15, 18, 19, 22 and 24 subject to the Staff Review Letters. Second by Commission Member Vice-Chairman Elliott. All present voted AYE. All present voted AYE.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF HEARRELL ENTERPRISES, INC. (OWNERS), CURATE STUDIOS (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3200 EAST U.S. HIGHWAY 82, BEING 1.812 ACRES IN THE FLEMING JENNINGS SURVEY, ABSTRACT NO. 638, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR FAMILY OF FAITH CHURCH.

SITE PLAN – FAMILY
OF FAITH CHURCH
3200 EAST U.S.
HIGHWAY 82
(HEARRELL
ENTERPRISES, INC.)

The property is located at 3200 East U.S. Highway 82 between Baker Drive and Skaggs Road. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. Family of Faith Church would like to construct a 4,000 square foot church at this location. The church will have approximately (70) seventy seats and parking 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF NASCOGA FEDERAL CREDIT UNION (OWNERS), 4U CREDIT UNION (TENANT), EIKON CONSULTING GROUP (CIVIL ENGINEER/ARCHITECT), ROBERT STENGELE, PE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1901 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 7R, BLOCK 1, PARK PLAZA ADDITION, REPLAT LOTS 6 & 7, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR 4U CREDIT UNION WITH DRIVE-THRU.

SITE PLAN – 4U
CREDIT UNION WITH
DRIVE-THRU
1901 SOUTH FM 1417
(HERITAGE
PARKWAY)
(NASCOGA
FEDERAL CREDIT
UNION)

The property is located at 1901 South FM 1417 (Heritage Parkway); the northeast corner of FM 1417 (Heritage Parkway) and West Park Avenue. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

The project consists of a 4,794 square foot building for a 4U Credit Union with drive thru. The exterior finishes will be brick and stone veneer with a standing seam metal roof. Parking will be provided for 45 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF G&S INVESTING, LLC (OWNERS), VILBIG & ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) AND RAUHAUS FREEDENFELD & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 2103 WEST HOUSTON STREET, BEING 1.013 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR LANGE VETERINARY HOSPITAL.

SITE PLAN – LANGE
VETERINARY
HOSPITAL
2103 W. HOUSTON
ST.
(G&S INVESTING,
LLC)

The property is located at 2103 West Houston Street between Binkley Park Drive and Arapaho East Trail; Lange Veterinary Hospital is the tenant. The property is zoned a C-2 (General Commercial) District.

Grayson and Samantha Riddels would like to construct an 11,037 square foot Lange Veterinary Hospital at this location. The exterior facade will be stone, lap siding, exposed wood with a standing seam metal roof. Parking will be provided for 49 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF RODGER RAWLINS (OWNER), RICHARD RAWLINS (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1410 SOUTH CROCKETT STREET, BEING 0.373 ACRES IN THE SAM BLAGG SURVEY, ABSTRACT NO. 56, ALSO BEING LOT 2, BLOCK 6, B.H. MOORE HEIRS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF RAWLINS ADDITION, A REPLAT OF PART OF LOT 2, BLOCK 6, B. H. MOORE HEIRS ADDITION.

REPLAT RAWLINS
ADDITION, A
REPLAT OF PART OF
LOT 2, BLK. 6, B.H.
MOORE HEIRS
ADDITION
1410 S. CROCKETT
ST.
(RODGER RAWLINS)

The property is located at 1410 South Crockett Street between Hester and Olive Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF TY AND SAIRA OSMANI (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 405 AND 415 SOUTH DEWEY AVENUE, BEING 1.949 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT –
OSMANI ADDITION
405 & 415 S. DEWEY
AVE.
(TY & SAIRA
OSMANI)

FINAL PLAT APPROVAL OF OSMANI ADDITION.

The property is located at 405 and 415 South Dewey Avenue; the southeast corner of East Cherry Street and Magnolia Street. The property is zoned a C-1 (Retail Business) District. The owner would like to Replat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF TY AND SAIRA OSMANI (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 415 SOUTH DEWEY AVENUE, BEING 1.949 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO A CONVENIENCE STORE/FUELING STATION.

An email was received, May 14, 2020 from the owner, Ty Osmani withdrawing the request.

The property is located at 405 and 415 South Dewey Avenue; the southeast corner of East Cherry Street and Magnolia Street. The property is zoned a C-1 (Retail Business) District. The owner recently purchased the property to the north of the existing building and demolished the building. He is in the process of replatting the property into one lot and he would like to construct a 1,620 square foot addition to the existing building. The exterior facade will be EIFS (Exterior Insulation Finishing System), stone veneer with a metal roof. They had seen the Staff Review Letter and would abide by the Recommendations.

THE REQUEST WAS WITHDRAWN.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TJ THOMASON ENTERPRISES, INC. (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 5800 BLOCK NORTH U.S. HIGHWAY 75, BEING 4.074 ACRES IN THE A.C. SMITH SURVEY, ABSTRACT NO. 1561 AND BEING LOT 1, BLOCK 1, THOMASON ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 1, BLOCK 1, THOMASON ADDITION.

The property is located in the 5800 block of North U.S. Highway 75; the northeast corner of Highway 75 and Blue Flame Road. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner would like to Replat the property into two lots for

SITE PLAN –
ADDITION TO
CONVENIENCE
STORE/FUELING
STATION
415 S. DEWEY AVE.
(TY & SAIRA
OSMANI)

(WITHDRAWN)

REPLAT – LOT 1,
BLK. 1, THOMASON
ADDITION
5800 BLK. NORTH
U.S. HIGHWAY 75
(TJ THOMASON
ENTERPRISES, INC.)

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHANE BREM (OWNER), TEXOMA ROOFING (TENANT), CLINT BUTTRILL (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2408 NORTH TRAVIS STREET, BEING 1 ACRE IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR TEXOMA ROOFING.

SITE PLAN –
ACCESSORY
BUILDING FOR
TEXOMA ROOFING
2408 N. TRAVIS ST.
(SHANE BREM)

The property is located at 2408 North Travis Street between Pelton Street and Lamberth Road; Texoma Roofing is the tenant. The property is zoned a C-2 (General Commercial) District. A Specific Use Permit was approved in 2015 to allow a contractor's office. Texoma Roofing would like to construct a 30' x 70' metal accessory building to be used for storage. 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.

TEMPORARY USE PERMIT

THE REQUEST OF RIVERSIDE EAST HOMEBUILDERS (OWNERS), COLEEN GRAY-TURNER (REPRESENTATIVE) AND NO. 10 DESIGN GROUP (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 GAMBEL DRIVE, BEING LOT 3, BLOCK A, QUAIL RUN, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A MODEL HOME FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – MODEL HOME
910 GAMBEL DR.
(RIVERSIDE EAST
HOMEBUILDERS)

Wendell Stephens, 3045 Blackburn Rd., Ft. Worth, TX

Mr. Stephens appeared to represent the request and answer any questions. The property is located at 910 Gambel Drive off Quail Run Road in the Quail Run, Phase One Addition. The property is zoned an R-1 (One Family Residential) District.

Mr. Stephens explained “we have about seventy lots in the Quail Run Subdivision off FM 1417 (Heritage Parkway) and we are requesting a Temporary Use Permit to allow a model home. The home is under construction for a single-family dwelling and we would like to use it for a model home. The model home is a 2,694 square foot, two-story home with the garage converted into two offices and a display area.”

Scott Shadden, Director of Developmental Services explained, “they permitted for a single family home because that is what is it going to end up anyway; until they receive approval for the model home.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow a model home for a period of one year in an R-1 (One-Family Residential) District located at 910 Gambel Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF DAVID PIERCE (OWNER) CONCERNING THE PROPERTY AT 2207 GALLAGHER DRIVE, BEING A PART OF LOTS 12-15, BLOCK 2, REDICK ADDITION, CONTAINING 1.57 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TAXIDERMY STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – TAXIDERMY
STUDIO
2207 GALLAGHER
DR.
(DAVID PIERCE)

David Pierce, 2207 Gallagher Dr., Sherman, TX

Mr. Pierce appeared to represent the request and answer any questions. The property is located at 2207 Gallagher Drive between Texoma Parkway and Frisco Road; Spirit Ink, LP is the tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Pierce explained, “I would like to use a portion of the building for Trophy Shed Taxidermy, LP. I have never operated a taxidermy business. There are two accredited taxidermy schools in Texas and I attended one of those schools. It is something I have wanted to do most of my adult life. There really are no State Licensing or State Inspections. I will operate in an area where it is compatible where I am operating with my neighbors, there is no State Regulatory Agencies; there are no license for a Taxidermist in the State of Texas.”

“As far as chemical disposal, waste and that sort of thing, there is nothing that is going to be used in that shop that is not biodegradable or nothing that would not be permitted by

our City Sanitation Department would take in a dumpster. Most of the large animals that I would take in would be caped out; I would have a head cape only. On the smaller animals, there would be some carcasses to be removed; it is not my intent to put those in a dumpster. I have talked to Dan Hale at Heavenly Pet Creations in Pottsboro and arranged a contract agreement with him that I would keep any small animal carcasses frozen and at such time he would come by and pick them up to dispose of them properly. Recently we have had more dumpster visitors in that area because of the relocation of the tent city and it would not be my intent for someone to hold an animal carcass up on KXII and make that be an issue; I would never do that.”

“If I am approved, it is my intent to move in chest and upright freezers and depending on the growth of the business maybe looking into an in-house cooler for more storage capacity.” 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 Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a taxidermy studio in a C-2 (General Commercial) District located at 2207 Gallagher Drive subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF LCA PROPERTIES, LLC (OWNERS), TODD KOFSKY (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4114 TEXOMA PARKWAY, BEING 0.499 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE REPAIR INCLUDING TRANSMISSION, PERFORMANCE TUNING, ENGINE REPAIR, BRAKES, STEERING, SUSPENSION, OIL CHANGE AND ALIGNMENTS IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – AUTOMOBILE
REPAIR
4114 TEXOMA
PARKWAY
(LCA PROPERTIES,
LLC)

Todd Kofsky, 565 Cleve Cole Rd., Denison, TX

Mr. Kofsky appeared to represent this request and answer any questions. The property is located at 4114 Texoma Parkway between Gallagher Drive and Frisco Road. The property is zoned a C-2 (General Commercial) District. The property has been approved for Specific Use Permits to allow automotive repair in 2009 and 2018 and a billboard in 2002.

Mr. Kofsky explained, "I purchased the building in March of this year and found out the Specific Use Permit for automobile repair had expired last September. I am requesting a new Specific use Permit to allow automotive repair including transmission, performance tuning, engine repair, brakes, steering/suspension, oil change and alignments. I currently have a business A&B Automotive, which is located at 576 U.S. Highway 69, Denison Texas." He had seen the Staff Review Letter and would abide by the Recommendations.

"We have an area in the back of the property for storage, it has a gate and is fenced; we will not leave any cars in front, that is for customer parking and when they are picking up their vehicles. We are not a tire shop; we will not be having tires unless they are already on the vehicle."

Vice-Chairman Elliott explained "there is really no outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts allowed, so you really need to store your cars inside that are being worked on or are inoperable for any amount of time."

Mr. Kofsky explained, "we have 0.5 acres, a big portion behind the building, we could probably store forty or fifty cars, if they are waiting to be worked on, but we will not leave any vehicles parked overnight in front of the building. If they are to be worked on next, then they will be stored behind the gate."

Mr. Shadden asked if the gate was solid.

Mr. Kofsky responded, "it is a solid gate, yes; it is not a chain link fence."

Mr. Shadden asked if they would be visible from the street or adjacent properties.

Mr. Kofsky responded, "yes that is correct. There is a chain link fence on the side of the building; Bob Utter Bargain Center is on the side and there is an empty warehouse building on the other side. That side of the building is not visible from the street, it has a chain link fence, but the gate where it is facing the street is not visible. It does not show any vehicles."

Mr. Shadden asked about adjacent properties.

Mr. Kofsky explained, “it is possible on the side, Bob Utter Tow Yard is right next door and it is a shared fence line between both our properties.”

Mr. Shadden explained, “we do not want it to be a salvage or wrecking yard.”

Mr. Kofsky responded, “I know, there is ivy covering that side, but it is a chain link fence.”

Chairman Mahone asked if he could put up a solid screen as a part of that fence or replace the fence. “Is there anything you could do to obstruct the visibility of those cars in the back from the adjacent properties?”

Mr. Kofsky explained, “it depends where you are looking from, if it is from Texoma Parkway, I would say there is no visibility of any vehicles in the back behind the fence line.”

Brandon LaShelle, 4114 Texoma Parkway, Sherman, TX

Mr. LaShelle explained, “I am part owner with Mr. Kofsky. As far as dismantled vehicles, that is not something that we have, I know previously you have had some issues, because I have seen cars sitting in front of the building for long months. We are a clean operation; we take care of the vehicles as soon as someone brings them in. If it is something we cannot fix, we remove it right away.”

Mr. Kofsky explained, “we are not a salvage yard or wrecking yard. We will only have cars that are waiting for service. There will not be any dismantled or junk vehicles.”

Mr. Shadden asked if they would be doing paint and bodywork.

Mr. Kofsky responded, “no.”

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 automobile repair including transmission, performance tuning, engine repair, brakes, steering, suspension, oil change and alignments in a C-2 (General Commercial) District at 4114 Texoma Parkway subject to the Staff Review Letter. Second by Commission Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE), DAVID VILBIG, VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND AMAZING CONSTRUCTION (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1300 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOTS 2-6, BLOCK 6, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13) TO ALLOW AN 11.2' MASONRY FENCE SURROUNDING A MINI-WAREHOUSE FACILITY IN LIEU OF THE ALLOWED 8'IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE FACILITY (AFFORDABLE STORAGE) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

**EXCEPTION &
VARIANCE – FENCE**

**SUP & SITE PLAN –
MINI-WAREHOUSE
FACILITY
1300 SOUTH FM 1417
(HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES)**

Tommy Vilbig, 517 W. Woodard, Denison, TX and Michael Postar, 3110 Frankford Ave., Lubbock, TX

Mr. Vilbig and Mr. Postar appeared to represent the request and answer any questions. The property is located at 1300 South FM 1417 (Heritage Parkway) between Quail Run Road and Park Avenue. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Vilbig explained, “the prospective buyer would like to construct a mini-warehouse facility (Affordable Storage) with approximately 550 units (82,400 square foot rentable) They will be both climate controlled and non-climate controlled units. The exterior will be stone and EIFS (Exterior Insulation Finishing System) surrounded by a masonry wall for screening.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, “why do you need the exception to allow an 11.2' masonry wall instead of the allowed 8'. Could you tell me why that is needed?”

Mr. Vilbig explained, “it is for increased screening and security. It will provide screening from the property and FM 1417 (Heritage Parkway).”

Mr. Postar explained, “the screening fence is all the way around the development. The buildings are single sloping, everything slopes inward so all the water drains in so the high side which is the backside. I have done this on fourteen

different properties, it is common cookie cutter type of thing and it works very well next to all the neighborhoods. It keeps everything secure, we do brick all the way around, and it looks amazing. It is a very low impact use, so very few cars come in daily and it is nice next to neighborhoods.”

Chairman Mahone asked, “is the wall built structurally out of brick or does it have a brick façade attached.”

Mr. Postar explained, “it is a brick façade into the metal buildings and it is attached straight to it.”

Chairman Mahone stated, “the outside of the buildings become the brick wall.”

Mr. Postar responded, “yes, that is correct.”

Mr. Shadden explained, “this has been done on other warehouse facilities between Travis Street and North Highway 75; it looks very nice. It is the full height of the building.”

Mr. Postar explained, “this is a Class A facility. All lighting and security cameras will be inside the development.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception, variance and site plan to allow an 11.2’ masonry fence surrounding a mini-warehouse facility in lieu of the allowed 8’ in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 1300 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 1300 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

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

ZONE CHANGE, EXCEPTION & VARIANCE

THE REQUEST OF ULISES A. HENRIQUEZ LOPEZ (OWNER)
AND COPLEY LAND SURVEYING (SURVEYOR)
CONCERNING THE PROPERTY LOCATED AT 1201 SOUTH
MONTGOMERY STREET, BEING THE WEST 89.2 FEET OF
LOT 1, BLOCK 6, JONES & WAINRIGHTS ADDITION, AS
FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION
6.2, SUBSECTION (1) TO ALLOW AN EXISTING
NONCONFORMING STRUCTURE LOCATED ON THE SIDE
STREET PROPERTY LINE IN LIEU OF THE REQUIRED 10'
AND 1.2' FROM THE FRONT PROPERTY LINE IN LIEU OF
THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL)
DISTRICT.

Ulises A. Henriquez Lopez, 921 S. Hub St., Sherman, TX

Mr. Lopez appeared to represent the request and answer any
questions. The property is located at 1201 South
Montgomery Street; the southeast corner of Montgomery
and Rosedale Streets. The property is zoned a C-1 (Retail
Business) District and the owner is requesting a zone
change to an R-1 (One Family Residential) District. The
existing one story metal building is approximately 1,705
square foot, is located 1.2 foot from the front property line,
and protrudes across the property line on the north side. An
encroachment easement was approved by Resolution 6607
at the March 16, 2020, City Council Meeting. He had seen
the Staff Review Letter and would abide by the
Recommendations.

Mr. Lopez explained, "I would like to use the building as my
home; it will have three bedrooms and parking will be
provided."

No other citizens appeared before the Planning and Zoning
Commission to discuss the exception, variance or zone
change.

Board of Adjustments

ACTION TAKEN.

ZONE CHANGE – C-1
TO R-1

EXCEPTION –
NONCONFORMING
STRUCTURE

VARIANCE -
SETBACKS
1201 S.
MONTGOMERY ST.
(ULISES A
HENRIQUEZ LOPEZ)

Motion by Commission Member Davis to approve the request for an exception and variance to allow to allow an existing nonconforming structure located on the side street property line in lieu of the required 10' and 1.2' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District at 1201 South Montgomery Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 1201 South Montgomery Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS LLC (OWNERS), HIGHLAND HOMES (PROSPECTIVE BUYER) AND CODY RUTLEDGE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 914 SONGBIRD LANE, BEING LOT 17, BLOCK 14 OF THE PROPOSED PRESERVE ADDITION, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A MODEL HOME FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Ron Westervelt, 2410 Loy Lake Rd., Denison, TX

Mr. Westervelt appeared to represent the request and answer any questions. The property is located at 914 Songbird Lane off Quail Run Road in The Preserve Addition, Phase II. The property is zoned an R-1 (One Family Residential) District.

Mr. Westervelt explained, "Highland Homes is requesting a Temporary Use Permit to allow a model home for a period of one year. The model home will be a 3,075 square foot, two-story home with the garage converted into two offices and

TUP – MODEL HOME
914 SONGBIRD LN.
(WESTAR HOME
BUILDERS, LLC)

a display area.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Temporary Use Permit to allow a Model Home for a period of one year in an R-1 (One-Family Residential) District at 914 Songbird Lane subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CARL BUSSEY (OWNER), SHEARER DESIGN & ASSOCIATES (REPRESENTATIVE) AND RHODES SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 329 WEST TENNESSEE STREET, BEING PART OF LOT 4 AND ALL OF LOT 5, BLOCK D, ED MOORE’S FAIRGROUND 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.

SUP – DUPLEX
329 W. TENNESSEE
ST.
(CARL BUSSEY)

Charlie Shearer, 415 W. Main St., Denison, TX

Mr. Shearer appeared to represent the request and answer any questions. The property is located at 329 West Tennessee Street, the northeast corner of Tennessee and Rusk Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Shearer explained, “the owner is requesting a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District. The Duplex will be approximately 1,966 square feet, three-bedroom, two-bath, one-car garage on each side. We will move the building to conform to the driveway standards.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were any other duplexes in the area.

Rob Rae, Incoming Director of Developmental Services explained, “there is a duplex on the lot to the east on Tennessee Street.”

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 request for a Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District at 329 West Tennessee Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DAVID, DOWNTAIN, ELLIOTT, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID CONFORM TO THE INTENT OF THE ORDINANCE.

TEMPORARY USE PERMIT

THE REQUEST OF MAYFIELD MCCRAW (OWNER) AND SAM HOSCH, ZACHRY CORPORATION (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 5901 SOUTH U.S. HIGHWAY 75, BEING 35 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248, AS FOLLOWS;
BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT FOR TXDOT U.S. HIGHWAY 75 RECONSTRUCTION PROJECT (PROJECT CONTROL # 0047-02-150) FOR A PERIOD NOT TO EXCEED THREE YEARS IN AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

TUP – CONCRETE
BATCH PLANT
5901 SOUTH U.S.
HIGHWAY 75
(MAYFIELD
MCCRAW)

Mayfield McCraw, 3765 CR 2135, Telephone, TX and Sam Hosch, 86 Beach Hill Circle, Pottsboro, TX

Mr. McCraw and Mr. Hosch appeared to represent the request and answer any questions. The property is located at 5901 South U.S. Highway 75 between FM 1417 and Akers Road, across from Texas Instruments. The property is zoned an M-1.5 (Medium Manufacturing) District. Site plan approval was granted to Zachry Construction for a construction office and yard, heavy equipment, storage and repair for the U.S. Highway 75 Reconstruction project at the February 18, 2020, Planning and Zoning Commission Meeting.

Mr. Hosch explained, “the site would contain the concrete batch plant operation, which will be utilized to produce concrete for the job site. The yard will have a Pug-mill Mixer, which is designed to mix gravel, limestone, and other aggregate material together to make stabilized road base. The southeast side of the yard site will have the crusher for crushing the concrete salvaged from the project for reuse.”

“The yard site will be temporary only during the TXDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the site.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Hosch explained, “we plan to complete the project in three years; we are pursuing another location as well. The floodplain is a major factor in the location of the batch plant. The site plan we submitted keeps us out of the floodplain. There is some property in town closer to the project, but most of it is in the floodplain. We have worked on some ideas to try to locate there; Engineering has submitted to FEMA and we are waiting for a response from them.”

Chairman Mahone asked if the other site is approved; “would you have two locations running or would you choose just one.”

Mr. Hosch responded, “we would prefer the other location if FEMA approves everything before we set up the batch plant. We are not going to set up the batch plant twice; it is too expensive to do that. We intend to start paving in September. We still have to get through permitting with (TCEQ) Texas Commission on Environmental Quality.”

Mr. Shadden asked if the other site is adjacent to the project.

Mr. Hosch responded, “yes it is. We had full intentions in going in that location. I think the grading plan for that site has already been approved by the City before it went to FEMA; we are at their mercy at this point. Once they approve it, we still have a three-month permitting process with TCEQ. Once we get set up on this site, we are not moving.”

Mr. Shadden explained, “this one could end in three years or when the project is finished or another site is secured before this one is started.”

Mr. Hosch explained, “it would cost us about \$120,000 to set the plant up. To set it up and move it to another site is not feasible.”

Mr. Shadden asked his plan if the cemetery next door is having a funeral during the day; “what are you going to do.”

Mr. Hosch explained, “we could accommodate that if we need to work with the cemetery to not run during those hours; that is not a problem.”

Chairman Mahone asked if he had a timeline for FEMA approval.

Mr. Hosch explained, “typically it is three to six months; all bets are off at this point because of the COV-19 pandemic.”

Chairman Mahone asked when the three years would start.

Mr. Shadden explained, “the three years starts at the approval date.”

Mr. Hosch explained, “the paving would not go until the end; as soon as the paving is done, we can pull the concrete plant out. There is a possibility the plant could leave mid-project if we are not paving here. All the phases for power would stay.”

Mr. Shadden asked if the other project was on the west side of the highway.

Mr. Hosch responded, “yes; I think it is part of the golf course property.”

Chairman Mahone asked if he had seen the Staff Review Letter.

Mr. Hosch responded, “yes. Is temporary fencing allowed for the screening; similar to what you would see on a construction site?”

Mr. Shadden explained, “the screening adjacent to the cemetery are the cedar trees. Are you going to maintain those and not take them down; that could be the screen.”

Mr. Hosch responded, “correct. There is no other activity around us.”

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

A letter was received from:

Elliott Bradley, Bradco Interest, Inc., 1700 Redbud Blvd., Ste. 115, McKinney, TX

“I am the President and owner of Bradco Interests, Inc., Managing Joint Venture of the Technology Corridor/ 50 Joint Venture that owns the 50-acre adjoining tract. As you know, we have owned the property for over 20 years and have witnessed substantial change in the corridor in the past two decades.”

“As owner of the adjoining tract south of the subject tract, I SUPPORT the proposed usage for a three year period. I believe the site provides TXDOT with the best available location, access and onsite improvements as they engage in the reconstruction of Highway 75 from FM 1417 to SH 82.”

“I therefore urge the Board of Adjustments to approve the Temporary Use Permit for TXDOT’s usage of the 35-acres.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Temporary Use Permit to allow a

concrete batch plant for TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District at 5901 South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF DENISE EVANS AND BRIANNA CHAPIN (OWNERS) AND TIM PIKE, WYLDEWOOD HOMES (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 729 BLANTON DRIVE, BEING LOT 1, BLOCK 1, SUNSET CROSSING, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (5)(A) AND (13) TO ALLOW A 3' SETBACK FROM THE WASHINGTON STREET PROPERTY LINE FOR A 6' FENCE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE – FENCE
729 BLANTON DR.
(DENISE EVANS &
BRIANNA CHAPIN)

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

Tim Pike, 3402 Ballam St., Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 729 Blanton Drive; the southeast corner of Blanton Drive and West Washington Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception and variance to erect a six foot privacy fence, 3' from the the Washington Street property line.

Mr. Pike explained, "this house is on a corner lot and the new homeowner would like a fence for their dogs; a four-foot fence is not sufficient."

Chairman Mahone asked if the fence would cause any obstruction for the drivers at the Blanton and Washington Street intersection.

Mr. Pike explained, "they are only bringing it up twenty-feet on the side of the house. I do not think it will obstruct traffic view." 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 Exception or Variance.

ACTION TAKEN.

Motion by Commission Member Sims to approve the request for an Exception and Variance to allow a 3' setback from the Washington Street property line for a 6' fence in lieu of the required 25' in an R-1 (One Family Residential) District at 729 Blanton Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, MAHONE, ELLIOTT AND SIMS.

VOTING NAY: DOWNTAIN

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF WYLDEWOOD HOMES (OWNERS) AND TIM PIKE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4032 BELMONT BOULEVARD, BEING LOT 1, BLOCK 3, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (13)(H) TO ALLOW A 2' SETBACK FROM THE ASCOT AVENUE PROPERTY LINE FOR A 6' PRIVACY FENCE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE – FENCE
4032 BELMONT
BLVD.
(WYLDEWOOD
HOMES)

Tim Pike, 3402 Ballam St., Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 4032 Belmont Boulevard; the southeast corner of Belmont Boulevard and Ascot Avenue. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception and variance to erect a six-foot privacy fence, two foot from the Ascot Avenue property line. 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 Exception or Variance.

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the request for an Exception and Variance to allow a 2' setback from the Ascot Avenue property line for a 6' privacy fence in lieu of the required 25' in an R-1 (One Family Residential) District at 4032 Belmont Boulevard subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, MAHONE, DOWNTAIN, ELLIOTT 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 TOBAR PROPERTIES (OWNER), NBS DRAFTING AND DESIGN, NATHAN GRAY (DRAFTSMAN) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 1201, 1203 AND 1205 SOUTH FIRST STREET, BEING LOTS 6R, 7R AND 8R, BLOCK 4 OF THE REPLAT OF LOTS 1 AND 2, BLOCK 4, W.D. FITCH 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 THREE DUPLEXES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

SUP – THREE
DUPLEXES
1201, 1203 & 1205 S.
FIRST ST.
(TOBAR
PROPERTIES)

(TABLED)

Mario Tobar, 635 Preston Meadows Rd., Sherman, TX and Nathan Gray, 303 W. Houston, Sherman, TX

Mr. Tobar and Mr. Gray appeared to represent the request and answer any questions. The property is located at 1201, 1203 and 1205 South First Street; the southeast corner of First and Kentucky Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Gray explained, "Tobar Properties recently replatted the property into three lots and they would like to construct three duplexes on the lots. The duplexes will be approximately 1,238 square foot, three bedroom, 2 bath, 1 car garage with two parking spaces in the driveway per unit." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were any other duplexes in the area.

Mr. Tobar stated, "there are some on Kentucky Street."

Mr. Gray had a question about the detention requirement.

Chairman Mahone explained, "you may get that clarified with the Engineering Department."

Commission Member Sims stated, "you are going to stack your parking spaces; one behind the other."

Mr. Gray explained, "there would be a one-car garage and two in the driveway."

Commission Member Davis stated, "they will be parking in the street; 7:00 a.m. if I want to leave for work and there are

two people behind me, they are not behind me they are parked in the street. Do you have the ability for parking somewhere else?"

Chairman Mahone explained, "it has been the experience of the board that these kind of parking setups do not really work out for practicality for the neighborhood. I would like to see a better parking plan or layout."

Commission Member Downtain explained, "even if you changed it to two bedrooms per unit would help."

Mr. Shadden explained, "you might end up having to improve the alley and add some rear parking. You probably need to check with Engineering to see if that is feasible."

Chairman Mahone asked if they could come up with an alternate parking plan. "Would you be opposed to tabling the request to revise your plan?"

Mr. Gray agreed to table the request.

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

ACTION TAKEN.

Motion by Commission Member Sims to table the request for a Specific Use Permit to allow three duplexes in an R-1 (One-Family Residential) District at 1201, 1203 and 1205 South First Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

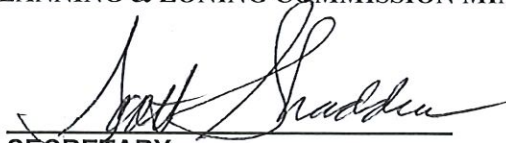
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:08 p.m.

ADJOURNMENT

CHAIRMAN

PLANNING & ZONING COMMISSION MINUTES – MAY 19, 2020


SECRETARY



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

4.

Meeting Date: 06/16/2020

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

Issue:

CONSENT AGENDA (ITEM 8)

List of Agenda Items:

8. * 6400 TEXOMA PARKWAY

The request of Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant) and F2M Construction (Contractor) concerning the property at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Site plan approval for a Storage Building for Best Pawn.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 06/16/2020

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:

1201, 1203 & 1205 SOUTH FIRST STREET (TABLED FROM MAY 19, 2020)

The request of Tobar Properties (Owner), NTS Designs, Nathan Gray (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the properties at 1201, 1203 and 1205 South First Street, being Lots 6R, 7R and 8R, Block 4 of the Replat of Lots 1 and 2, Block 4, W.D. Fitch 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 three duplexes in an R-1 (One-Family Residential) District.

Background:

This item was tabled at the May 19, 2020, Planning and Zoning Commission Meeting. The properties are located at 1201, 1203 and 1205 South First Street; the southeast corner of First and Kentucky Streets. They are zoned an R-1 (One Family Residential) District. Tobar Properties recently replatted the property into three lots and they would like to construct three duplexes on the lots. The duplexes will be approximately 1,238 square foot, three bedroom, 2 bath, 1 car garage with two parking spaces in the driveway per unit.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Tobar Properties (Owner)

NBS Drafting and Design, Nathan Gray (Draftsman)

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:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Site Plan

Elevations

Staff Review Letter



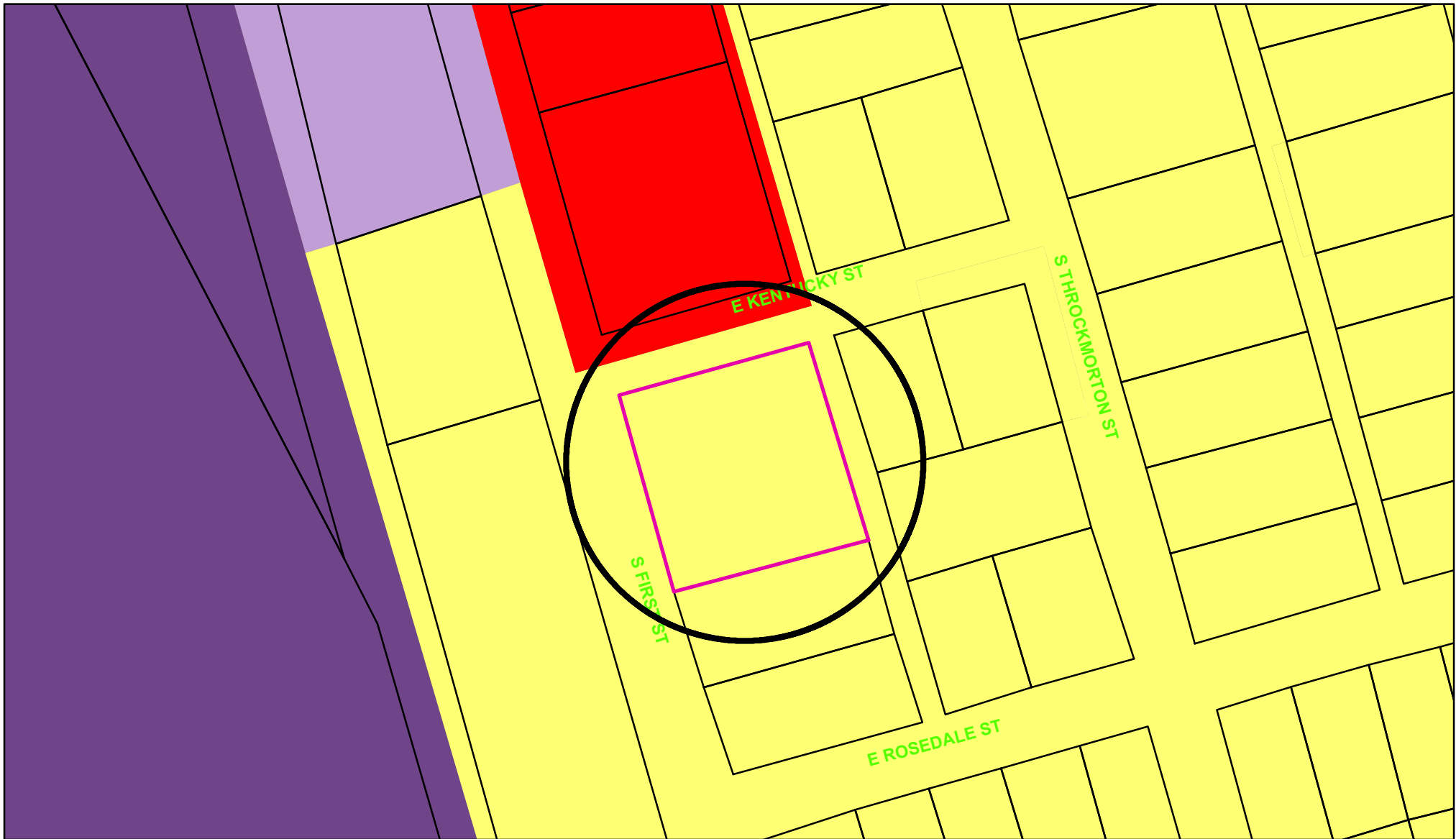
City of Sherman, Texas
Developmental Services Department

1201, 1203 & 1205 South First Street



NOT TO SCALE

1 in = 300 ft



Zoning - 1201, 1203 & 1205 South First 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1201 S. First Street

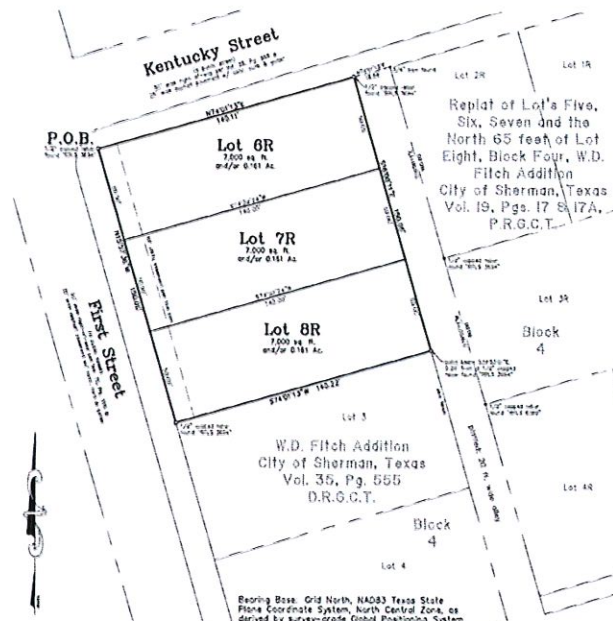


1203 S. First Street



1205 S. First Street





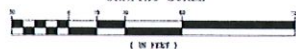
Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition to the City of Sherman, Texas 0.483 Acres

- General Notes:**
1. Water Supply to be provided by City of Sherman.
 2. Sewer service to be provided by City of Sherman.
 3. Electrical service to be provided by Onyx Electrical Utility Company.
 4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 5. Any existing easements 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 easement along or across said lots.
 6. Grapen County 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 herein lies within a Zone "A" (as determined to be suitable 100-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grapen County, Texas and Incorporated Areas, Map No. 481000000 F, Revised Date: September 28, 2018.
 8. Neither Grapen County nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 9. The center and builders must comply with all other state and federal regulations regarding developments of this type.

Owner:
Tobars Properties, LLC
635 Preston Meadows Road
Sherman, Texas 75092

Job No. CG5540519

GRAPHIC SCALE



Filed for Record
in the Official Records of:
Grapen County, Texas
On: 6/14/2019 10:52:13 AM
in the PLAT BOOKS
W.D. FITCH ADDITION
Book Number: 2019-155
Number of Pages: 2
Order #: 2019041400000
By: JH

Site Location
(not to scale)



Halvey-Wagner Surveying, Inc.
222 W. Main St., Sherman, Texas 75092
Ph: (202) 463-6161 Fax: (202) 463-4028
Email: HalveySurveying@bellsouth.net
Texas State of Professional Land Surveying
Firm Registration No. 10084100

22-012

FIELD NOTES

SITUATED in the City of Sherman, County of Grapen, State of Texas, and being a part of the G.B. Pilant Survey, Abstract No. 963 and being a Replat of Lots 1 and 2, Block 4 of the W. D. Fitch Addition to the City of Sherman, Texas, recorded in Volume 35, Pg. 555, Deed Records, Grapen County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch copper rebar found, stamped (RPLS 3694) at the intersection of the East line of First Street (a public street) and the South line of Kentucky Street (a public street), at the Northwest corner of both said Lot 1 and the herein described tract;

THENCE North 74 deg. 01 min. 13 sec. East, with the South line of said Kentucky Street and the North line of said Lot 1, a distance of 140.11 ft. to a 1/2 inch copper rebar found, stamped (RPLS 3694) in the West line of called 20 ft. Alley, at the Northeast corner of both said Lot 1 and the herein described tract, **S&D** rebar bears South 74 deg. 01 min. 13 sec. West, 19.59 ft. from a 1/2 inch pipe found at the Northwest corner of Lot 2R, Block Four, Replat of Lot's Five, Six, Seven and the North 65 ft. of Lot Eight, Block Four of the W.D. Fitch Addition to the City of Sherman, Texas Recorded in Volume 19, Pgs. 17 & 17A, Plat Records, Grapen County, Texas;

THENCE South 74 deg. 00 min. 11 sec. East, with the West line of said Alley and the East line of said Lot 1 and 2, a distance of 150.05 ft. to a point at the Northeast corner of Lot 3, said Block 4, at the Southeast corner of both said Lot 2 and the herein described tract, **S&D** point bears South 39 deg. 53 min. 01 sec. East, 0.50 ft. from a 1/2 inch copper rebar found, stamped (RPLS 3694);

THENCE South 74 deg. 01 min. 13 sec. West, with the North line of said Lot 3 and the South line of said Lot 2, a distance of 140.22 ft. to a 1/2 inch copper rebar found, stamped (RPLS 3694) in the East line of said First Street, at the Northwest corner of said Lot 3 and the Southwest corner of both said Lot 2 and the herein described tract;

THENCE North 15 deg. 57 min. 38 sec. West, with the East line of said First Street and the West lines of said Lot 1 and 2, a distance of 150.00 ft. to the **PLACE OF BEGINNING** and containing **0.483 ACRES** of land.

I, Kote A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown herein 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.

Kote A. Wagner
Kote A. Wagner, R. P. L. S. No. 6578
6-7-19 Date.



I, Tobars Properties, LLC, owner of Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Mario Tobars
Mario Tobars
Authorized Representative for Tobars Properties, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mario Tobars, 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 10th day of June, 2019.

Andres Diaz
Notary Public, Grapen County, Texas
Sherman



This, the Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, is hereby approved this 18th day of December, 2019 by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Scott Shadden*
Chairman Secretary

This, the Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, is hereby approved this 7th day of January, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: *DER* 06/07/2019
MAYOR, CITY OF SHERMAN, TEXAS DATE

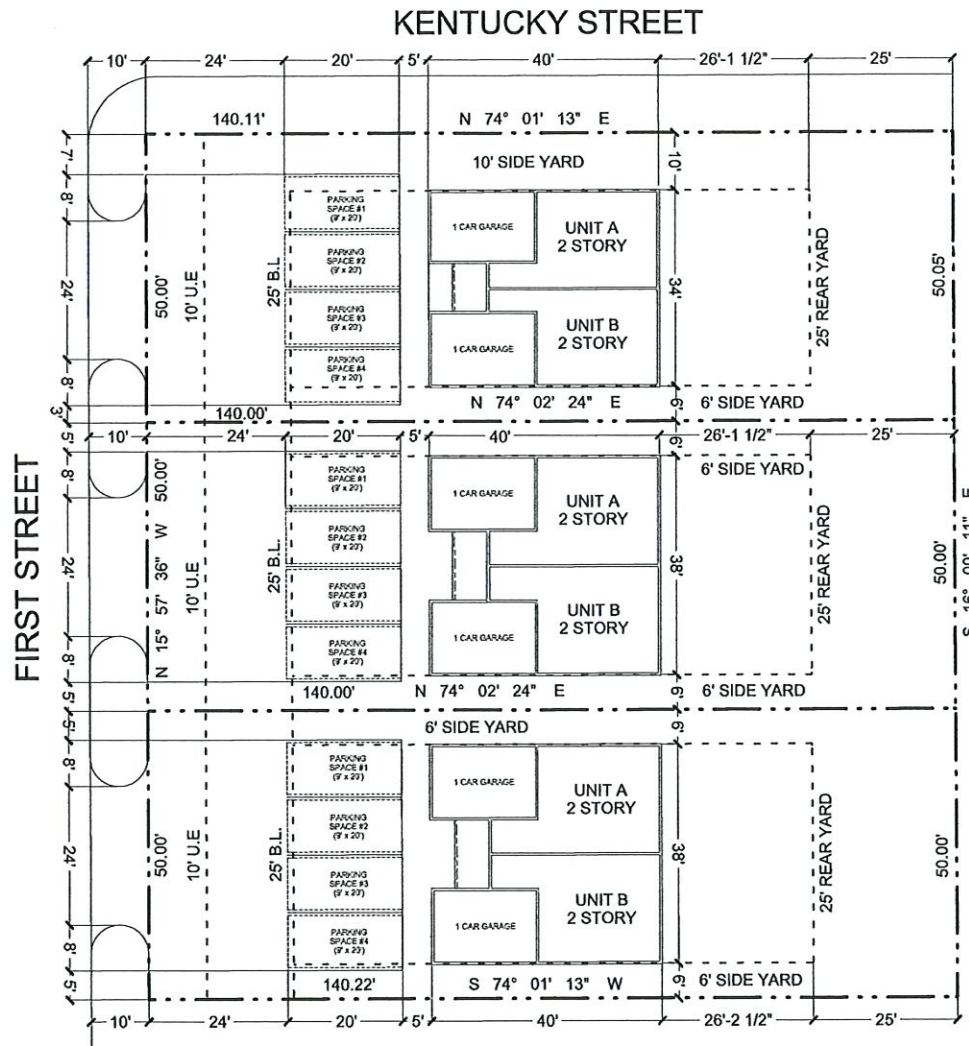
The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 7th day of January, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public drains, 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 7th DAY OF June, 2019, BY *Linda Ashby*
CITY CLERK, CITY OF SHERMAN, TEXAS



Halvey-Wagner Surveying, Inc.
222 W. Main St., Sherman, Texas 75092
Ph: (202) 463-6161 Fax: (202) 463-4028
Email: HalveySurveying@bellsouth.net
Texas State of Professional Land Surveying
Firm Registration No. 10084100

Filed for Record
in the Official Records of:
Grapen County, Texas
On: 6/14/2019 10:52:13 AM
in the PLAT BOOKS
W.D. FITCH ADDITION
Book Number: 2019-155
Number of Pages: 2
Order #: 2019041400000
By: JH



1201, 1203, 1205 FIRST STREET
SHERMAN, TEXAS
GRAYSON COUNTY

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

A New Site Plan For
TOBAR PROPERTIES
1201, 1203, 1205 South First Street
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
803.892.5620

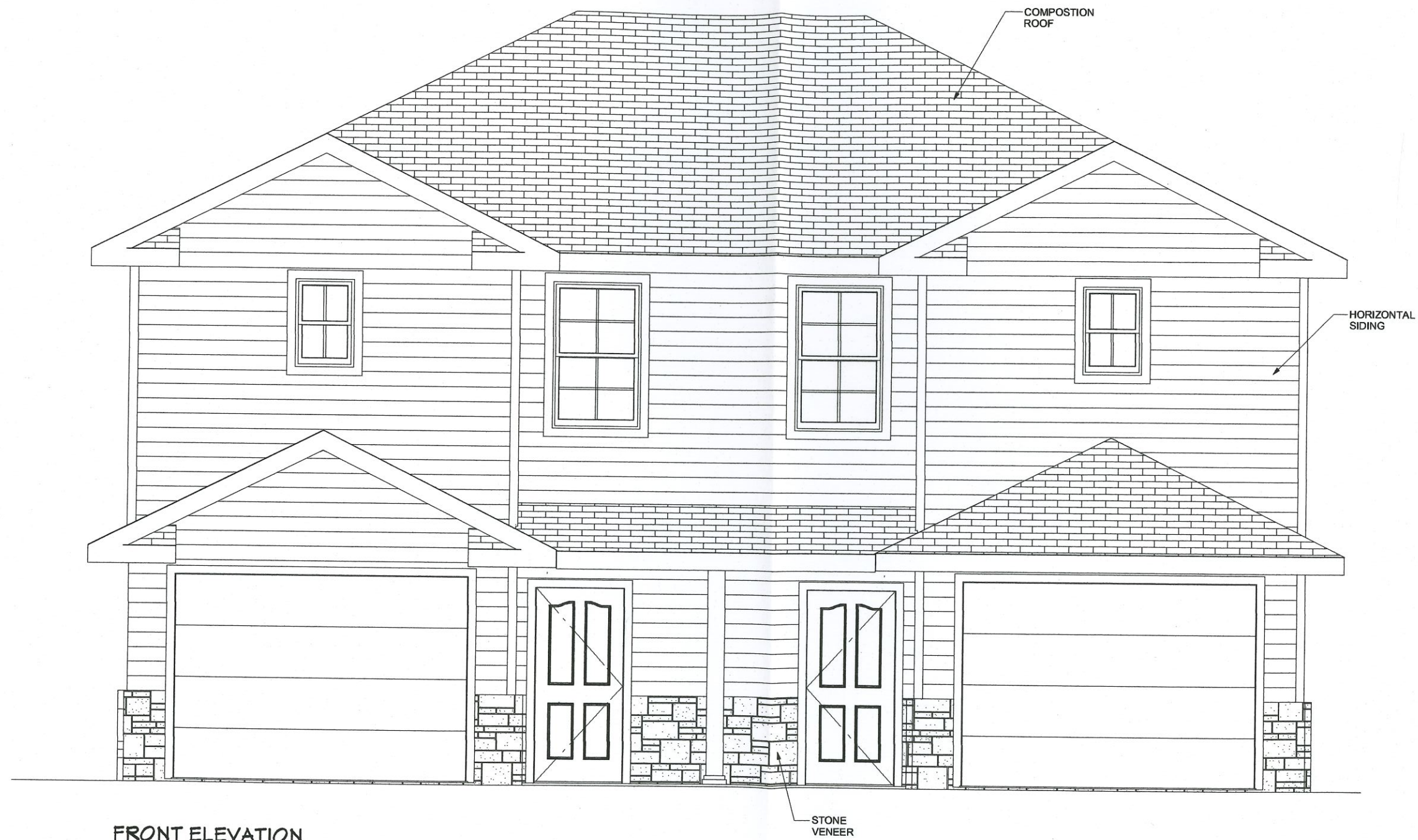
DATE:

5/21/2020

SCALE:

SHEET:

A-1



REVISION TABLE	
NUMBER	DATE

TOBAR DUPLEXES
(FIRST & KENTUCKY)

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman Texas 75090
903.892.5620
nagray@nbsn.com

DATE:
4/24/2020

SCALE:

SHEET:

STAFF REVIEW LETTER

June 9, 2020

Tobar Properties
635 Preston Meadows Rd.
Sherman, TX 75092

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

Dear Applicant,

The request for a Specific Use Permit to allow three duplexes in an R-1 (One-Family Residential) District for the property located at 1201, 1203 and 1205 South First Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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. Setback requirements: Front & Rear – 25'; side setback – 6'; corner lot, side street setback – 10' from the Kentucky Street property line.
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. Drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from City of Sherman Engineering Department.
9. Sidewalks required for all lots upon construction.
10. 2" water line must be extended to connect to 6" water line.
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.

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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 06/16/2020

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:

923 EAST JONES STREET

The request of Jose Tobar and Maria Magdalena Menjivar (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being Lots 27, 28, 29 & 30, Block 1, H.M. Sumner's 2nd Addition, as follows:

Board of Adjustments

Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two lots with 50 foot lot widths in lieu of the required 60' in an R-1 (One Family Residential) District.

Background:

The property is located at 923 East Jones Street between Willow and Vaden Streets. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance to allow fifty-foot lot widths on two lots for residential development. The lots were originally platted into four twenty-five foot lots and he would like to Replat them into two fifty-foot lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose Tobar and Maria Magdalena Menjivar (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

29

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

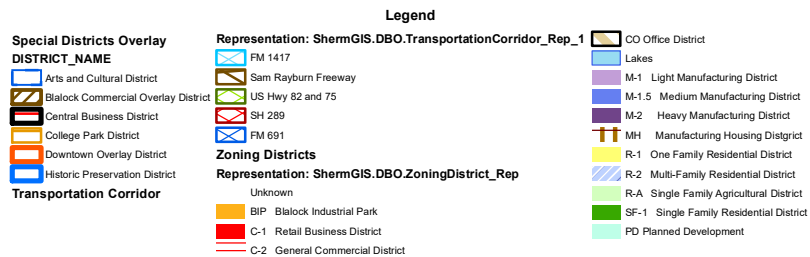
Staff Review Letter



Zoning - 923 East Jones Street



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 97 ft

923 East Jones Street



STAFF REVIEW LETTER

June 9, 2020

Jose Tobar
Maria Magdalena Menjivar
2517 S. First St.
Sherman, TX 75090

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

Dear Applicant,

The request for a variance to allow two lots with 50 foot lot widths in lieu of the required 60' in an R-1 (One Family Residential) District for the property located at 923 East Jones Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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. 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. Setback requirements: Front & Rear – 25'; side setbacks – 6'.
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 required to combine existing lots.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The 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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 06/16/2020

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:

328 WEST MOORE STREET

The request of Denny Farley (Owner) concerning the property at 328 West Moore Street, being the north part of Lot 1, Block 7, B.H. Moore Heirs Addition, as follows;

Board of Adjustments

Variance approval under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow a 35' setback from the front property line for a detached carport in lieu of the required 60' in an R-1 (One Family Residential) District.

Background:

The property is located at 328 West Moore Street; the southeast corner of Rusk and Moore Streets. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance to allow a 35' setback from the front property line for a 12' x 21' metal carport.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Denny Farley (Owner)

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

Site Plan

Elevations

Staff Review



328 W. Moore St.

Sherman
CLASSIC TOWN. BROAD HORIZON.

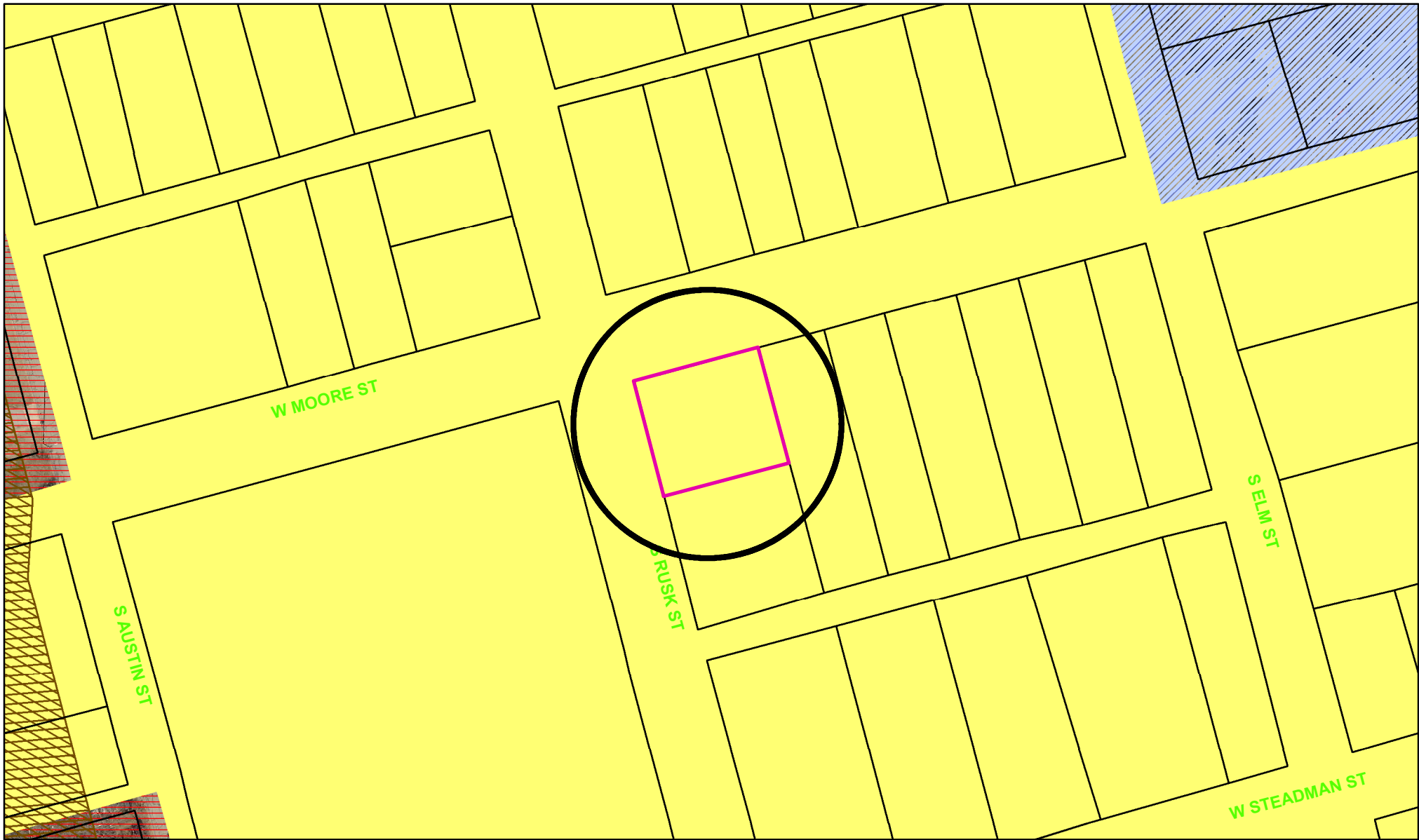
328 West Moore Street



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 300 \text{ ft}$$



Zoning - 328 West Moore 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
-  PD Planned Development

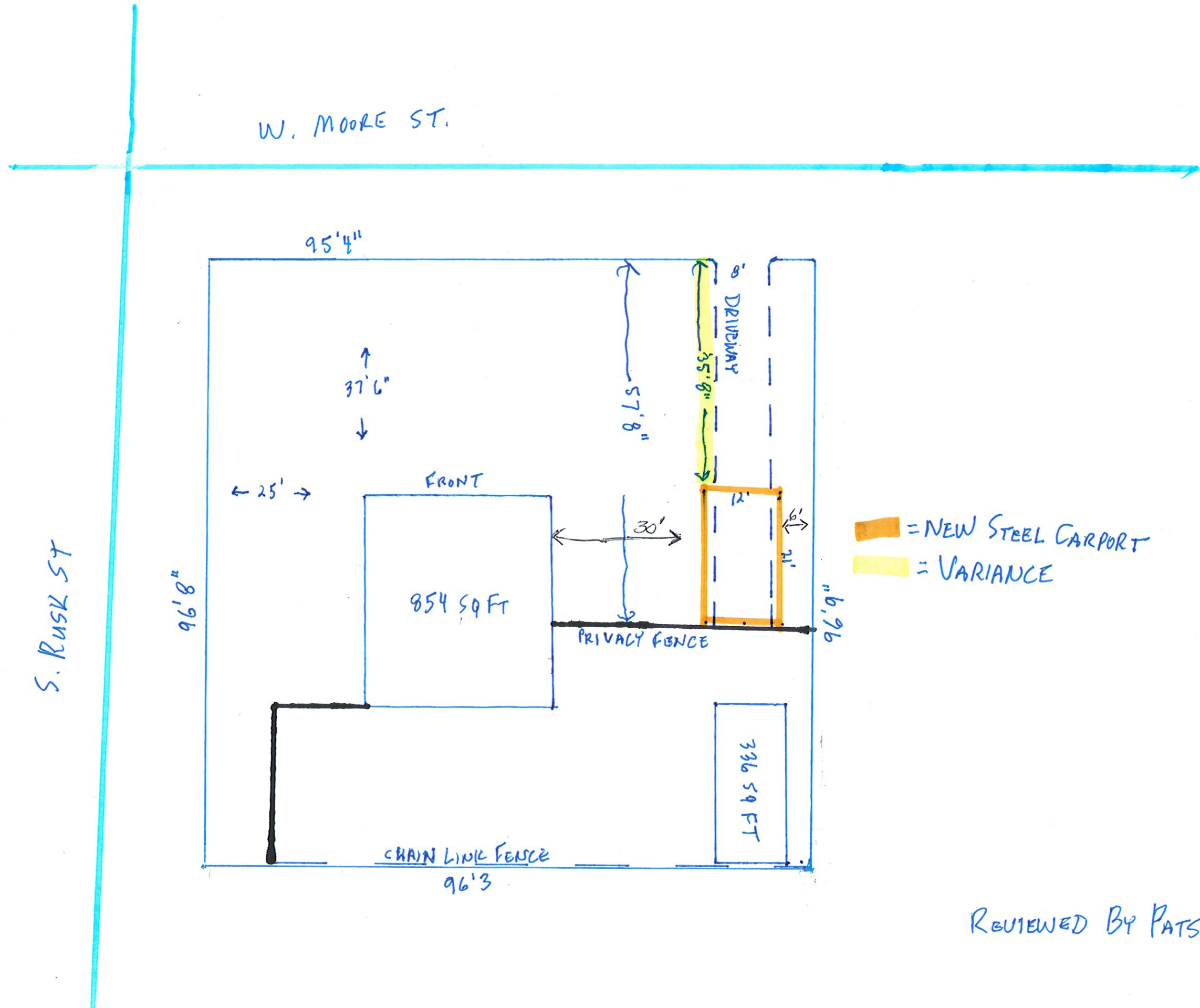
328 West Moore Street



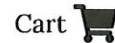
MOORE B H HEIRS, BLOCK 7, LOT N PT 1 (328 W. MOORE, 75090)

SCALE: $\frac{1}{16}'' = 1'$

NORTH ↑



REVIEWED BY PATSY 4.30.20
DF



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What can we help you find today?

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Get our best prices plus **FREE Shipping & Professional Installation!**

Customize Now

Regular-Style Metal Carports With a Gambrel Roof

At Alan's Factory Outlet, we have several metal carport styles available for purchase, including our regular-style carport. For each of our high-quality metal carports, kits are available that you can assembly yourself, but we also offer free delivery and setup of each carport we sell. Let us make the process of protecting your property hassle-free and affordable with our durable, customizable metal carports!



A carport is the ideal way to provide coverage for your vehicles and protection against damage from the sun, rain,

- Anchored for free to the ground, asphalt, or concrete

When you buy one of our metal carport kits, you'll get the best carport prices online: We work hard to provide a great value to every customer we serve. The prices of our metal carports for sale can vary according to where you live; differences in the prices of metal carports' kits are due to the cost of additional labor and materials to comply with state regulations or suit local weather conditions. Check out the prices for your state when you are ready to order your regular metal carport from Alan's Factory Outlet.



Frequently Asked Questions

Is a Permit Required for a Metal Carport?

In most cases, metal carports do require a permit, but this will vary depending on your local zoning laws.

Do I Need a Permit for a Freestanding Carport?

Usually, you will need a permit whether your carport will be freestanding or attached to an existing structure. Check local zoning laws to be sure that you're in compliance before you build.

What Are Carports Made Of?

Our carports are made of durable steel. These steel buildings are sturdy and look great in many settings, and they come in a range of colors.

Order
Metal Carport
Online

Q&A



traditional garage but for a fraction of the price and with installation that takes a fraction of the time.

The regular-style carports at Alan's Factory Outlet are delivered and installed for free in 26 states plus the District of Columbia. These regular metal carports are available in AL, AR, AZ, CA, DC, FL, GA, IL, IN, KS, KY, LA, MD, MS, MO, NC, NJ, NM, NY, OH, OK, PA, SC, TN, TX, VA, and WV.



or

Why Choose a Barn-Style Carport?

There are several reasons why people choose our regular-style carport over our other carport styles. Most notably, the regular-style carports are the only style of carport with a barn-style roof. There are many roof types, but the barn-style roof, also called a gambrel roof, is one of the most popular in the United States. These regular carports also save money, as they cost less than a boxed-eave or vertical-roof carport.



Regular Style Metal Carports

These regular-style carports can be designed for one, two, or three cars. Choose from many sizes to find the right regular-roof carport for your needs. Need more height? Our metal carports for sale can be raised in 1-foot increments up to 16 feet. You can also fully or partially enclose regular-style metal carports to give yourself more coverage and a better sense of security. If you're not certain whether you want an open or enclosed carport, there's no need to make a hasty decision: You can always enclose your regular-roof carport at a later time if desired.

Q&A

Regular-Style Carports' Specs

- 16 different colors to choose from on all regular-style carports
- Delivery and installation come with a one-year workmanship warranty
- Framing with 14-gauge steel tubing or optional 12-gauge tubing that comes with a 20-year rust-through warranty

STAFF REVIEW LETTER

June 9, 2020

Denny Farley
328 W. Moore St.
Sherman, TX 75090

Dear Applicant,

The request for a variance to allow a 35' front setback for a detached carport in lieu of the required 60' in an R-1 (One Family Residential) District for the property located at 328 West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire 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:

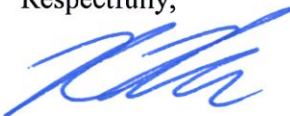
7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

8.

Meeting Date: 06/16/2020

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:

*** 6400 TEXOMA PARKWAY**

The request of Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant) and F2M Construction (Contractor) concerning the property at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Site plan approval for a Storage Building for Best Pawn.

Background:

The property is located at 6400 Texoma Parkway; the southwest corner of Texoma Parkway and FM 691; Best Pawn is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District.

The following items have been approved for the property:

- Exception - to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior facade - August 22, 2017
- Exception - to not require a 10' buffer strip, landscaped and irrigated adjacent to the F.M. 691 right-of-way - August 22, 2017
- Exception - to allow an 8' board on board fence in lieu of the required masonry fence - August 22, 2017
- Site Plan - Best Pawn Addition - July, 2014
- Site Plan - Best Pawn Addition & Storage Building - August, 2017

Best Pawn would like to build a 3,000 square foot metal storage building behind their existing business.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Montgomery Living Trust (Owners)
Cliff Montgomery (Representative)
Best Pawn (Tenant)
F2M Construction (Contractor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Building Elevations
Staff Review Letter



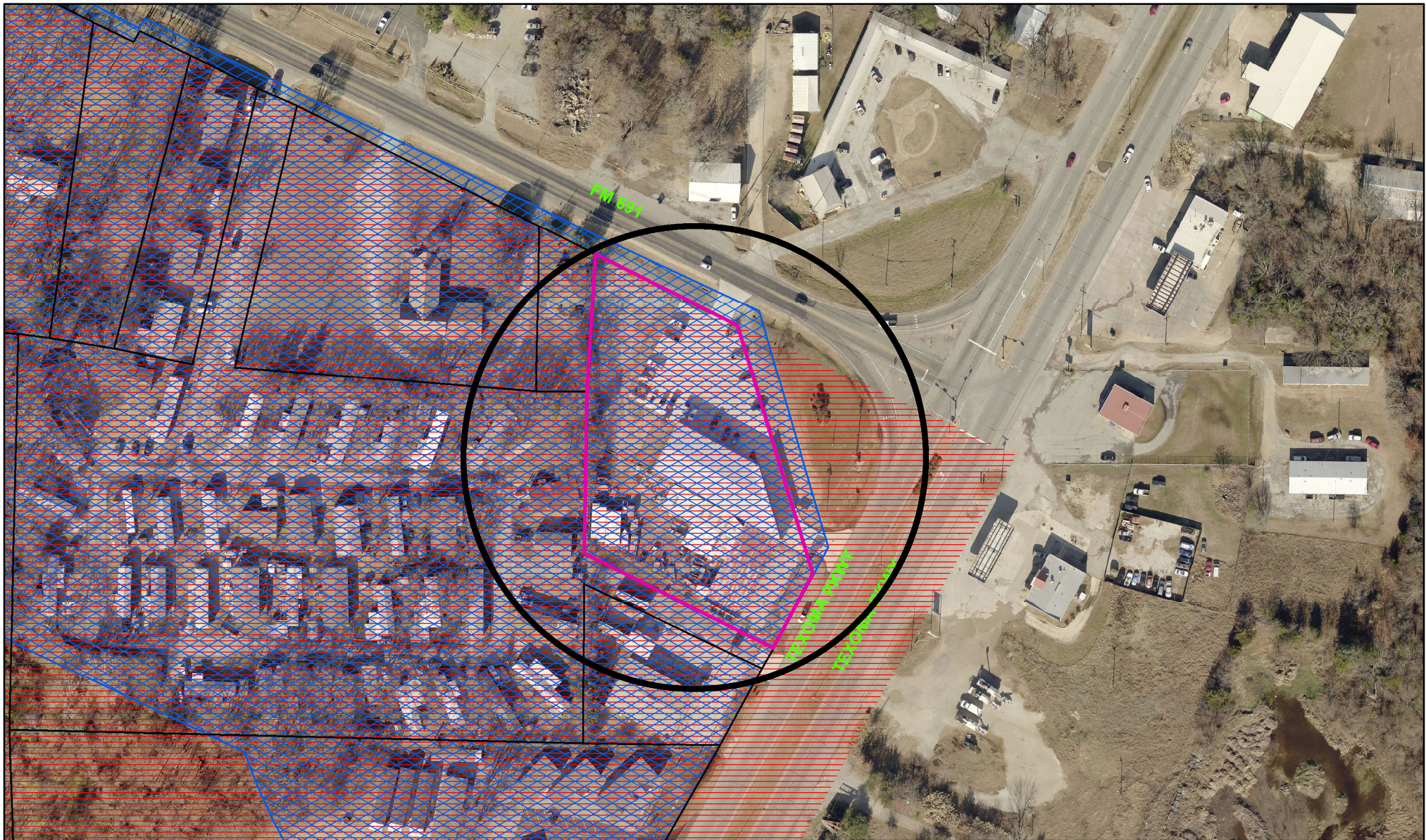
6400 Texoma Parkway

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 6400 Texoma Parkway

Legend

Parcels_Buffer3	Representation: ShermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Blalock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: ShermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 153 ft

BPS Additions
6400 Texoma Pkwy.
Sherman, TX

DATE:
5-18-20

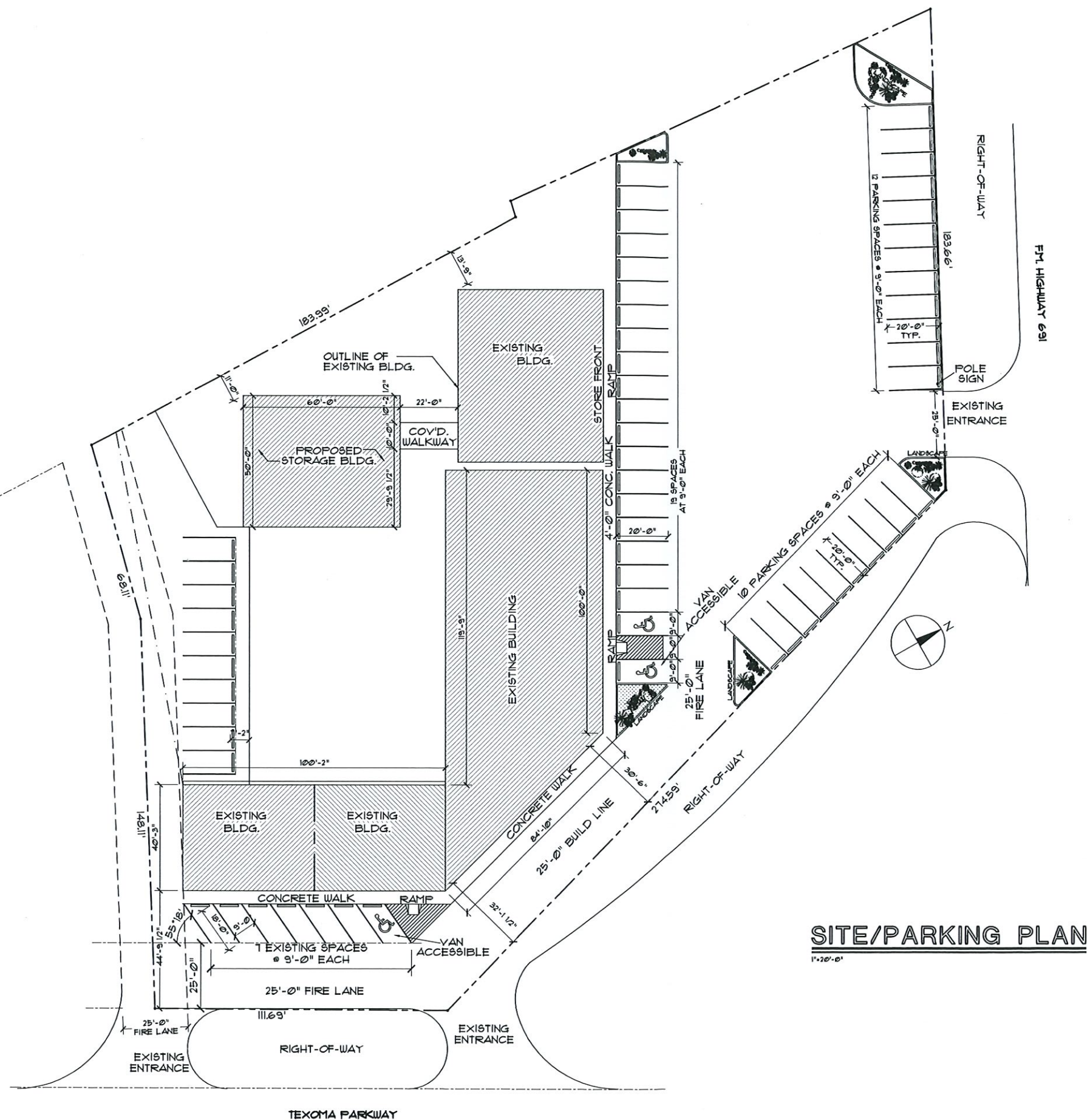
DRAWN BY:
RAS

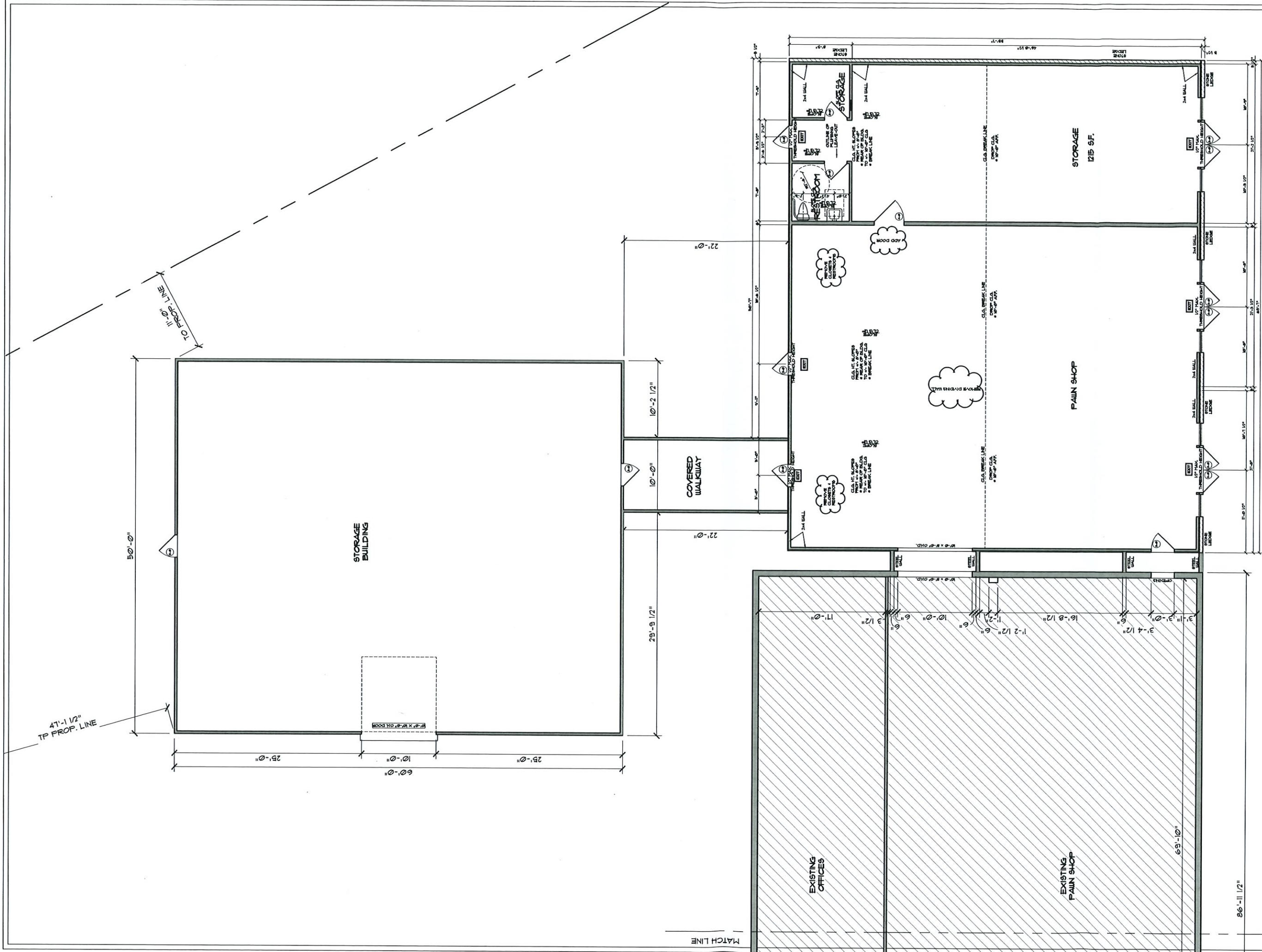
PLAN NUMBER

SHEET NUMBER
3 of 3



www.hhplans.com
Voice: 214-336-3246





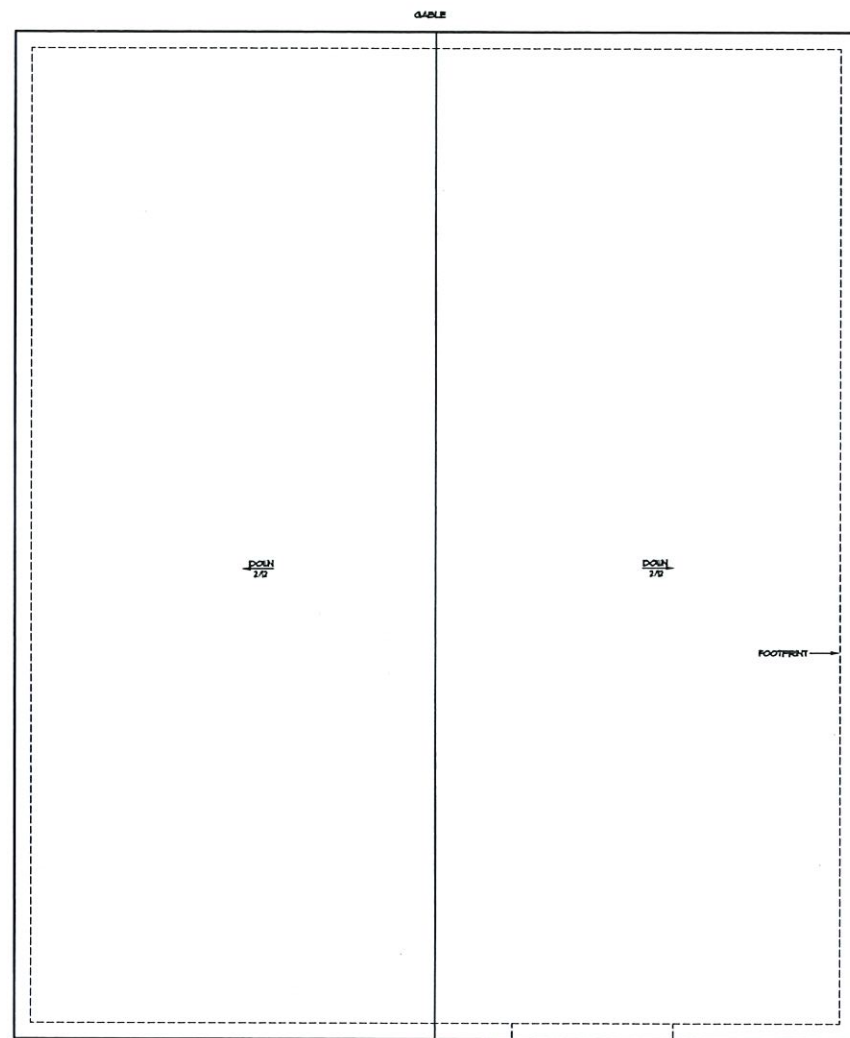
LEASE SPACE MODIFICATIONS

BPS Storage Bldg.
6400 Texoma Pkwy.
Sherman, TX

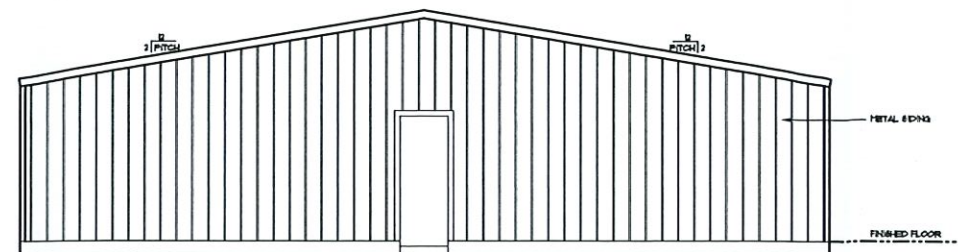
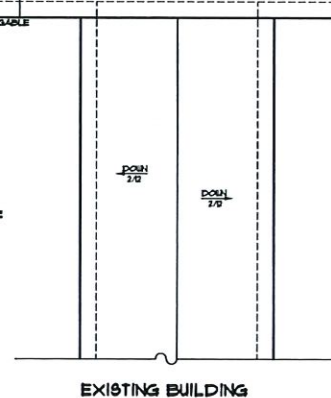
DATE:
5-18-20
DRAWN BY:
RAS
PLAN NUMBER:
SHEET NUMBER:
1 of 3



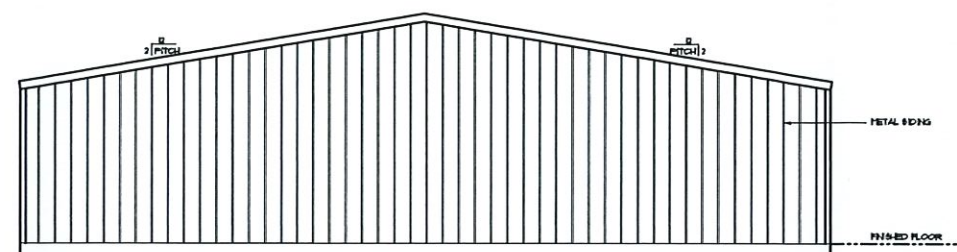
Customer: BPS Storage Bldg. 6400 Texoma Pkwy. Sherman, TX 75081
Project: Lease Space Modifications
Drawn by: RAS
Date: 5-18-20
Scale: As Shown
Notes:
1. All dimensions are in feet and inches, rounded to the nearest 1/8".
2. All areas are in square feet, rounded to the nearest whole number.
3. All areas are based on the existing building footprint.
4. All areas are based on the existing building footprint.
5. All areas are based on the existing building footprint.
6. All areas are based on the existing building footprint.
7. All areas are based on the existing building footprint.
8. All areas are based on the existing building footprint.
9. All areas are based on the existing building footprint.
10. All areas are based on the existing building footprint.



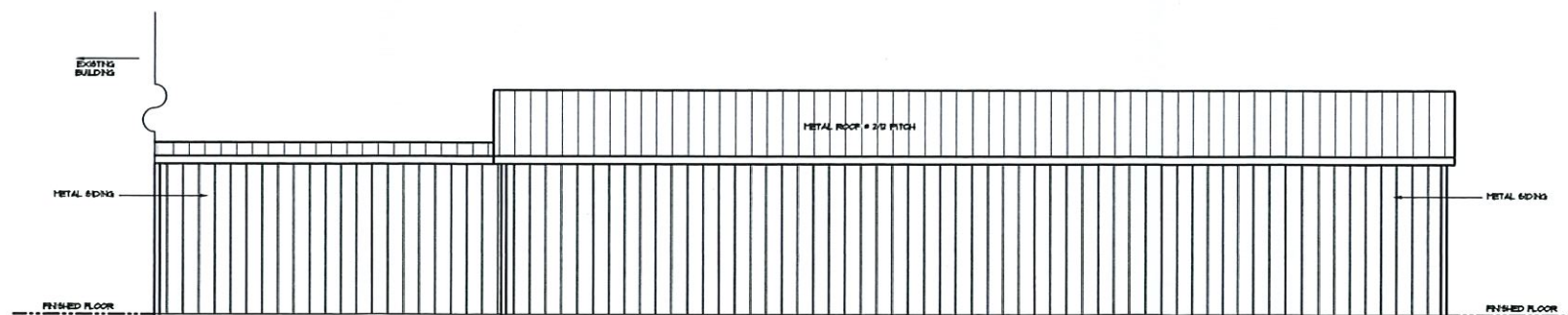
STORAGE ROOF PLAN
3/8" x 1'-0"



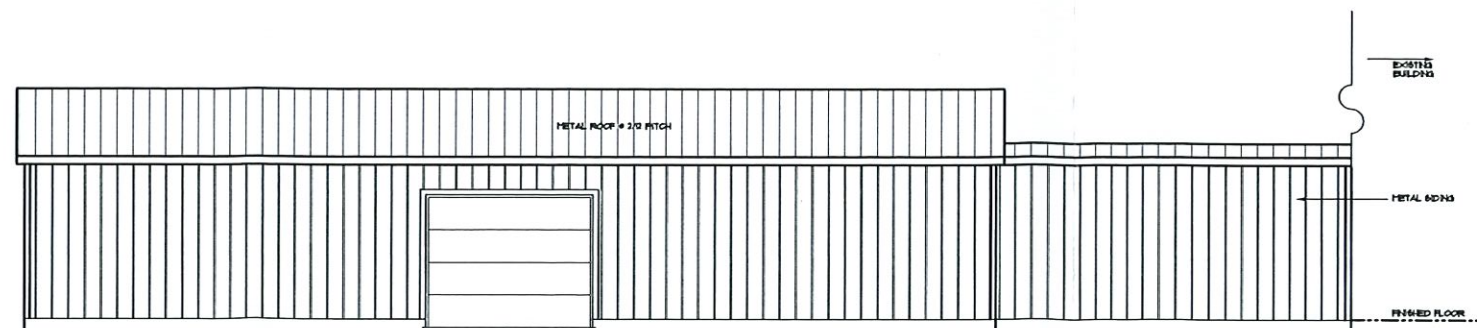
STORAGE WEST ELEVATION
3/8" x 1'-0"



STORAGE EAST ELEVATION
3/8" x 1'-0"



STORAGE NORTH ELEVATION
3/8" x 1'-0"



STORAGE SOUTH ELEVATION
3/8" x 1'-0"

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BPS Additions
6400 Texoma Pkwy.
Sherman, TX

DATE:
5-18-20
DRAWN BY:
RAS
PLAN NUMBER:
SHEET NUMBER:
2 of 3

HERITAGE HOME PLANS
www.hhplans.com
Voice: 214-338-3248

STAFF REVIEW LETTER

June 9, 2020

Cliff Montgomery
282 Sundance Dr.
Van Alstyne, TX 75495

Dear Applicant,

The request for site plan approval for a storage building for Best Pawn for the property located at 6400 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Texoma Parkway or FM 691 right-of-way.
6. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. 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. New drive approaches must conform to City of Sherman and TxDOT 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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 06/16/2020

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:

3301 TEXOMA PARKWAY

The request of CDS KIM Inc. (Owners) and Yanesi Lopez (Applicant) concerning the property located at 3301 Texoma Parkway, being part of Lots 12-15, Block 2, Redick Addition, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5) to allow an outdoor dining canopy on the front property line in lieu of the required 25' in a C-2 (General Commercial) District.

Background:

The property is located at 3301 Texoma Parkway; the northeast corner of Texoma Parkway and Gallagher Drive; Cielito Lindo Restaurant is the tenant. The property is zoned a C-2 (General Commercial) District. The applicant, Yanesi Lopez would like to construct a 30' x 24' metal canopy for outdoor dining for Cielito Lindo Restaurant over an existing concrete slab which is located on the Texoma Parkway property line. A wrought iron fence will enclose the canopy.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

CDS KIM Inc. (Owners)

Yanesi Lopez (Applicant)

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:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



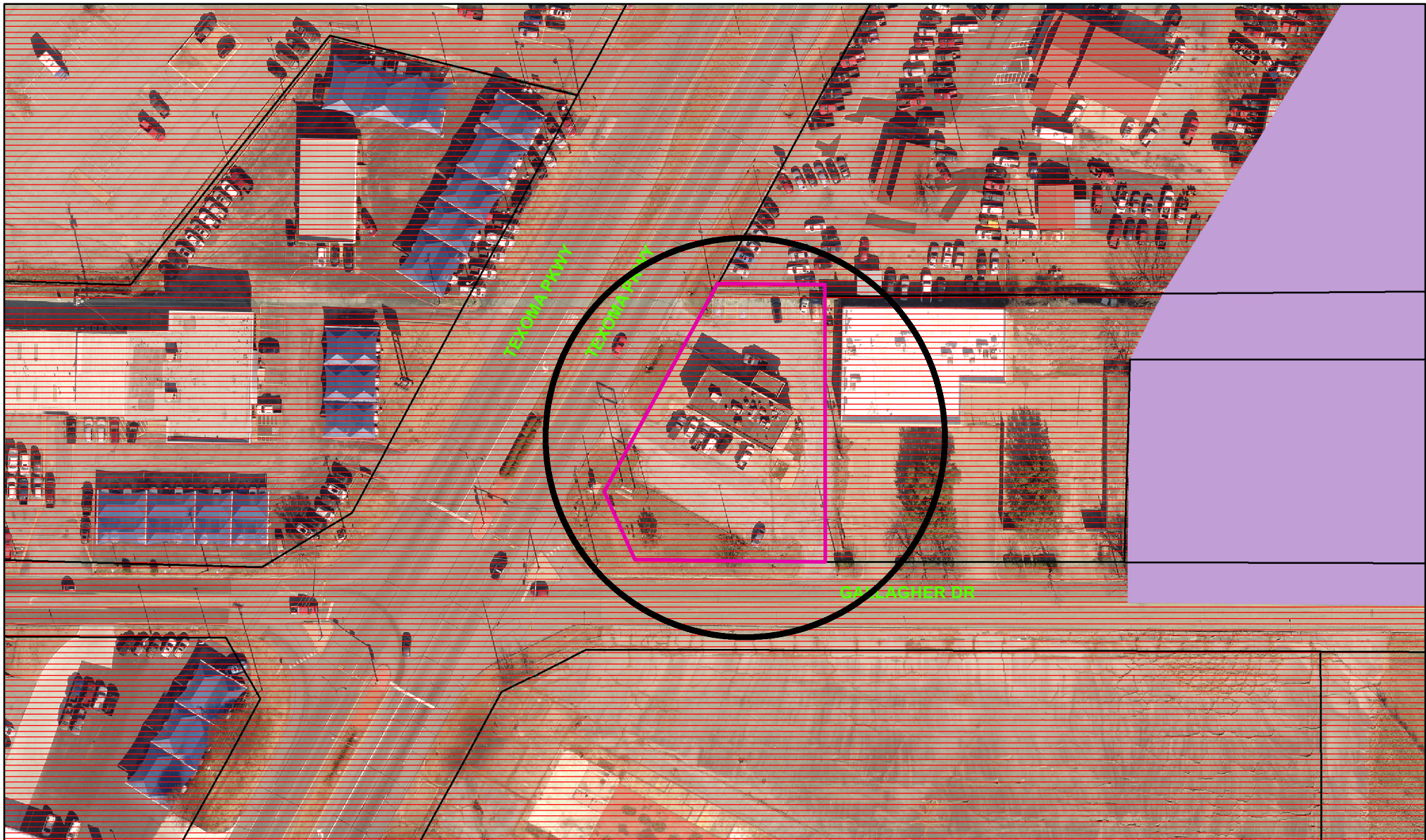
3301 Texoma Parkway

City of Sherman, Texas
Developmental Services Department

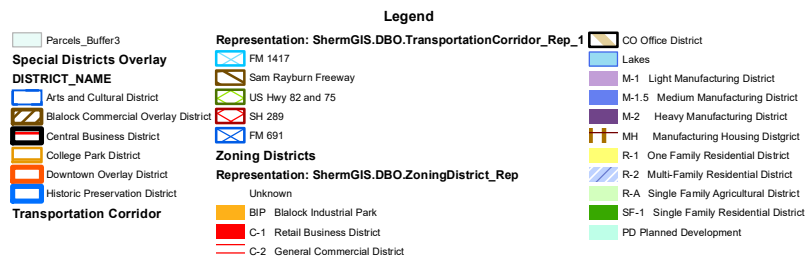


NOT TO SCALE

1 in = 338 ft



Zoning - 3301 Texoma Parkway



NOT TO SCALE

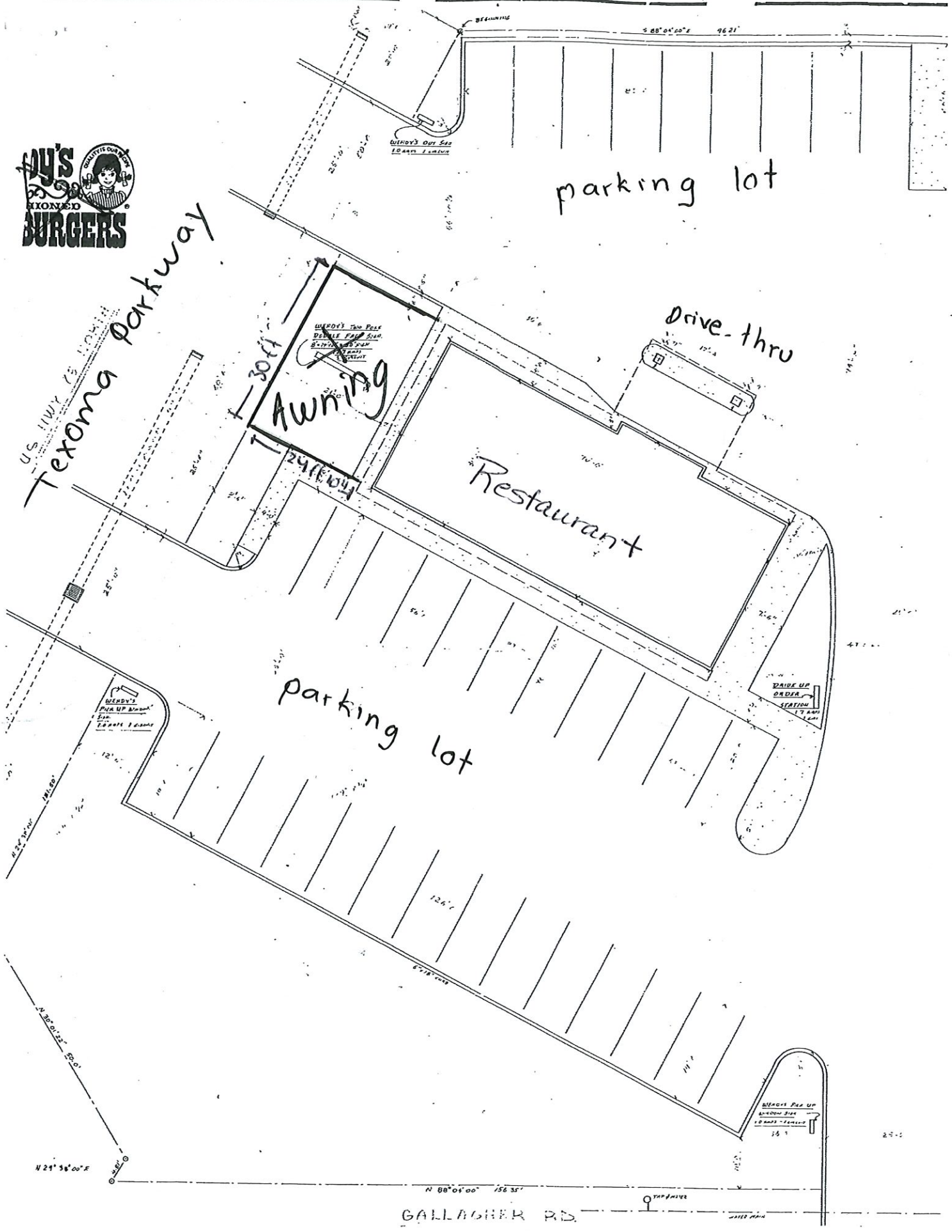
1 in = 100 ft

3301 Texoma Parkway

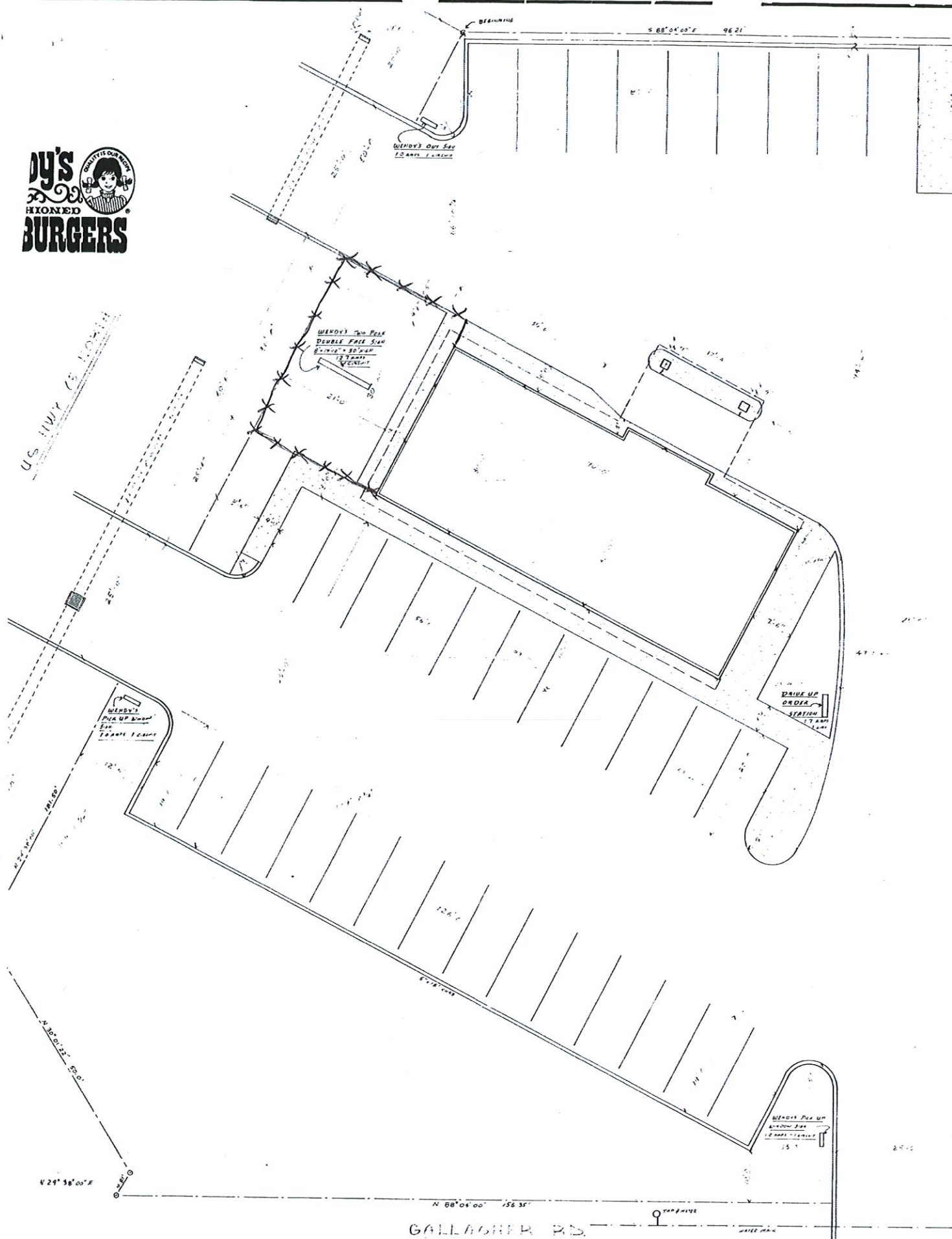




US HWY 75 SOUTH
Texoma Parkway



GALLAGHER RD.





DRIVE-THRU
NOW OPEN

CIELITO LINDO
Mexican Food

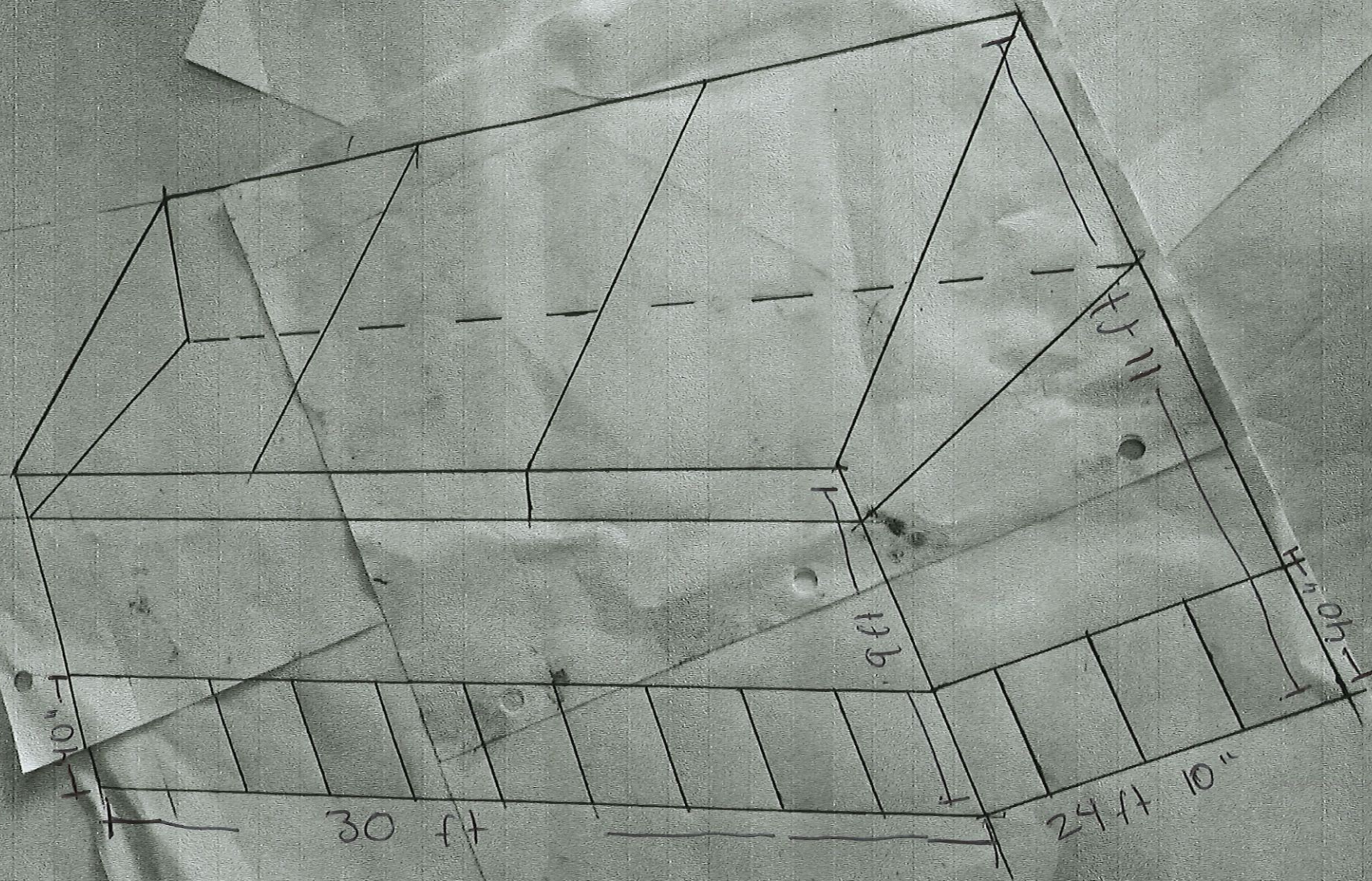
CORRITA
THURSDAY
\$7.99

OPEN

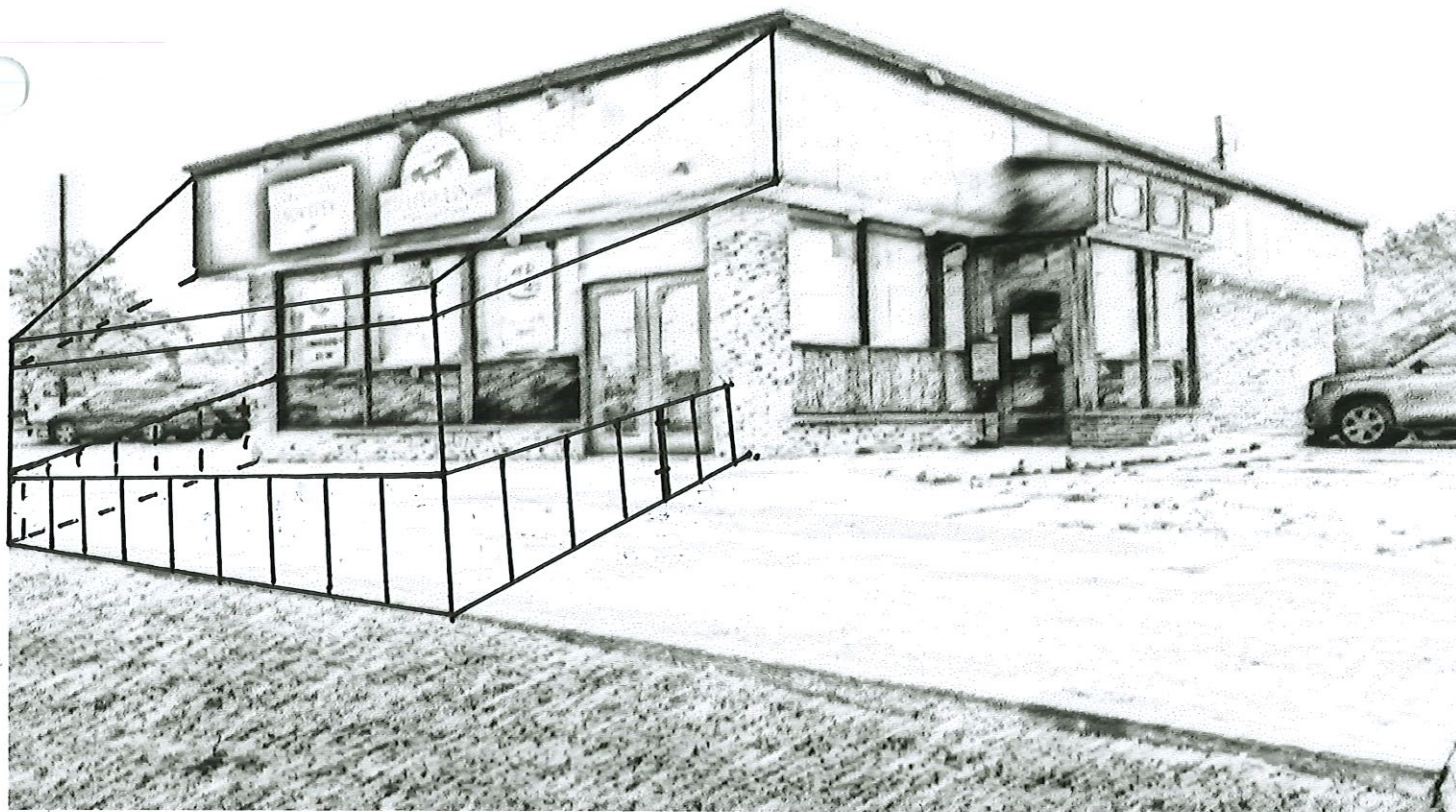
OPEN

spirit ink





Texoma Parkway





STAFF REVIEW LETTER

June 9, 2020

Kim Chan
1927 E. Branch Hollow Dr.
Carrollton, TX 75007

Yanesi Lopez
1630 W. Bond St.
Denison, TX 75020

Dear Applicant,

The request for a variance and site plan approval to allow an outdoor dining canopy on the front property line in lieu of the required 25' in a C-2 (General Commercial) District for the property located at 3301 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
6. Flag Signs are against City Ordinance; banners are to be securely affixed to the wall of the building.
7. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
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 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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

10.

Meeting Date: 06/16/2020

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:

1527 EAST LAMAR STREET

The request of Lisa Foster (Owner) concerning the property at 1527 East Lamar Street, being Lots 9 & 10, Block 40, College Park Addition, as follows;

Planning and Zoning Commission

Zone change and site plan approval 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 1527 East Lamar Street; the northwest corner of Cleveland Avenue and East Lamar Street; formerly Taylor's Tomato Patch. The property is zoned a C-1 (Retail Business) District. The owner is requesting a zone change to an R-1 (One Family Residential) District for residential development on two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Lisa Foster (Owner)

Preston Trail 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:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter

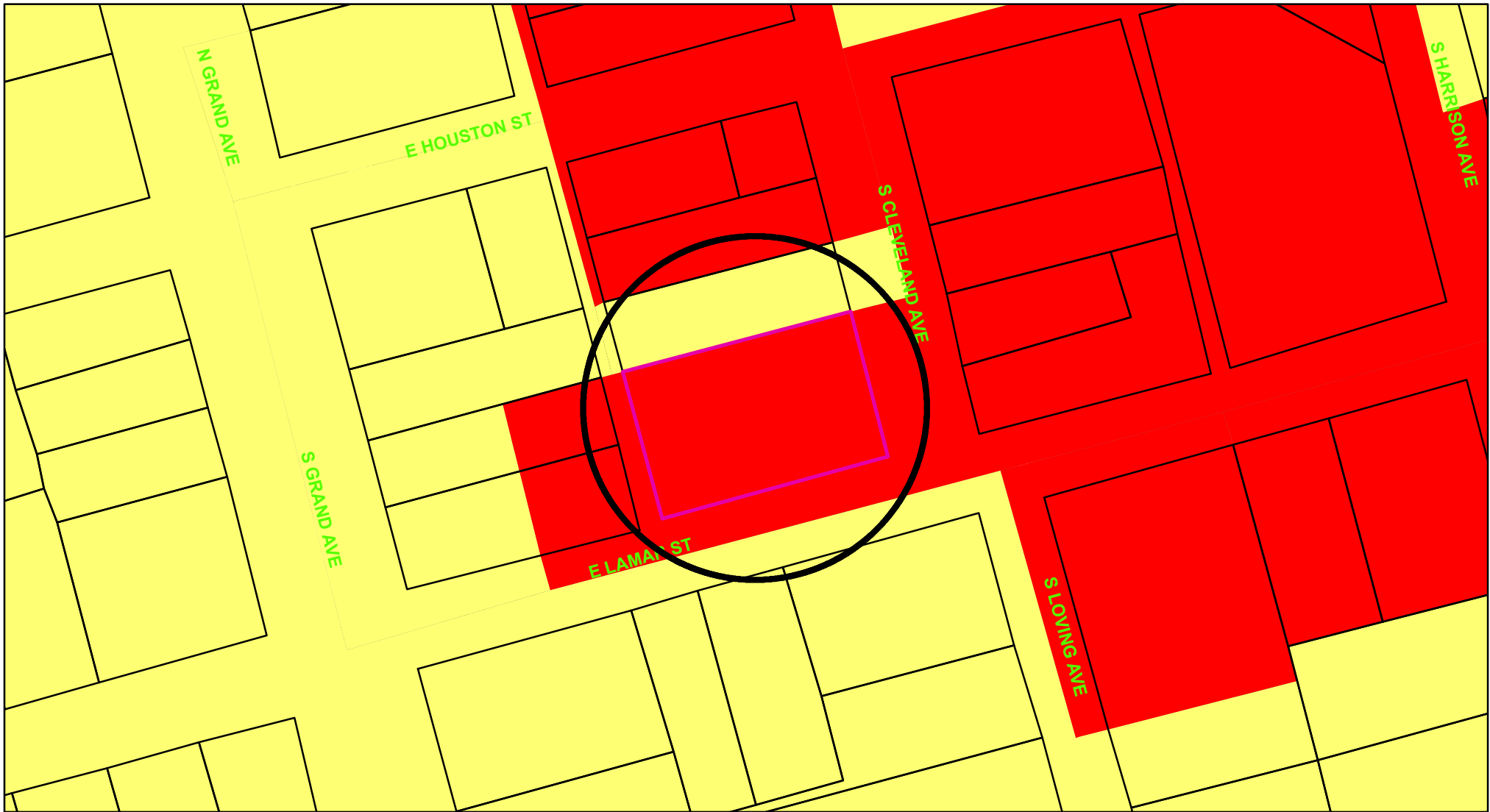


1527 East Lamar Street

City of Sherman, Texas
Developmental Services Department



1 in = 400 ft



Zoning - 1527 East Lamar Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- 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
- PD Planned Development



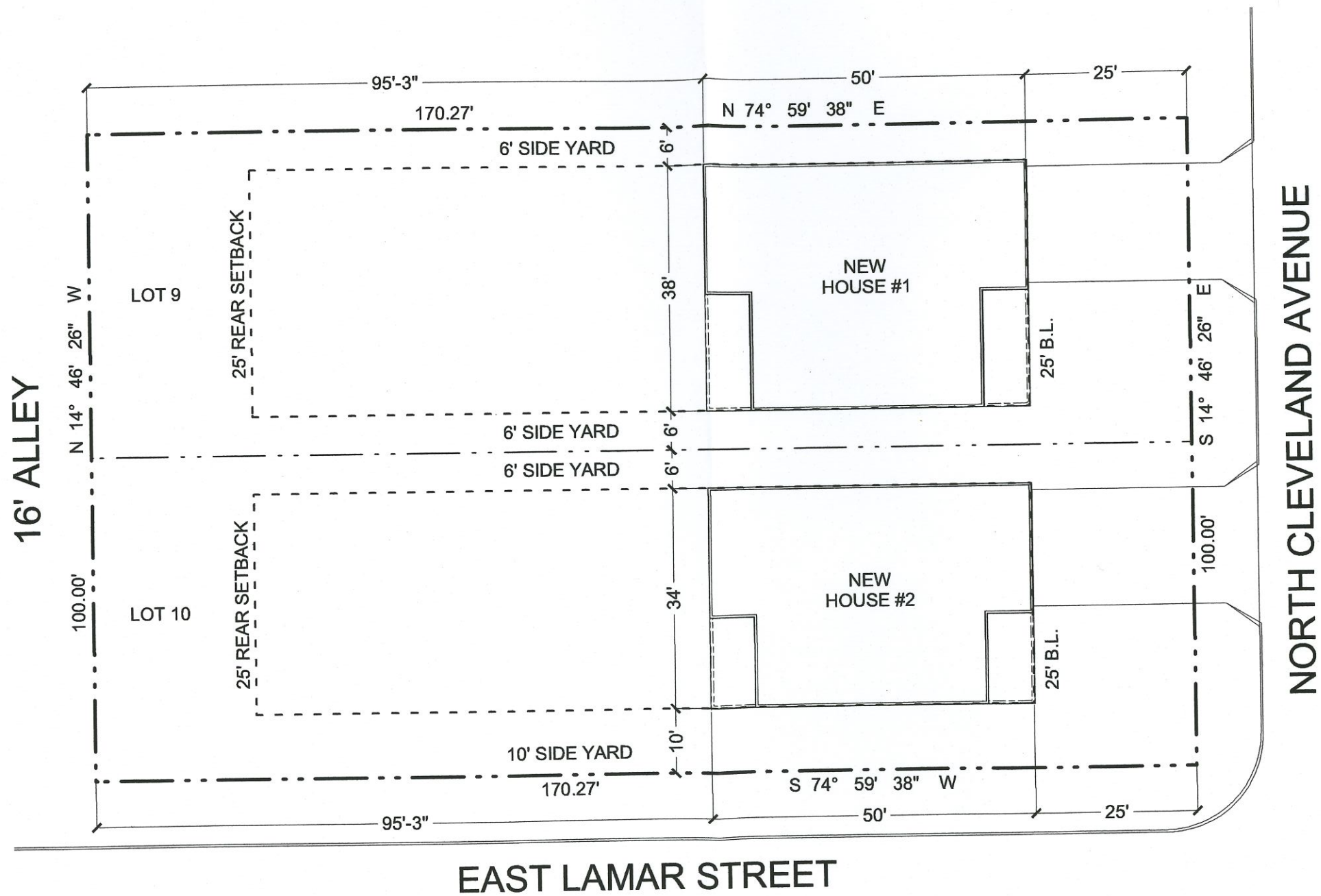
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1527 East Lamar Street





SITE PLAN

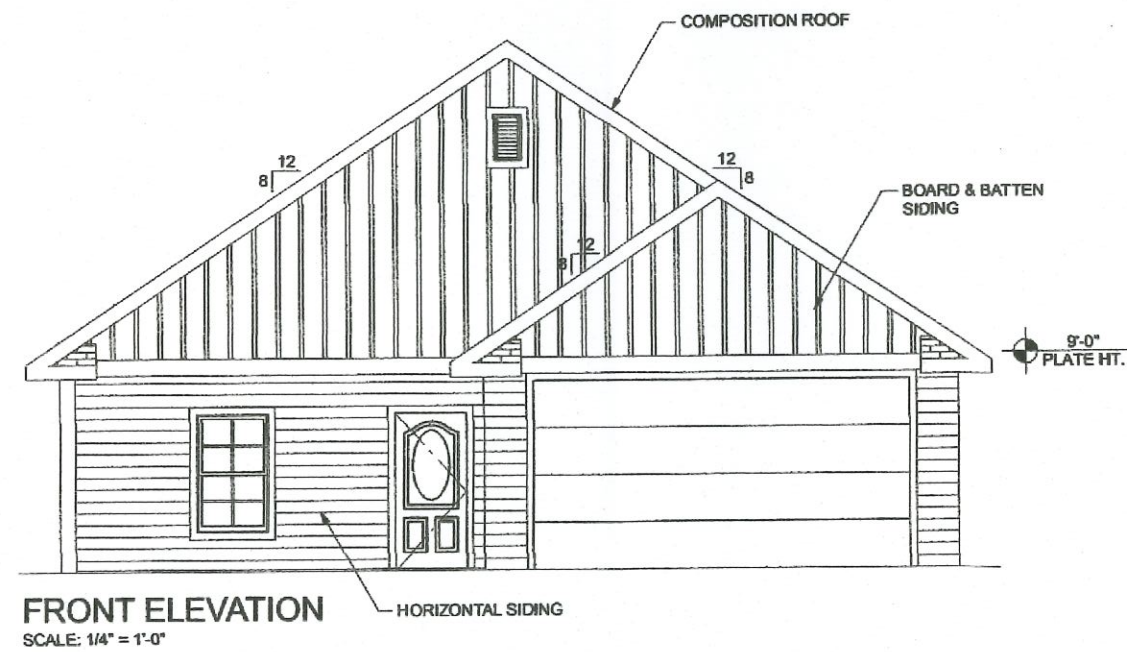
SCALE: 1" = 10'-0"

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

A New Site Plan For				
LISA FOSTER				
Cleveland Ave.				
Sherman, Texas				

DRAWINGS PROVIDED BY:				
NBS DRAFTING AND DESIGN				
303 W. HOUSTON				
SHERMAN, TEXAS 75090				
903.892.5620				

DATE:				
5/19/2020				
SCALE:				
SHEET:				



REVISION TABLE	
NUMBER	DATE

A New Site Plan For
LISA FOSTER
Cleveland Ave.
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:

5/19/2020

SCALE:

SHEET:

A 2

STAFF REVIEW LETTER

June 9, 2020

Lisa Foster
1412 Belle Place
Ft. Worth, TX 76107

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

Dear Applicant,

The request for a zone change and site plan approval from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located at 1527 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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 lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'
5. The setback requirements are: Front and Rear – 25'; Sides -10% of the lot width, minimum 6', Lamar Street has a 25' setback requirement.
6. All parking shall be on private property and shall not encroach into Lamar Street or Cleveland Avenue right-of-way.
7. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Sidewalks required along both Cleveland Avenue and Lamar Street.
12. The 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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 06/16/2020

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:

515 EAST CARTER STREET

The request of Lazy L Enterprises (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio (Architect) concerning the property at 515 East Carter Street, being all of Lot 11 and the west 3' of Lot 12, Block 1, Hall & Jones Addition, containing 0.195 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Exception approval under Ordinance No. 2280, Section 6.8.3, Subsection (4)(c) to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 515 East Carter Street between East and Broughton Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting an exception to allow a residential dwelling to have 1,097 square foot living area in lieu of the required 1,200 square foot in the College Park Overlay District.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owner)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter



515 East Carter St.



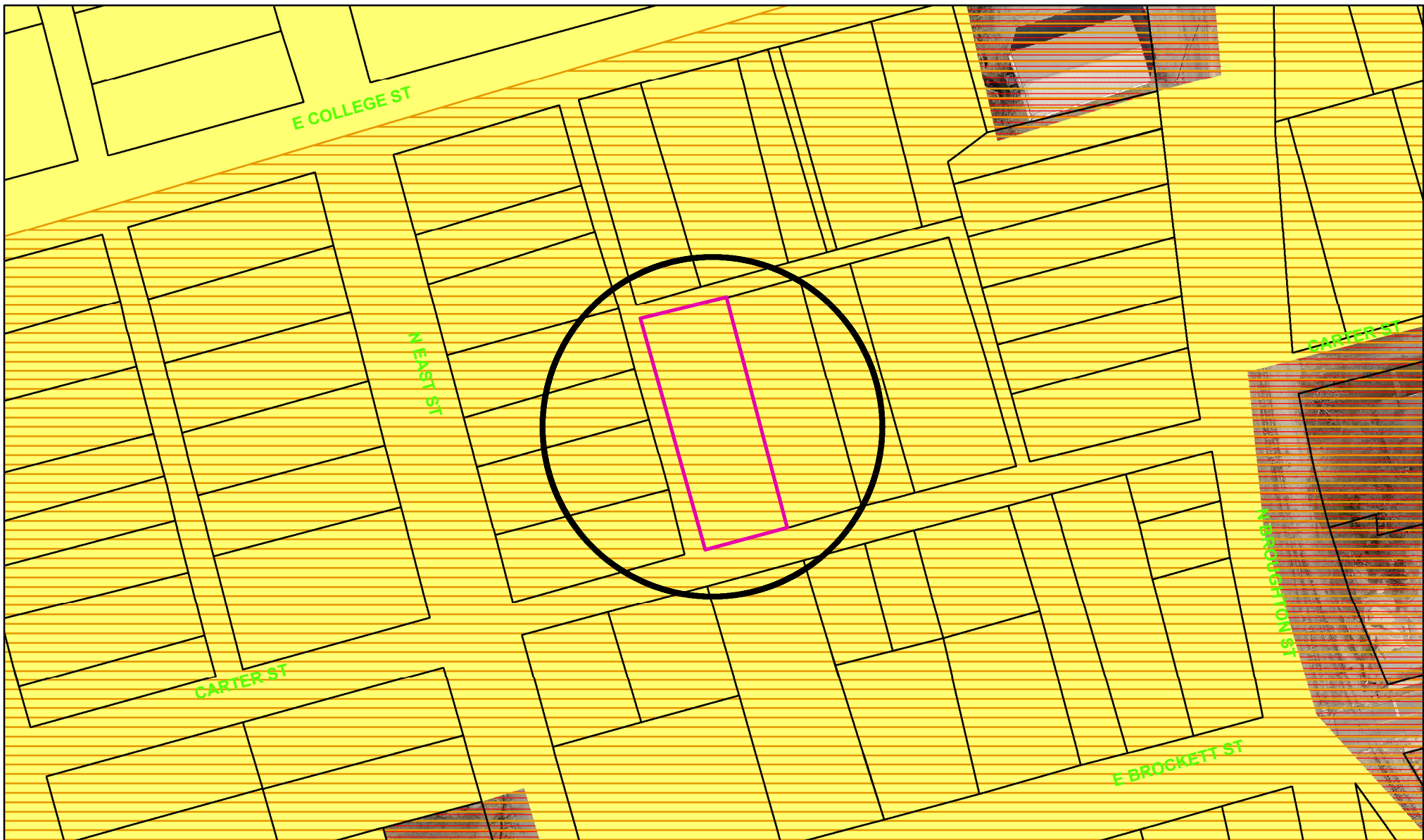
515 East Carter Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 515 East Carter Street

Legend

Parcels_Buffer3	Representation: ShermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Blalock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: ShermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



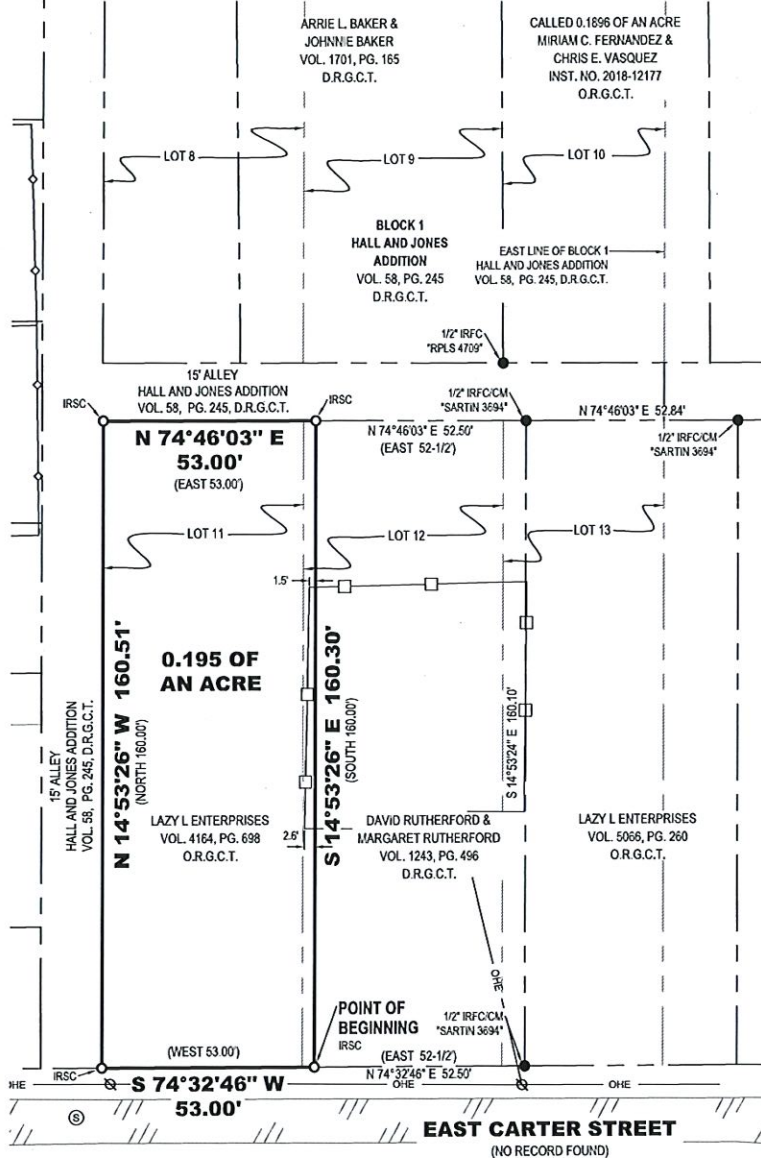
NOT TO SCALE

1 in = 98 ft

515 East Carter Street



**J.B. MCANAIR SURVEY
ABSTRACT NO. 763**



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lot 11 and part of Lot 12 in Block 1 of Hall and Jones Addition, according to the plat thereof recorded in Volume 58, Page 245, Deed Records of Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Lazy L. Enterprises, recorded in Volume 4164, Page 698, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the southeast corner of said Lazy L. Enterprises Tract, common to the southwest corner of a tract of land described in the deed to David Rutherford and Margaret Rutherford, recorded in Volume 1243, Page 496, said Deed Records, and on the southerly line of said Lot 12, and on the northerly line of East Carter Street (no record found), and from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southeast corner of said Rutherford Tract bears North 74°32'46" East, a distance of 52.50 feet;

THENCE South 74°32'46" West, with the southerly line of said Lazy L. Enterprises Tract, and with the southerly line of said Lot 12, and with the southerly line of aforesaid Lot 11, and with the northerly line of said East Carter Street, a distance of 53.00 feet to a Capped Iron Rod set for the southwest corner of said Lazy L. Enterprises Tract, and common to the southwest corner of said Lot 11, and at the intersection of the northerly line of said East Carter Street and the easterly line of 15-foot alley in aforesaid Block 1;

THENCE North 14°53'26" West, with the westerly line of said Lazy L. Enterprises Tract, and with the westerly line of said Lot 11, and with the easterly line of said 15-foot alley, a distance of 160.51 feet to a Capped Iron Rod set for the northwest corner of said Lazy L. Enterprises Tract, common to the northwest corner of said Lot 11, and at the intersection of the easterly line of said 15-foot alley and the southerly line of 15-foot alley in said Block 1;

THENCE North 74°46'03" East, with the northerly line of said Lazy L. Enterprises Tract, and with the northerly line of said Lot 11, and with the northerly line of aforesaid Lot 12, and with the southerly line of said 15-foot alley, a distance of 53.00 feet to a Capped Iron Rod set for the northeast corner of said Lazy L. Enterprises Tract, common to the northeast corner of aforesaid Rutherford Tract, and from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said Rutherford Tract bears North 74°46'03" East, a distance of 52.50 feet;

THENCE South 14°53'26" East, with the easterly line of said Lazy L. Enterprises Tract, and with the westerly line of said Rutherford Tract, and crossing said Lot 12, a distance of 160.30 feet to the POINT OF BEGINNING and enclosing 0.195 of an acre (8,501 square feet) of land, more or less.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 316804, issued by First American Title Guaranty Company, countersigned by Chapin Title Company, with an effective date of April 12, 2020, and an issued date of April 22, 2020, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

1. The surveyed property is subject to restrictive covenants recorded in Volume 4138, Page 557, of the Official Public Records of Grayson County, Texas.

Certify to: Habitat for Humanity of Grayson County, Lazy L. Enterprises, First American Title Guaranty Company, Chapin Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 05/03/2020, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah
Chris R. Noah, R.P.L.S. No. 6585



LEGEND

FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
● SET MONUMENT	CM	CONTROLLING MONUMENT
IRSC 1/2" IRON ROD W/ 'PRESTON TRAIL LAND SURVEYING, RPLS 6585' CAP SET	⊗	UTILITY/POWER POLE
IRFC IRON ROD FOUND W/ PLASTIC CAP	⊙	SANITARY SEWER MANHOLE
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	---	BOUNDARY LINE
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	---	ADJOINER LINE
VOL. PG. VOLUME, PAGE	///	ASPHALT
	—+—	OVERHEAD ELECTRIC UTILITY
	□	WOOD FENCE
	◇	CHAIN LINK FENCE

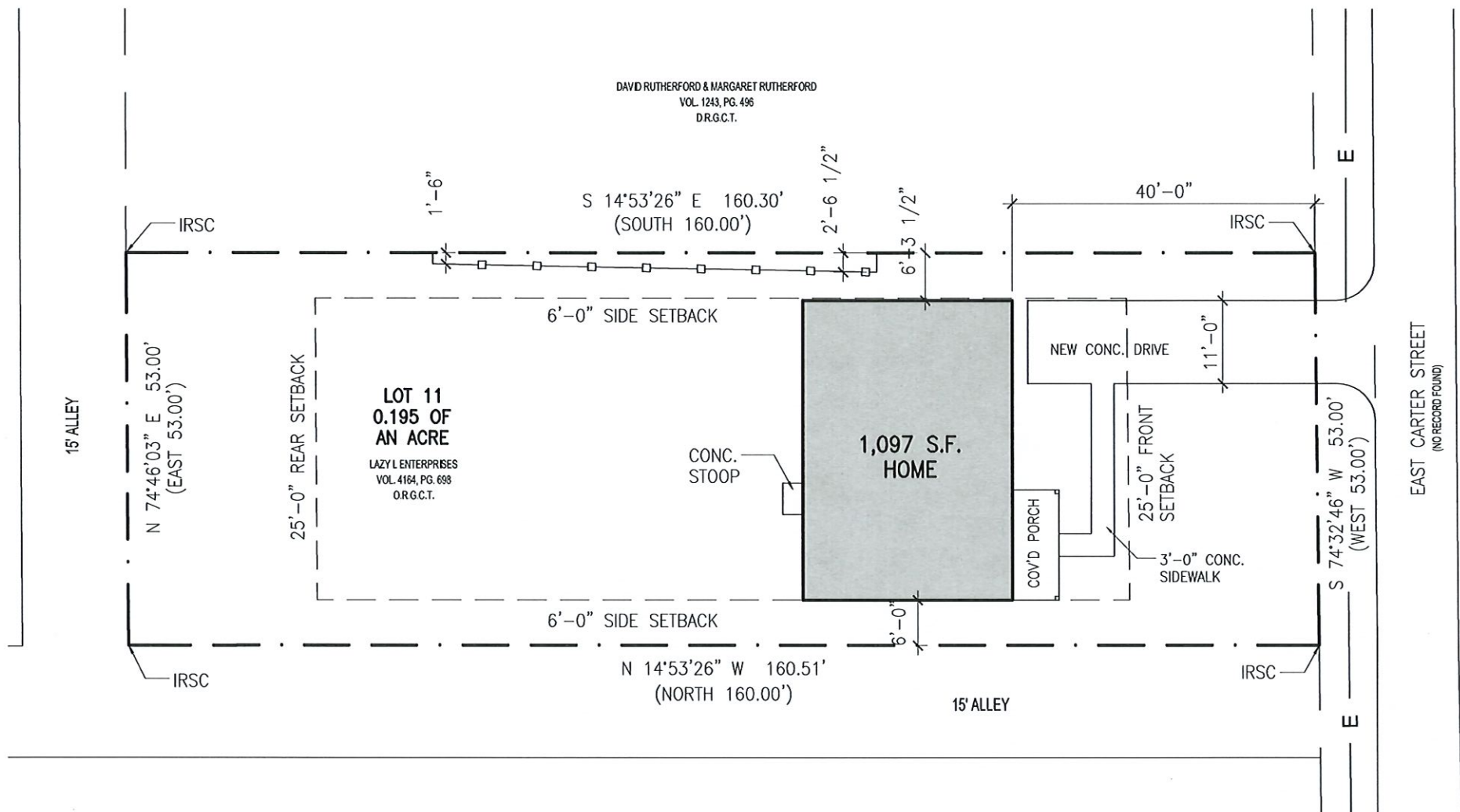
TITLE SURVEY

**0.195 OF AN ACRE
HALL AND JONES ADDITION
BLOCK 1, LOT 11 & PART OF LOT 12
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
515 East Carter Street, Sherman
Grayson County, Texas**

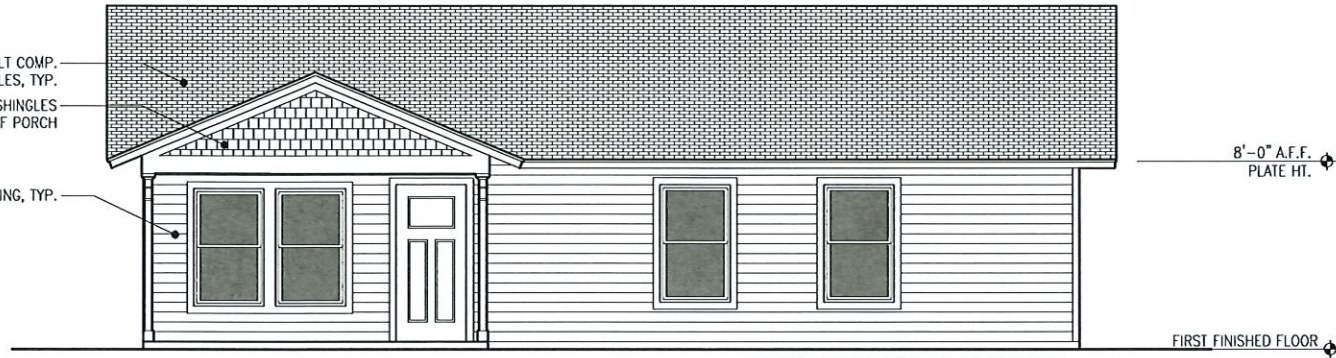


83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=30' Date: 05/04/2020	Project No. 20-0190 Sheet No. 1 of 1
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ASPHALT COMP.
SHINGLES, TYP.
PTD. HARDI- SHINGLES
GABLE END OF PORCH
VINYL LAP SIDING, TYP.



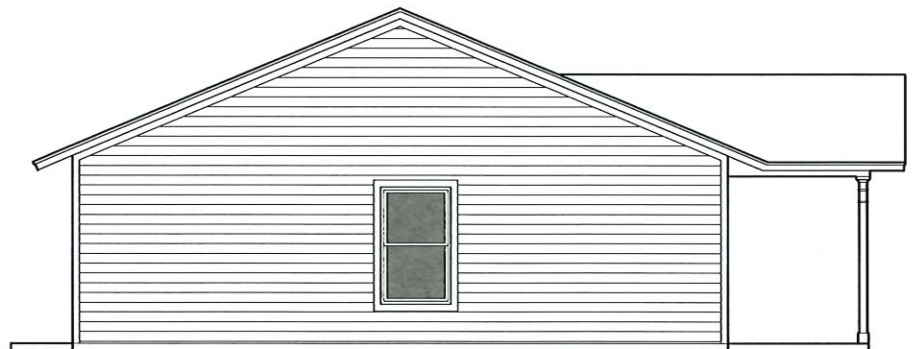
WEST (FRONT) ELEVATION

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



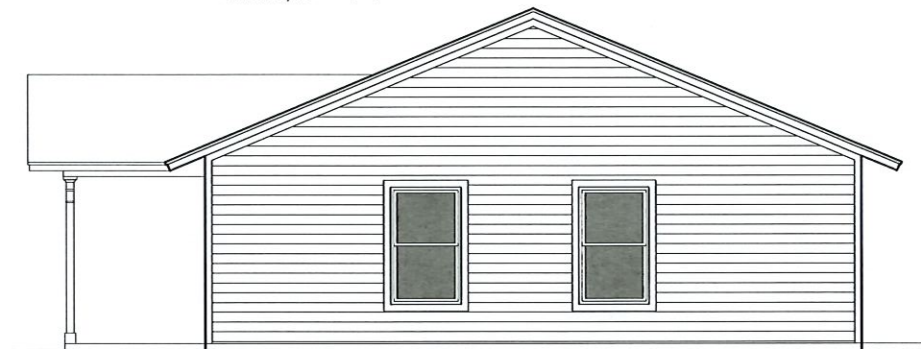
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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



PROJECT NUMBER

DATE

SHEET NUMBER

elevations

STAFF REVIEW LETTER

June 9, 2020

Lazy L Enterprises
4 Timber Creek
Sherman, TX 75092

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

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

Dear Applicant,

The request for an exception to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 515 East Carter Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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 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 East Carter Street right-of-way.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The City of Sherman does not maintain alleys.
11. Sanitary Sewer main lies within alley along west property line. Structures will not be permitted over easements or existing utility lines.

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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 06/16/2020

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 CARTER STREET

The request of Lazy L Enterprises (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio (Architect) concerning the property at 521 East Carter Street, being part of Lot 13, Block 1, Hall & Jones Addition and an unplatted tract in the J.B. McAnair Survey, Abstract No. 763, containing 0.194 acres, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 52.84' lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District/College Park Overlay District.
- Variance approval under Ordinance No. 2280, Section 6.8.3, Subsection (4)(c) to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in an R-1 (One Family Residential) District/College Park Overlay District

Planning and Zoning Commission

Replat approval of Hall & Jones Addition, Block 1, Lot 13R.

Background:

The property is located at 521 East Carter Street between East and Broughton Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a variance to allow a 52.84' lot width to Replat the property into one lot for residential development. They are also requesting a variance to allow a residential dwelling with 1,097 square foot living area in lieu of the required 1,200 square foot in the College Park Overlay District.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Replat - 46
Variances - 24

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Hall & Jones Addition Blk 1 Lot 13R
Site Plan
Building Elevations
Staff Review Letter



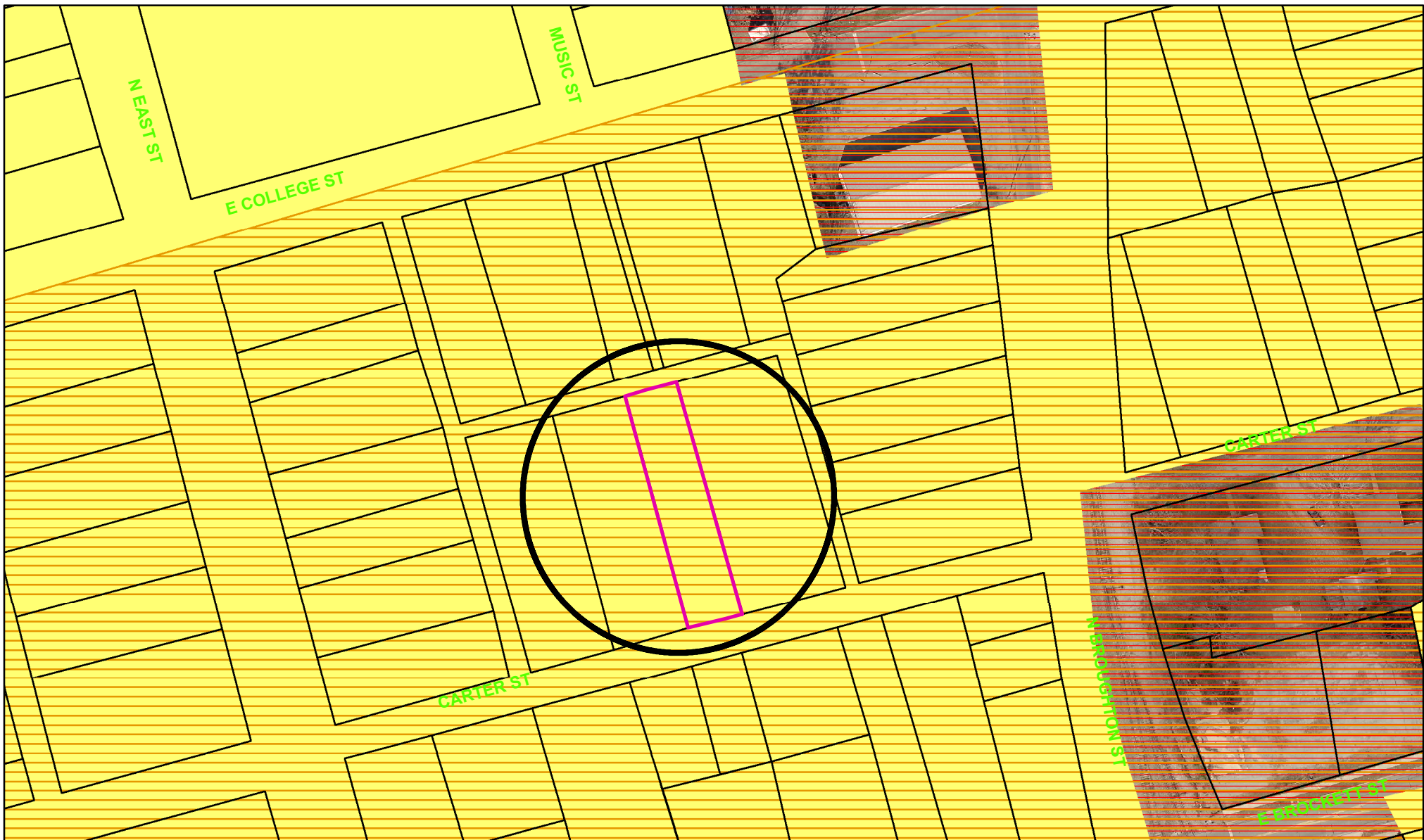
521 East Carter Street

City of Sherman, Texas
Developmental Services Department

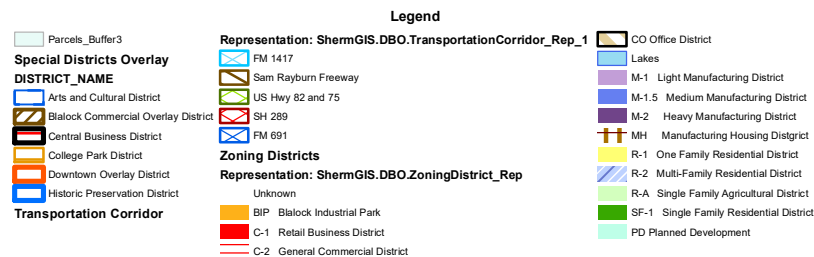


NOT TO SCALE

1 in = 200 ft



Zoning - 521 East Carter Street

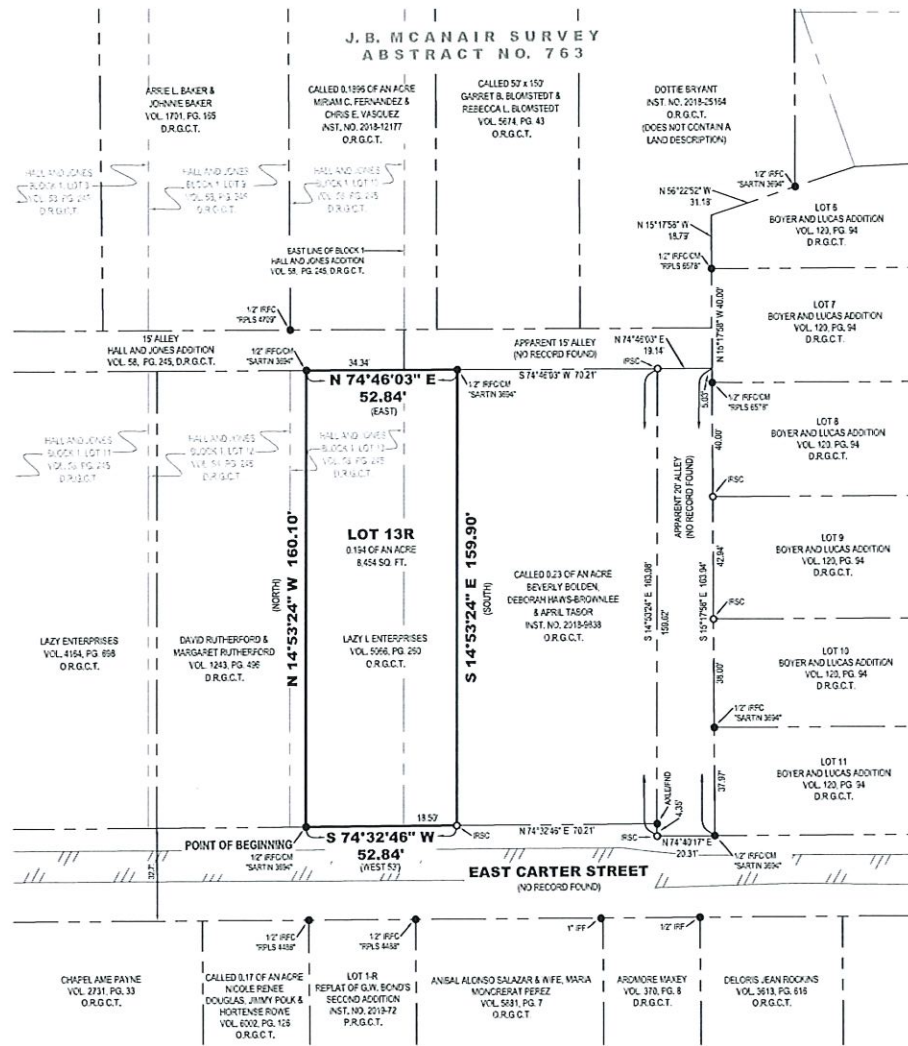


NOT TO SCALE

1 in = 97 ft

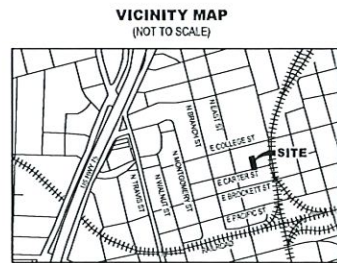
521 East Carter Street





FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 455509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0299 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND	
● FOUND MONUMENT	OR.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	OR.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
RSC 1/2" IRON ROD IN PRESTON TRAIL LAND SURVEYING, FOR S. 6557 CAP SET	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
IFPC IRON ROD FOUND IN PLASTIC CAP	CM CONTROLLING MONUMENT
PVF P.K. NAIL FOUND	PD FOUND
IPF IRON ROD FOUND	VOL. PG. VOLUME, PAGE
IPF IRON PIPE FOUND	INST. NO. INSTRUMENT NO.
OR.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	BOUNDARY LINE
	ADJACENT LINE
	ASPHALT



OWNER/DEVELOPER:
Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092
Contact: Bill Magers

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029



**REPLAT OF HALL AND JONES
BLOCK 1, LOT 13R
0.194 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas**

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS LAZY L. ENTERPRISES is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 13 in Block 1 of Hall and Jones, according to the plat thereof recorded in Volume 58, Page 245, Deed Records of Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Lazy L. Enterprises, recorded in Volume 5066, Page 260, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southwest corner of said Lazy L. Enterprises Tract, common to the southeast corner of a tract of land described in the deed to David Rutherford and Margaret Rutherford, recorded in Volume 1243, Page 496, said Deed Records, and on the southerly line of said Lot 13, and on the northerly line of East Carter Street (no record found);

THENCE North 14°53'24" West, with the westerly line of said Lazy L. Enterprises Tract, and with the easterly line of said Rutherford Tract, and crossing said Lot 13, a distance of 160.10 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said Lazy L. Enterprises Tract, common to the northeast corner of said Rutherford Tract, and on the northerly line of said Lot 13, and on the southerly line of a 15-foot alley in aforesaid Block 1;

THENCE North 74°46'03" East, with the northerly line of said Lazy L. Enterprises Tract, and with the northerly line of said Lot 13, and with the southerly line of said 15-foot alley part of the way, passing on route at a distance of 34.34 feet the northeast corner of said Lot 13, and continuing on said course, and with the southerly line of an apparent 15-foot alley (no record found), a total distance of 52.84 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said Lazy L. Enterprises Tract, common to the northwest corner of a called 0.23 of an acre tract of land described in the deed to Beverly Bolden, Deborah Haws-Brownlee and April Tabor, recorded in Instrument No. 2018-9838, said Official Records;

THENCE South 14°53'24" East, with the easterly line of said Lazy L. Enterprises Tract, and with the westerly line of said 0.23 acre tract, a distance of 159.99 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said Lazy L. Enterprises Tract, common to the southwest corner of said 0.23 acre tract, and on the northerly line of aforesaid East Carter Street;

THENCE South 74°32'46" West, with the southerly line of said Lazy L. Enterprises Tract, and with the northerly line of said East Carter Street, passing on route at a distance of 18.50 feet the southeast corner of aforesaid Lot 13, and continuing on said course, and with the southerly line of said Lot 13, a total distance of 52.84 feet to the POINT OF BEGINNING and enclosing 0.194 of an acre (8,454 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That LAZY L. ENTERPRISES, does hereby adopt this plat designating the hereinbefore described property as REPLAT OF HALL AND JONES, BLOCK 1, LOT 13R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: LAZY L. ENTERPRISES

By: _____
Bill Magers, Representative

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bill Magers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF HALL AND JONES, BLOCK 1, LOT 13R to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas _____

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City
Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Registered Professional Land Surveyor No. 6585

Date _____

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

OWNER/DEVELOPER:
Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092
Contact: Bill Magers

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029



**REPLAT OF HALL AND JONES
BLOCK 1, LOT 13R
0.194 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas**





ASPHALT COMP.
SHINGLES, TYP.
PTD. HARDI- SHINGLES
@ GABLE END OF PORCH

VINYL LAP SIDING, TYP.

8'-0" A.F.F.
PLATE HT.

FIRST FINISHED FLOOR

WEST (FRONT) ELEVATION

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

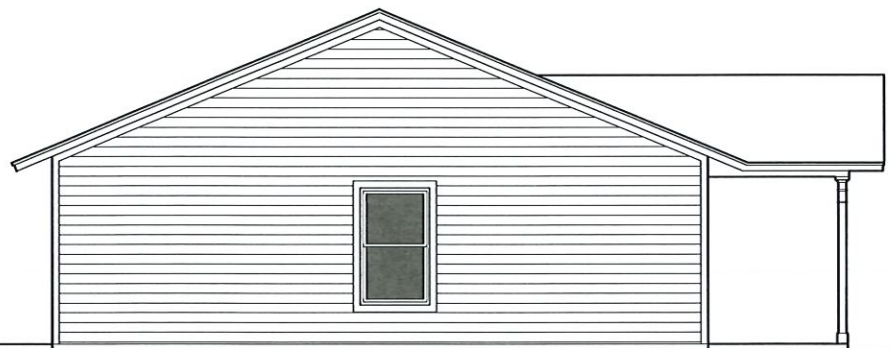


EAST ELEVATION

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



06.22.18



NORTH ELEVATION

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



SOUTH ELEVATION

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

SCHEMATIC
DESIGN
REVIEW

david**ba**ca
STUDIO

david@davidbacastudio.com

903 893 5866

903 893 5800

903 893 5800

903 893 5800

903 893 5800

903 893 5800

903 893 5800

903 893 5800



PROJECT NUMBER
1817
DATE
5.20.18
SHEET NUMBER
A3.0

elevations

Medina Residence

611 S. Montgomery St, Sherman, TX 75092

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



STAFF REVIEW LETTER

June 8, 2020

Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Hall and Jones, Block 1, Lot 13R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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 the direction (East) from Carter Street.
6. The City of Sherman does not maintain alleys.
7. Alley along north property line of subject property shows both plat reference and no reference. Please clarify and correct as needed.
8. Minimum lot width at street frontage is 60.' Variance required prior to filing of plat.
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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 06/16/2020

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:

821 NORTH EAST STREET (OWNER WITHDREW REQUEST 6/8/2020)

The request of Lazy L Enterprises (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property at 821 North East Street, being part of Lot 6, Block 1, Hall & Jones Addition, containing 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 35.75' lot width in lieu of the required sixty (60) foot and 5,005 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District/College Park Overlay District.
- Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4.5 foot side yard setback for a residential dwelling in lieu of the required 6' in an R-1 (One Family Residential) District/ College Park Overlay District.

Planning and Zoning Commission

Replat approval of Hall & Jones Addition, Block 1, Lot 6R.

Background:

The property is located at 821 North East Street between College and Carter Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a variance to allow a 35.75 foot lot width, 5,005 square foot area to Replat the property into one lot for residential development. They are also requesting a variance to allow 4.5 foot side yard setbacks for a 1,300 square foot residential dwelling in lieu of the required 6.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Replat - 46
Variance - 23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Hall & Jones Addn Blk 1, Lot 6R
Site Plan
Building Elevations



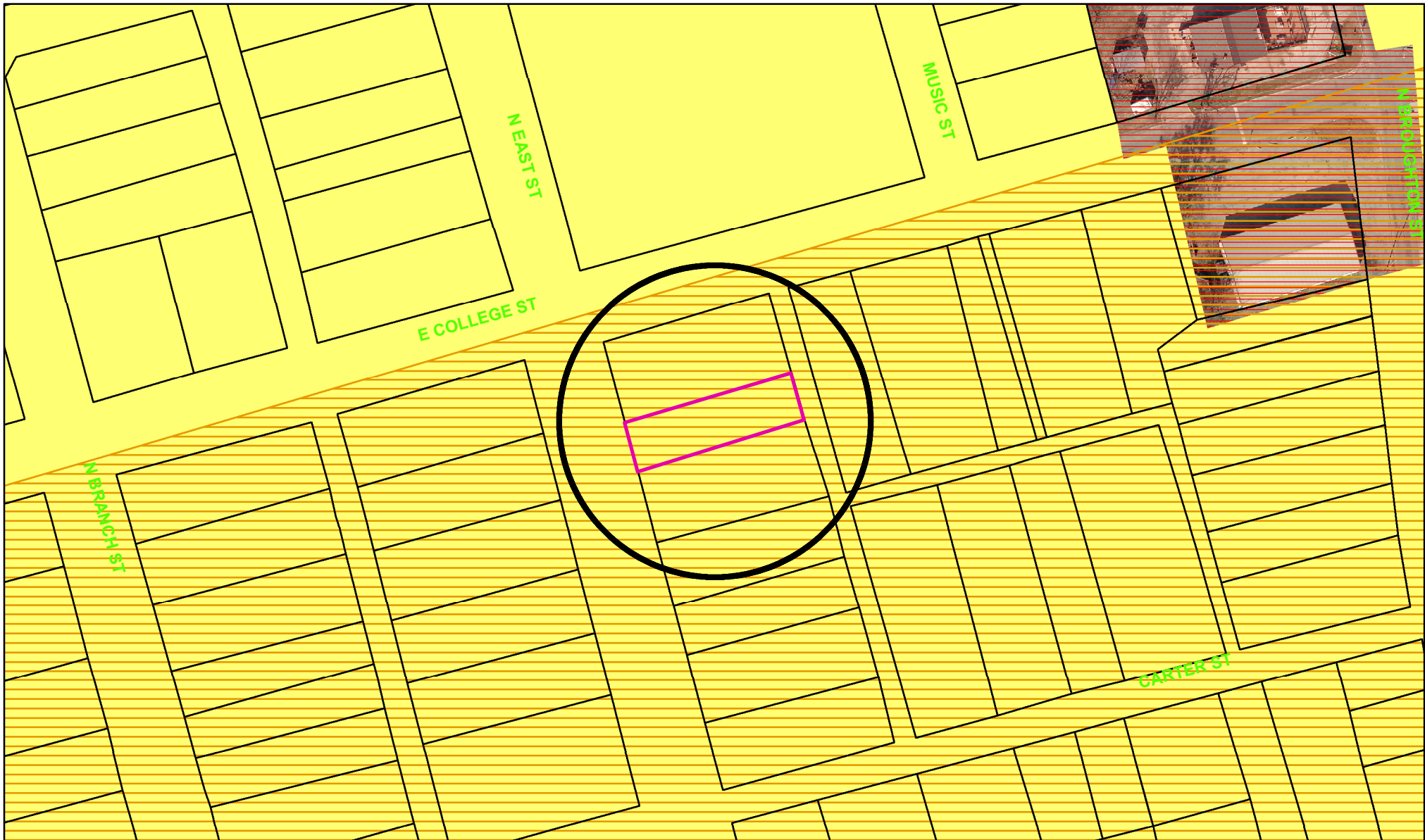
821 North East Street

City of Sherman, Texas
Developmental Services Department

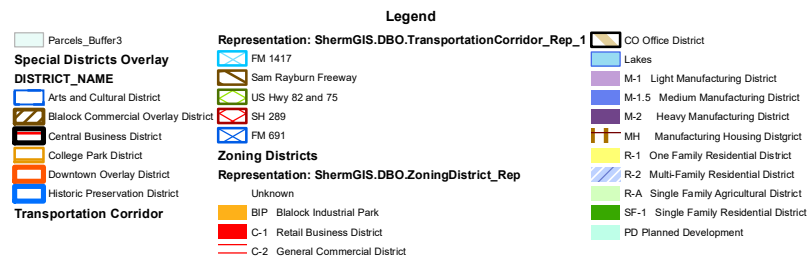


NOT TO SCALE

1 in = 200 ft



Zoning - 821 North East Street

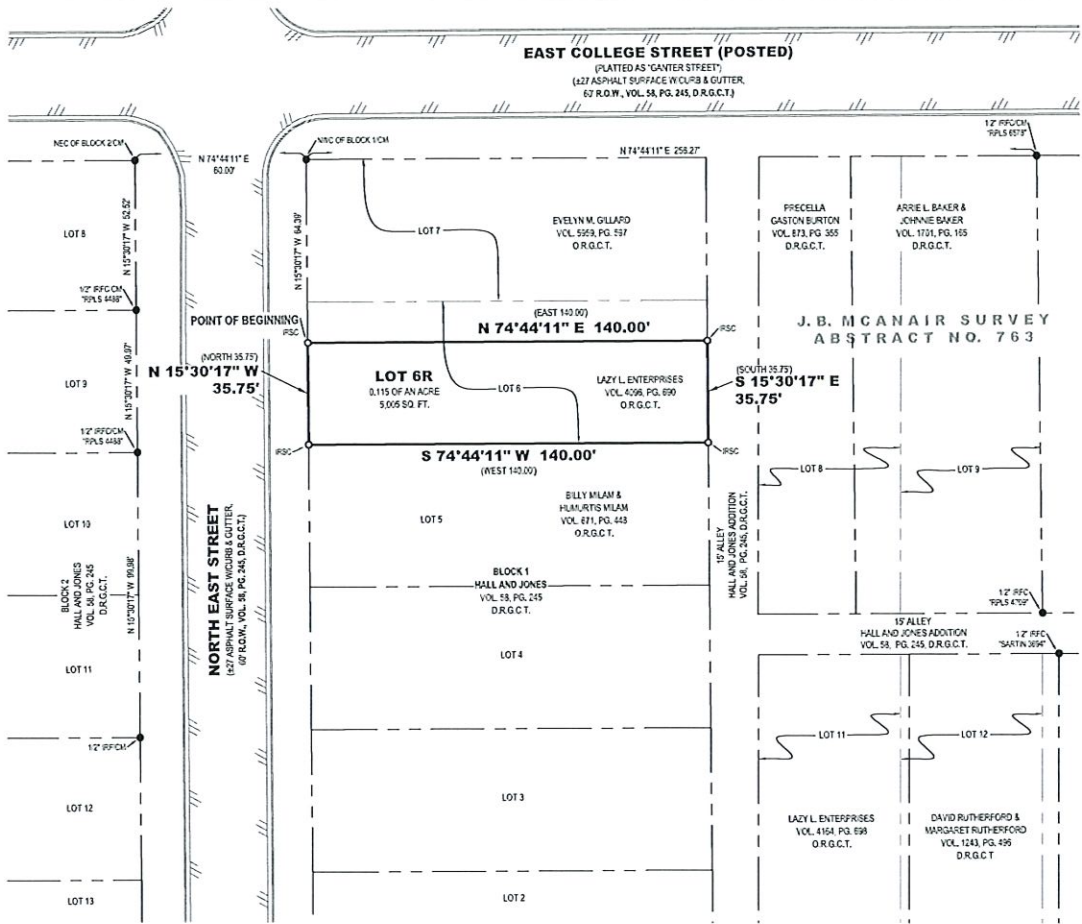


NOT TO SCALE

1 in = 98 ft

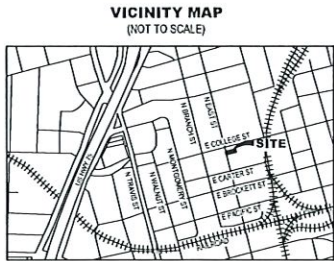
821 North East Street





LEGEND		
●	FOUND MONUMENT	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	D.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
RSC	1/2" IRON ROD IN PRESTON TRAIL LAND SURVEYING, RPLS 6585' CAP SET	CH CONTROLLING MONUMENT
RFC	IRON ROD FOUND IN PLASTIC CAP	VOL. PG. VOLUME PAGE
RF	IRON ROD FOUND	— BOUNDARY LINE
INST. NO.	INSTRUMENT NO.	— ADJACENT LINE
NEC	NORTH-EAST CORNER	— ASPHALT
NWC	NORTH-WEST CORNER	

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 455579, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Area determined to be outside the 0.2% annual chance flood" as shown on Panel 0299 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REPLAT OF HALL AND JONES
BLOCK 1, LOT 6R
0.115 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092
Contact: Bill Magers

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pittsburg, TX 75078
Ph: 903-766-6029

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Pittsburg, TX 75078
www.prestontrailandsurveying.com
903-766-6029

TRPLS Firm No. 1019405	Drawn by: BNH Checked by: CKN	Scale: 1"=30' Date: 05/05/2020	Project No. 204089 Sheet No. 1 of 2
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STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS LAZY L. ENTERPRISES is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 6 in Block 1 of Hall and Jones Addition, according to the plat thereof recorded in Volume 58, Page 245, Deed Records of Grayson County, Texas, and being a re-encumbrance survey of a tract of land described in the deed to Lazy L. Enterprises, recorded in Volume 4096, Page 600, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the north-west corner of said Lazy L. Enterprises Tract, common to the southwest corner of a tract of land described in the deed to Evelyn M. Gillard, recorded in Volume 5569, Page 597, said Official Records, and on the westerly line of said Lot 6, and on the easterly right-of-way line of North East Street, and from which the northwest corner of said Block 1 bears North 15°30'17" West, a distance of 64.39 feet, and from the northwest corner of said Block 1, a 1/2-inch iron rod with a plastic cap stamped "RPLS 6585" found for the northeast corner of Lot 9 in said Block 1 bears North 74°44'11" East, a distance of 256.27 feet;

THENCE North 74°44'11" East, with the northerly line of said Lazy L. Enterprises Tract, and with the southerly line of Gillard Tract, and crossing said Lot 6, a distance of 140.00 feet to a Capped Iron Rod set for the northeast corner of said Lazy L. Enterprises Tract, common to the southeast corner of said Gillard Tract, and on the easterly line of said Lot 6, and on the westerly line of a 15-foot alley in said Block 1;

THENCE South 15°30'17" East, with the easterly line of said Lazy L. Enterprises Tract, and with the easterly line of said Lot 6, and with the westerly line of said 15-foot alley, a distance of 35.75 feet to a Capped Iron Rod set for the southeast corner of said Lazy L. Enterprises Tract, common to the southeast corner of said Lot 6, and common to the northeast corner of Lot 5 in said Block 1;

THENCE South 74°44'11" West, with the southerly line of said Lazy L. Enterprises Tract, and with the southerly line of said Lot 6, and with the northerly line of said Lot 5, a distance of 140.00 feet to a Capped Iron Rod set for the southwest corner of said Lazy L. Enterprises Tract, common to the southwest corner of said Lot 6, and common to the northwest corner of said Lot 5, and on the easterly right-of-way line of aforesaid North East Street;

THENCE North 15°30'17" West, with the westerly line of said Lazy L. Enterprises Tract, and with the westerly line of said Lot 6, and with the easterly right-of-way line of said North East Street, a distance of 35.75 feet to the POINT OF BEGINNING and enclosing 0.115 of an acre (5,005 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That LAZY L. ENTERPRISES, does hereby adopt this plat designating the hereinbefore described property as REPLAT OF HALL AND JONES, BLOCK 1, LOT 6R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: LAZY L. ENTERPRISES

By: _____
Bill Magers, Representative

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bill Magers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF HALL AND JONES, BLOCK 1, LOT 6R to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Registered Professional Land Surveyor No. 6585

PRELIMINARY
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REPLAT OF HALL AND JONES
BLOCK 1, LOT 6R
0.115 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092
Contact: Bill Magers

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pittsburg, TX 75078
Ph: 903-766-6029

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Pittsburg, TX 75078
www.prestontrailandsurveying.com
903-766-6029

TRPLS Firm No. 1019405	Drawn by: BNH Checked by: CKN	Scale: 1"=30' Date: 05/05/2020	Project No. 204089 Sheet No. 2 of 2
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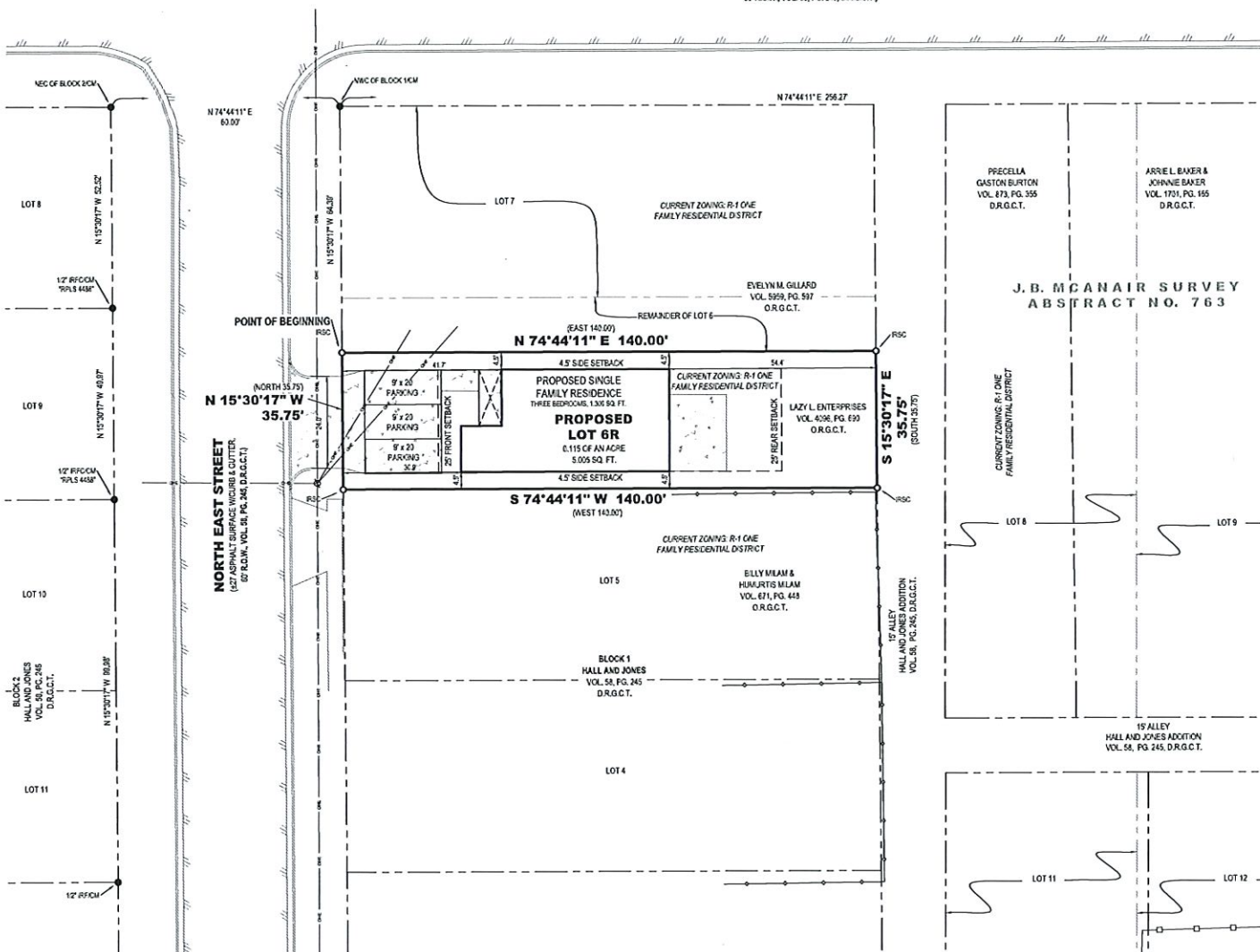


GRAPHIC SCALE 1"=20'

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EAST COLLEGE STREET (POSTED)

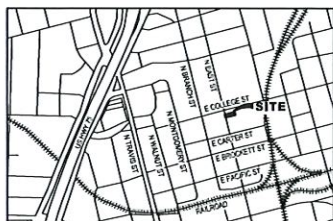
(PLATTED AS "GANTER STREET")
(627 ASPHALT SURFACE W/CURBS & GUTTER,
60' R.O.W., VOL. 58, PG. 245, D.R.G.C.T.)



LEGEND

● FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	D.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
RSC 1/2" IRON ROD IN PRESTON TRAIL LAND SURVEYING, RPLS 6585 CAP SET	VOL. PG.	VOLUME PAGE
RFC IRON ROD FOUND IN PLASTIC CAP	—	BOUNDARY LINE
RF IRON ROD FOUND	—	ADJOINER LINE
CM CONTROLLING MONUMENT	—	ASPHALT
INST. NO. INSTRUMENT NO.	—	WOOD FENCE
NEC NORTH-EAST CORNER	—	CHAIN LINK FENCE
NWC NORTH-WEST CORNER	—	OVER-HEAD ELECTRIC/UTILITY
UP UTILITY POWER POLE	—	

VICINITY MAP (NOT TO SCALE)



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SITE PLAN
821 NORTH EAST STREET
PROPOSED REPLAT OF LOT 6R,
BLOCK 1, HALL AND JONES ADDITION
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092
Contact: Bill Magers

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Prc: 933-765-6029

Preston Trail
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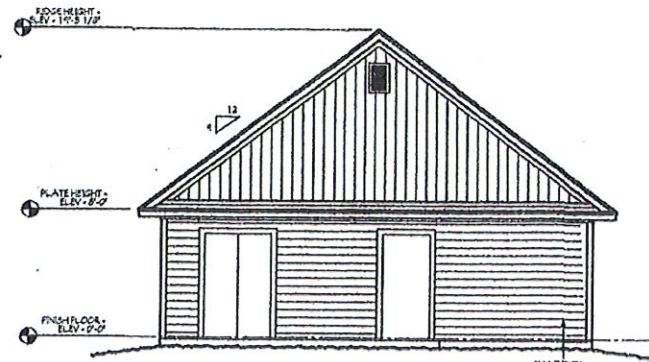
TERMS Firm No. 10/9475 Drawn by: ENH Checked by: CPH Scale: 1"=20' Date: 05/07/2020 Project No. 20-C183J Sheet No. 1 of 1



Front Elevation

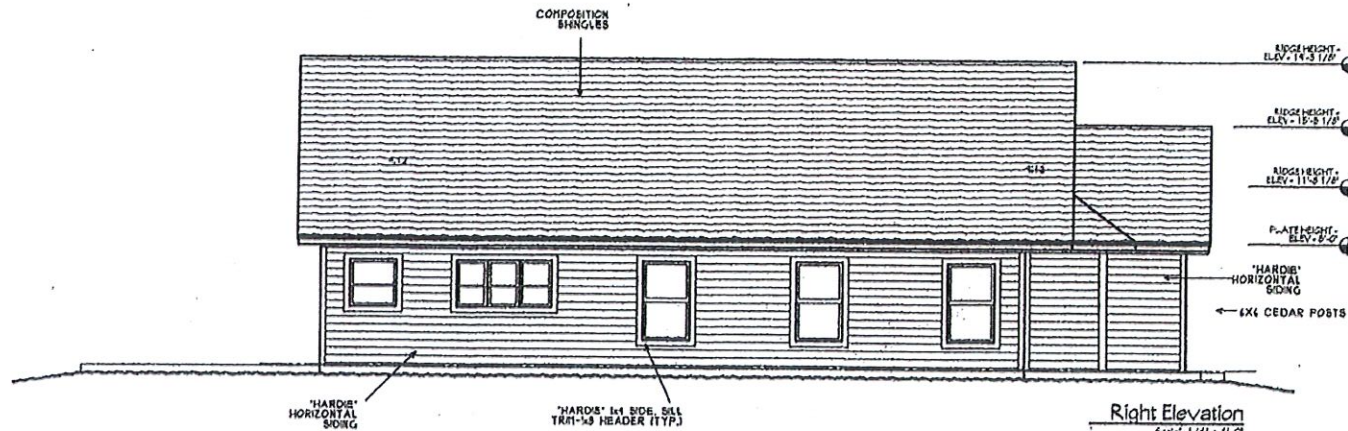
Scale: 1/4" = 1'-0"

NOTE: ALL TYPED DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE



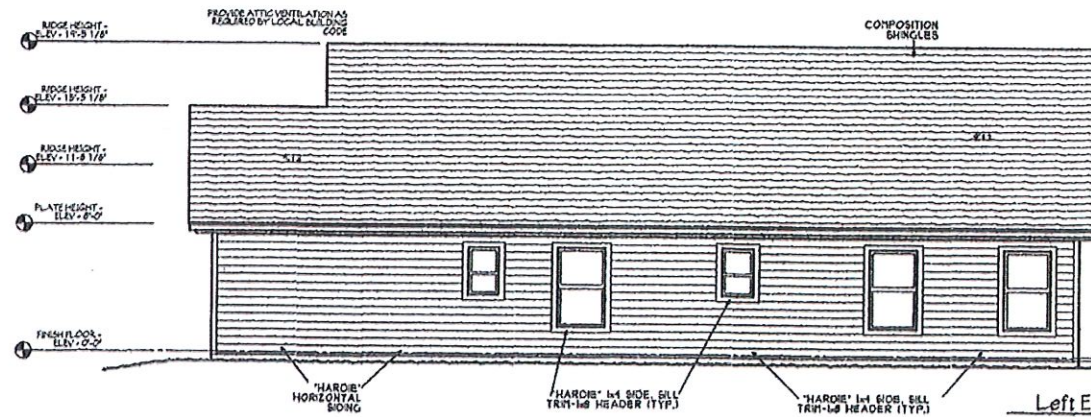
Rear Elevation

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



Right Elevation

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



Left Elevation

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

SPEC HOUSE
821 N. East

DATE: 6/12/17
REV:
REV:
REV:

ELEVATIONS
A2.1



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 06/16/2020

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:

1225 PARK PLACE

The request of Sherman C&G Properties (Owner) and Michael J Wright & Associates, Inc. (Architect) concerning the property located at 1225 Park Place, being a part of Blocks 4 & 5 of the Replat of Lots 6 thru 45, Woodhaven Addition, containing 1.252 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change and site plan approval for Creekwood Condominiums under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 1225 Park Place, the southeast corner of Newman Drive and Park Place. The property is zoned an R-1 (One Family Residential) District. The owners would like to replace the existing apartments that were destroyed by fire December, 2019 with one, three-story, 12,600 square foot (approximately 700 square foot per unit) with (18) eighteen, one bedroom units and the second building will be a two-story, 3,900 square foot (approximately 975 square foot per unit), four unit building on the vacant land. There will be a total of (30) thirty units. Parking will be provided for (61) sixty-one spaces, including (20) twenty carports.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Sherman C&G Properties (Owner)

Michael J Wright & Associates, Inc. (Architect)

Master Plan Designation:

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

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Landscape Plan

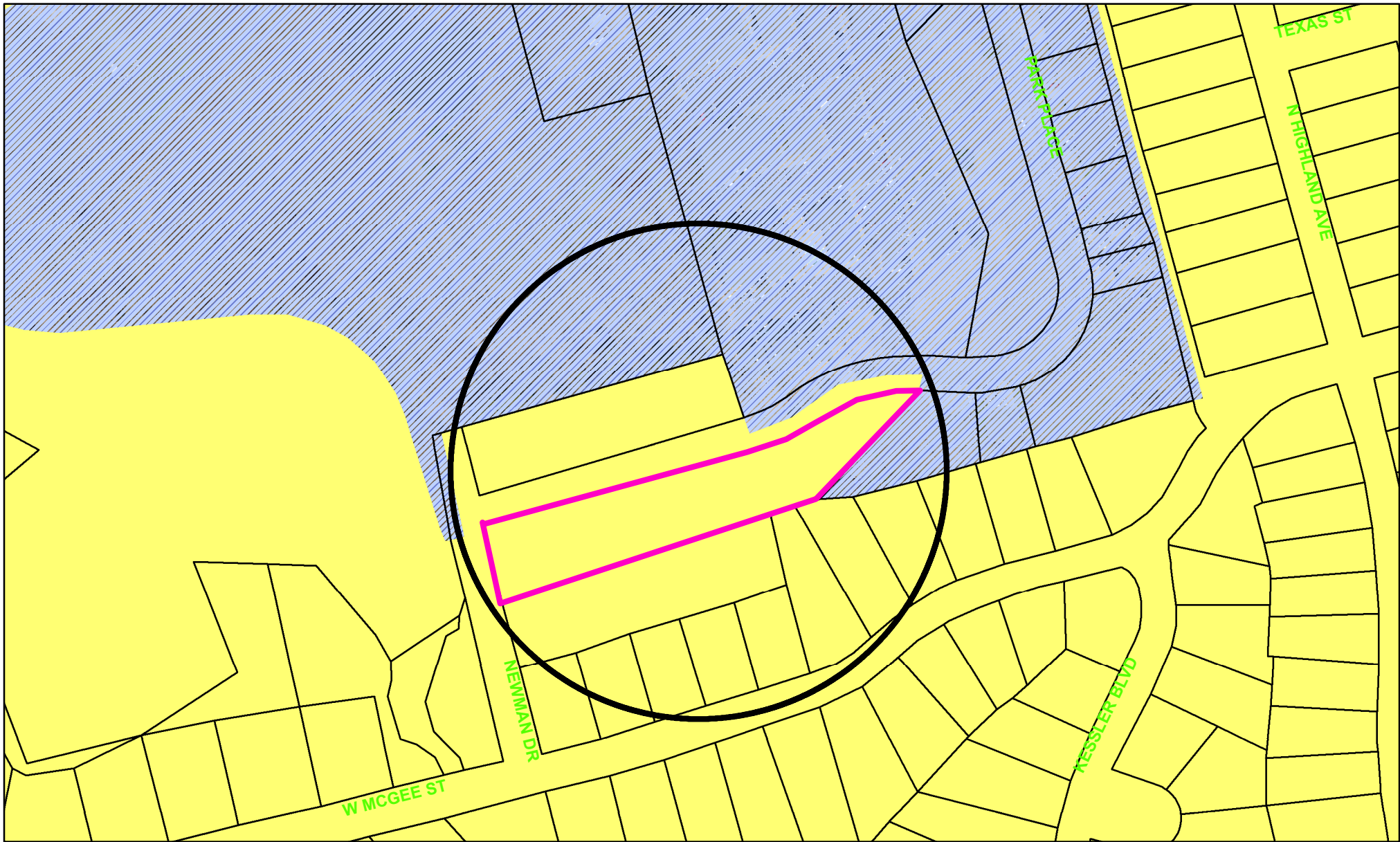
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1225 Park Place


$$1 \text{ in} = 300 \text{ ft}$$



Zoning - 1225 Park Place

Legend

Parcels_Buffer3	Representation: ShermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Blalock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: ShermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	



City of Sherman, Texas
Developmental Services Department

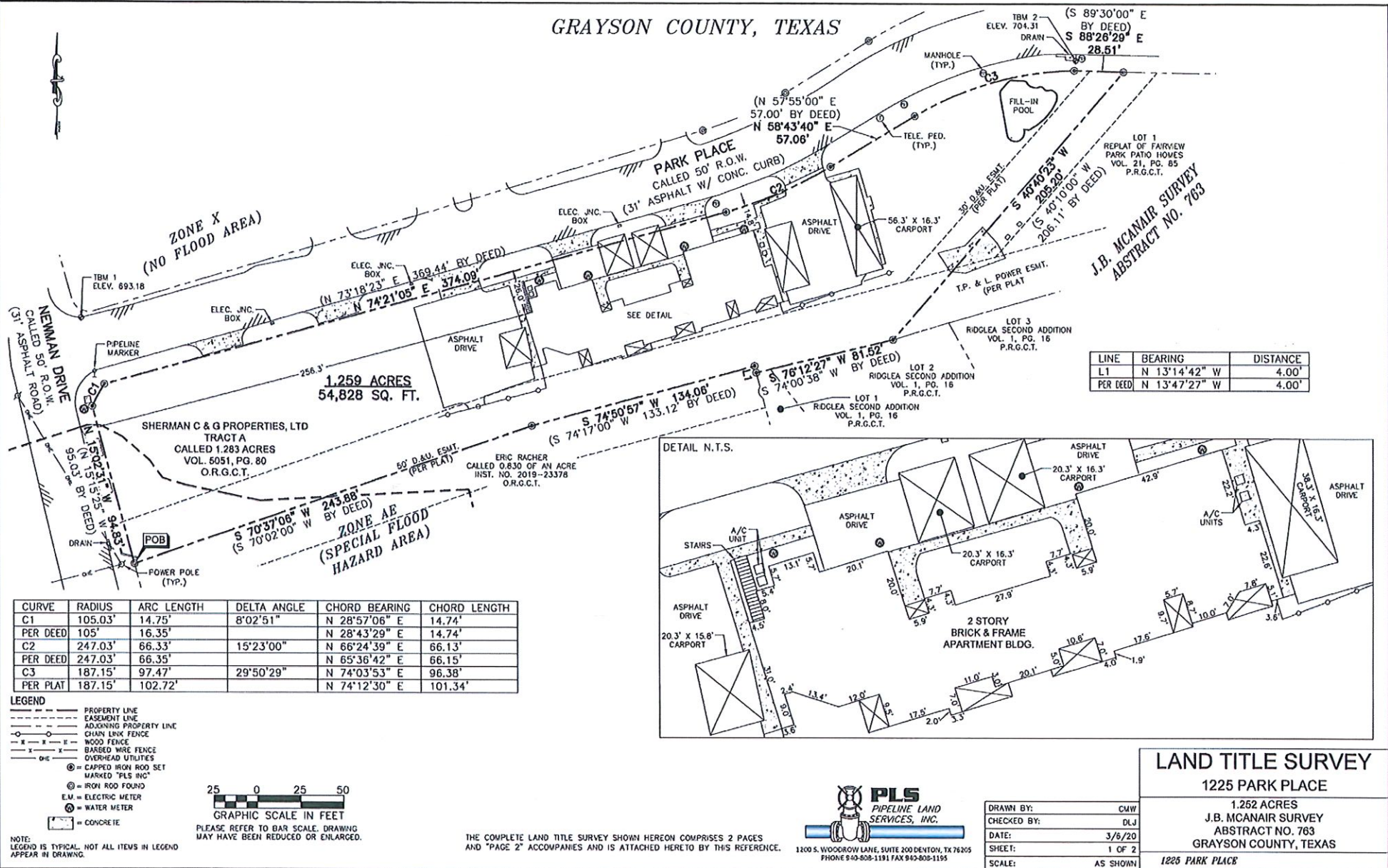


1 in = 181 ft

1225 Park Place



GRAYSON COUNTY, TEXAS



PROPERTY DESCRIPTION

Being a tract of land situated in the J.B. McAnair Survey, Abstract No. 763, Grayson County, Texas being part of Blocks 4 and 5 of the Replat of Lots 6 thru 45, Wood Haven Addition to the City of Sherman, Texas, as shown by Plat recorded in Volume 6, Page 29, Plat Records, Grayson County, Texas and being the same called 1.283 acres tract of land (Tract A) described in Deed to Sherman C & G Properties as recorded in Volume 5051, Page 80, Official Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found in the East Right-of-Way line of Newman Drive (a called 50' R.O.W.) for the most Westerly Southwest corner of sold Tract A and the Northwest corner of a called 0.830 of an acre tract of land described in Deed to Eric Rocher as recorded in Instrument No. 2019-23378, sold Official Records;

THENCE North 15 degrees 02 minutes 31 seconds West, with the West line of sold Tract A, along the sold East line of Newman Drive, a distance of 94.83 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC." (typical) set at the beginning of a curve to the right having a radius of 105.03 feet;

THENCE Northeasterly, along the arc of said curve, a distance of 14.75 feet with an interior angle of 8 degrees 02 minutes 51 seconds, a chord bearing of North 28 degrees 57 minutes 06 seconds East, and a chord length of 14.74 feet to a 1/2 inch iron rod found in the South Right-of-Way line of Park Place (a called 50' R.O.W.) for the Northwest corner of sold Tract A;

THENCE with the North line of sold Tract A, along the sold South line of Park Place, the following courses and distances:

North 74 degrees 21 minutes 05 seconds East, a distance of 374.09 feet to a 5/8 inch iron rod set at the beginning of a curve to the left having a radius of 247.03 feet;

Northeasterly, along the arc of said curve, a distance of 66.33 feet with an interior angle of 15 degrees 23 minutes 00 seconds, a chord bearing of North 66 degrees 24 minutes 39 seconds East, and a chord distance of 66.13 feet to a 5/8 inch iron rod set;

North 58 degrees 43 minutes 40 seconds East, a distance of 57.06 feet to a 5/8 inch iron rod set at the beginning of a curve to the right having a radius of 187.15 feet;

Northeasterly, along the arc of said curve, a distance of 97.47 feet with an interior angle of 29 degrees 50 minutes 29 seconds, a chord bearing of North 74 degrees 03 minutes 53 seconds East, and a chord distance of 96.38 feet to a 5/8 inch iron rod set;

North 88 degrees 26 minutes 29 seconds East, a distance of 28.51 feet to a 3/8 inch iron rod found for the Northeast corner of sold Tract A and the Northwest corner of Lot 1 of the Replat of Fairview Park Patio Homes as recorded in Volume 21, Page 85, Plat Records, Grayson County, Texas;

THENCE South 40 degrees 40 minutes 23 seconds West, with the East line of sold Tract A and the West line of sold Lot 1 of Fairview Park Patio Homes, a distance of 205.20 feet to a 5/8 inch iron rod set in the North line of Lot 2 of Ridge Second Addition recorded in Volume 1, Page 16, sold Plat Records for the Southeast corner of sold Tract A and the Southwest corner of sold Lot 1, of the Replat of Fairview Park Patio Homes;

THENCE South 78 degrees 12 minutes 27 seconds West, with the South line of sold Tract A and the North line of sold Lot 2, passing the Northeast corner of Lot 1 of sold Ridge Second Addition, and continuing for a total distance of 81.52 feet to a 5/8 inch iron rod set in the East line of sold Rocher tract for the most Easterly Southwest corner of sold Tract A and the Northwest corner of sold Lot 1 of sold Ridge Second Addition;

THENCE North 13 degrees 14 minutes 42 seconds West, with a West line of sold Tract A and the East line of sold Rocher tract, a distance of 4.00 feet to a 5/8 inch iron rod set for an ell corner of sold Tract A tract and the Northeast corner of sold Rocher tract;

THENCE South 74 degrees 50 minutes 57 seconds West, with the South line of sold Tract A and the North line of sold Rocher tract, a distance of 134.05 feet to a 5/8 inch iron rod set for corner;

THENCE South 70 degrees 37 minutes 06 seconds West, with the South line of sold Tract A and the North line of sold Rocher tract, a distance of 243.88 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 1.252 acres of land, more or less.

FLOOD NOTE

PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE AE (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (NO FLOOD AREA) AS PLOTTED ON COMMUNITY PANEL # 485509 0270 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MARCH 3, 2020.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577
MARCH 6, 2020
FIRM REGISTRATION NO. 10129300



THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



3200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-308-1151 FAX 940-809-1155

DRAWN BY:	CWJ
CHECKED BY:	DJ
DATE:	3/6/20
SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY
1225 PARK PLACE
1.252 ACRES
J.B. MCANAIR SURVEY
ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS
1225 PARK PLACE

GRAYSON COUNTY, TEXAS

ELEVATION NOTE:

ELEVATIONS AS SHOWN HEREON ARE NAVD88 BASED ON NGSS OBSERVATIONS FROM WESTERN DATA SYSTEMS NETWORK CONDUCTED ON MARCH 3, 2020.

TBM 1- BACK OF CURB RETURN ON NORTH SIDE OF PARK PLACE; N 19°22'49" W 41.00' FROM A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 1.283 ACRE TRACT.

ELEVATION = 693.18

TBM 2-- SOUTHEAST CORNER OF STORM DRAIN ON THE SOUTH SIDE OF PARK PLACE; N 76°37'25" W 28.35' FROM A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 1.283 ACRE TRACT.

ELEVATION = 704.31

NUMBER	TREE
#1	8" OAK
#2	9" ELM
#3	12" ELM
#4	12" ELM
#5	11" ELM
#6	12" ELM
#7	12" ELM
#8	12" ELM
#9	24" ELM
#10	18" DEAD TREE
#11	10" OAK
#12	18" OAK
#13	12" OAK
#14	14" OAK
#15	20" OAK
#16	12" OAK
#17	14" OAK
#18	15" OAK
#19	9" OAK
#20	11" OAK
#21	18" OAK
#22	13" OAK

LINE	BEARING	DISTANCE
L1	N 13°14'42" W	4.00'
PER DEED	N 13°47'27" W	4.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.03'	14.75'	8°02'51"	N 28°57'06" E	14.74'
PER DEED	105'	16.35'		N 28°43'29" E	14.74'
C2	247.03'	66.33'	15°23'00"	N 66°24'39" E	66.13'
PER DEED	247.03'	66.35'		N 65°36'42" E	66.15'
C3	187.15'	97.47'	29°50'29"	N 74°03'53" E	96.38'
PER PLAT	187.15'	102.72'		N 74°12'30" E	101.34'

LEGEND

- PROPERTY LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
OVERHEAD UTILITIES
④ = CAPED IRON ROD SET
MARKED "PLS INC"
③ = IRON ROD FOUND
E.M. = ELECTRIC METER
② = WATER METER
■ = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	CMW
CHECKED BY:	DLJ
DATE:	3/6/20
SHEET:	1 OF 1
SCALE:	AS SHOWN

TOPOGRAPHIC SURVEY

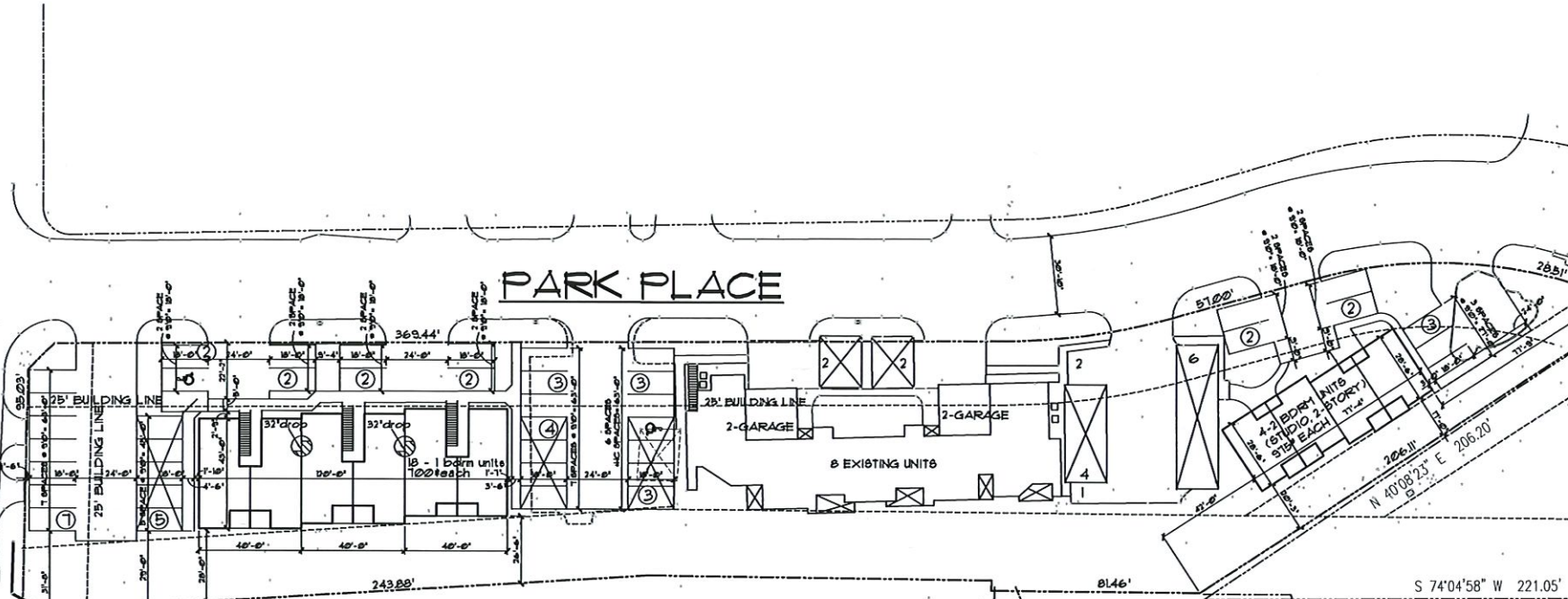
1225 PARK PLACE

1.252 ACRES
J.B. MCANAIR SURVEY
ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

1225 PARK PLACE TOPO

NEUMAN DRIVE

PARK PLACE



SITE PLAN

SCALE: 1"=20'0"

ZONED 'SF-SINGLE FAMILY
CREEKWOOD CONDOMINIUMS
SHERMAN, TEXAS



55923#land
1250#/unitreq.
8 units existing
22 new units = 18 - 1 BDRM (100#) + 4 - 2 BDRM (300#)
30 total units
total parking req. 2/unit=60 spaces
total parking provided = 61 spaces
total covered parking provided = 31 spaces
total un-covred parking provided = 36 spaces

FOR APPROVAL ONLY -NOT FOR CONSTRUCTION-	
OWNER	DATE
CONTRACTOR	DATE

Date 2/2/20
Drawn By MJW
Checked By MJW
Revisions

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. I AM A LICENSED ARCHITECT IN THE STATE OF TEXAS. MY EXPIRATION DATE IS 12/31/2020. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

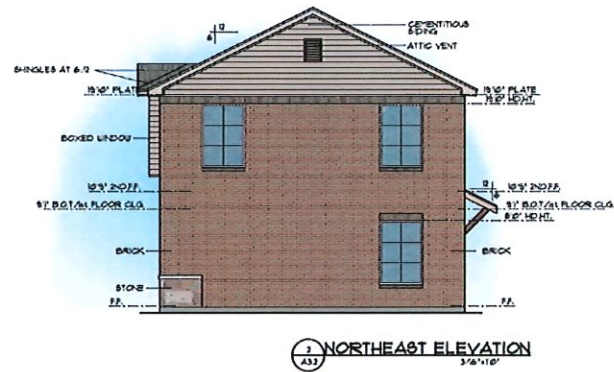
CREEKWOOD CONDOMINIUMS
PARK PLACE
SHERMAN, TEXAS



M. J. WRIGHT & ASSOCIATES, INC.
ARCHITECTS
12345 MAIN STREET
SHERMAN, TEXAS 75077
PHONE: 817/555-5555
FAX: 817/555-5556
WWW.MJWRIGHT.COM

Sheet No.
PRE
Project No.
2003ARCH

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Date 2/16/19
 Drawn By MJW
 Checked By MJW
 Revisions

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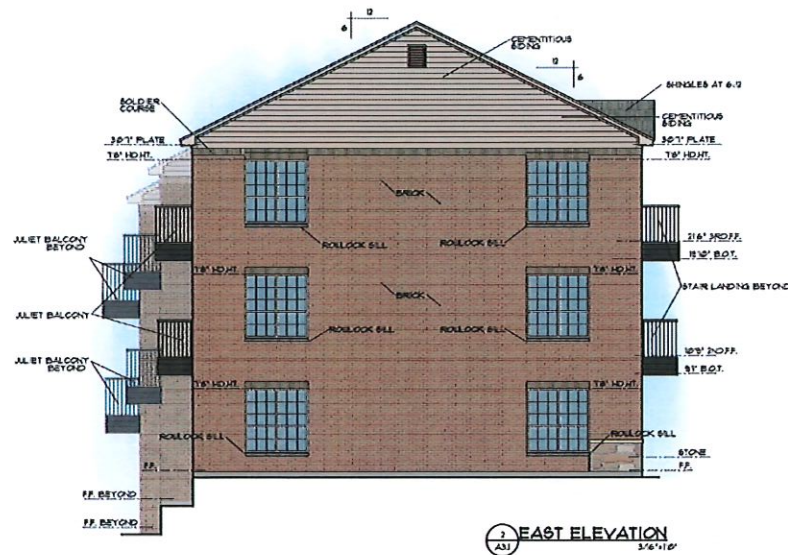
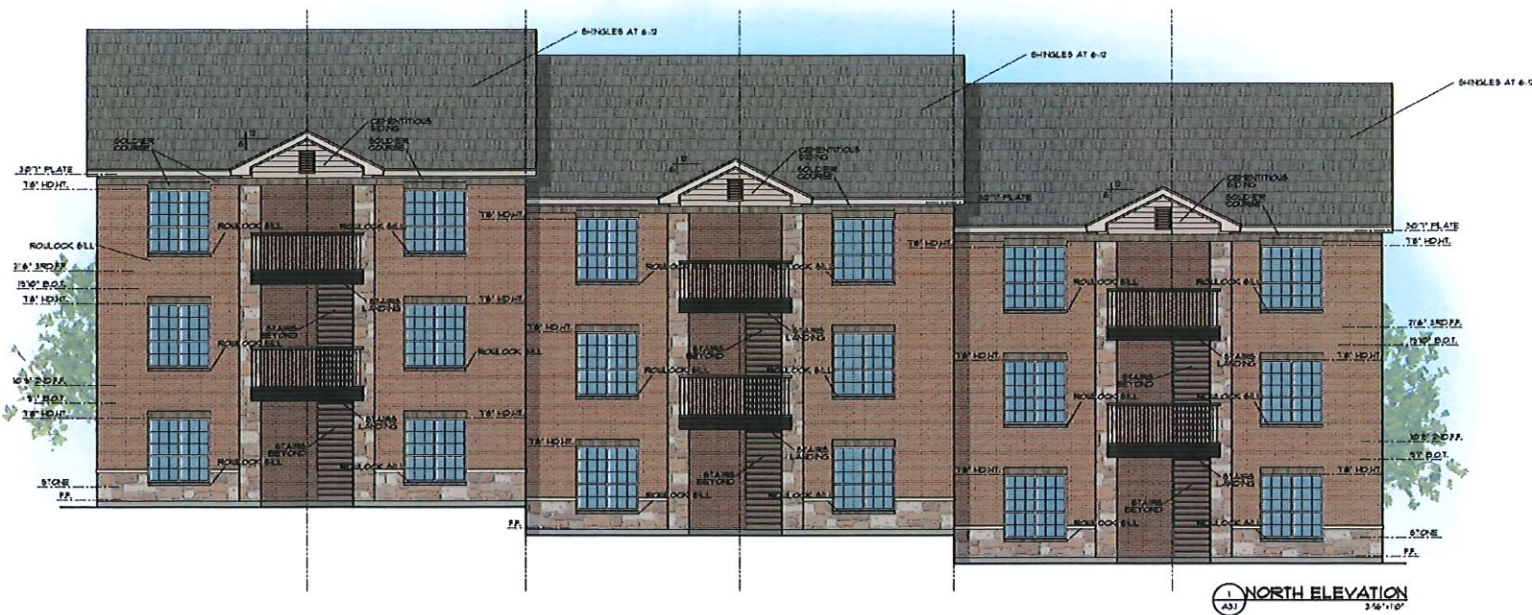
CRESCENTWOOD CONDOMINIUMS
 PARK PLACE
 CHESTNUT, TEXAS



M.L. WRIGHT & ASSOCIATES, INC.
 8833 MIDCITIES BOULEVARD STE. A, DALLAS, TEXAS 75243
 TEL: 972.412.8888 FAX: 972.412.8888
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CRESWOOD CONDOMINIUMS
 PARK PLACE
 SHERMAN, TEXAS



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A3.1
 Project No.
 10034ROH

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Date: 07/16/19
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 Checked By: HJU
 Revision:

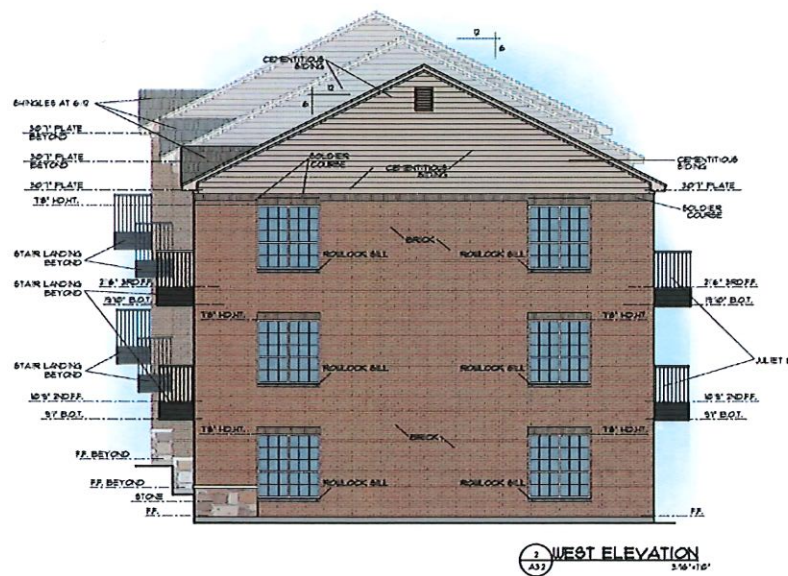
CRESSWOOD CONDOTIMES
 PARK PLACE
 DENTON, TEXAS



N.J. WRIGHT ASSOCIATES, INC.
 4003 MADONNE BOULEVARD, STE. A, ARLINGTON, TEXAS 76010
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PARK PLACE



FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC



CREEKWOOD CONDOS
1225 PARK PLACE
SHERMAN, TEXAS

Sheet No.

L-1

CITY OF BIRMINGHAM LANDSCAPE REQUIREMENTS		
AREA	LOT 1	
MIN. AREA OF LANDSCAPE BUFFER	A 10' BUFFER ADJACENT TO HIGHWAY IS REQUIRED	
	REQUIRED	PROVIDED
	10 MINIMUM BUFFER	10'
PARKING LOT LANDSCAPING	10% OF PARKING AREA ADJACENT SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	12.67 SF PER 1,000 1.26 SF	1.03 SF LANDSCAPING
40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS GRASS		
	REQUIRED	PROVIDED
	1.26 SF PER 4,000 1.07 SF	1.02 SF

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. ALL PLANTS WITHIN 10' OF DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPEC'S. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 10'.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO: GAS, WATER, SANITARY, GAS, WATER AND SEWER, AND DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. CONTRACTOR TO PROTECT ALL UTILITIES. ALL PLANTING TO BE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH. ALL UTILITIES TO BE PROTECTED. CONTRACTOR TO MAINTAIN EXISTING LIMBS, RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. CONTRACTOR TO PROVIDE AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. TO INSTALL GRASS BETWEEN LAWN AND PLANTING BEDS, PREFER TO SPECIFICATIONS, FILL ALL CORNERS SMOOTH.
14. INSTALL CURB/BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL PLANTING BEDS.
15. CONTRACTOR TO PROVIDE ALL PLANTING MATERIALS AND LABOR.
16. AT TIME OF PLANT PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND HOLD BID PLANTS FOR THE ENTIRE PROJECT. THE GREATER THE LEAD TIME OCCURS DURING THE OFF-SEASON, PURCHASE AND HOLD BID PLANTS FOR LATE SEASON PLANTING.
17. CONTRACTOR SHALL STAKE TREES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCATOR FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LOVE STAR NOTIFICATION CENTER
1-800-889-8344 EXT. 5

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

Species	CODE	Botanical Name	Common Name	Size	Height	Flowering	Site	Reference
	ULM-CRA	Ulmus crinitus	Cedar Elm	27' Cal	12' height MA	At Spring	8	B&B - Single to triple whorl
	CODE	Botanical Name	Common Name	Size	Height	Flowering	Site	Reference
	U.S. DIA	Ulmus crinitus	Cedar Elm	27' Cal	12' height MA	At Spring	8	B&B - Single to triple whorl
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	U.S. DIA	Ulmus crinitus	Cedar Elm	27' Cal	12' height MA	At Spring	8	B&B - Single to triple whorl



SCALE: 1" = 10'

LANDSCAPE PLAN

STAFF REVIEW LETTER

June 9, 2020

Sherman C&G Properties, LTD
915 E. Hwy. 82
Gainesville, TX 76240

Pipeline Land Services Inc.
1200 S. Woodrow Ln., Ste. 200
Denton, TX 76205

Michael J. Wright
8233 Mid Cities Blvd., Ste. A
North Richland Hills, TX 76182

Dear Applicant,

The request for a zone change and site plan approval for Creekwood Condominiums from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District for the property located at 1225 Park Place has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 16, 2020 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-2 (Multi-Family Residential) District 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. The trash dumpster will need to be located inside the main building area and screened.
5. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'
7. Parking is permitted on paved surfaces only (concrete or asphalt).
8. All parking shall be on private property and shall not encroach into Park Place or Newman Drive right-of-way.
9. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Replatting of the subject property required.
13. New drive approaches and sidewalks must conform to City standard and a permit is required from City of Sherman Engineering Department.
14. A permit is required from City of Sherman Engineering Department for each new water or sewer connection.
15. All requirements of the Floodplain Ordinance shall be followed.

16. 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.
17. Internal water and sewer lines will be privately owned and maintained.
18. All requirements of the Storm Water Ordinance shall be followed.
19. Parking will be permitted on private property only.
20. The location of trash receptors must be approved by the Public Works Department.
21. Final site plans, utility, drainage and grading plan showing Floodplain relative to site plan shall be provided and approved by the City 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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

16.

Meeting Date: 06/16/2020

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

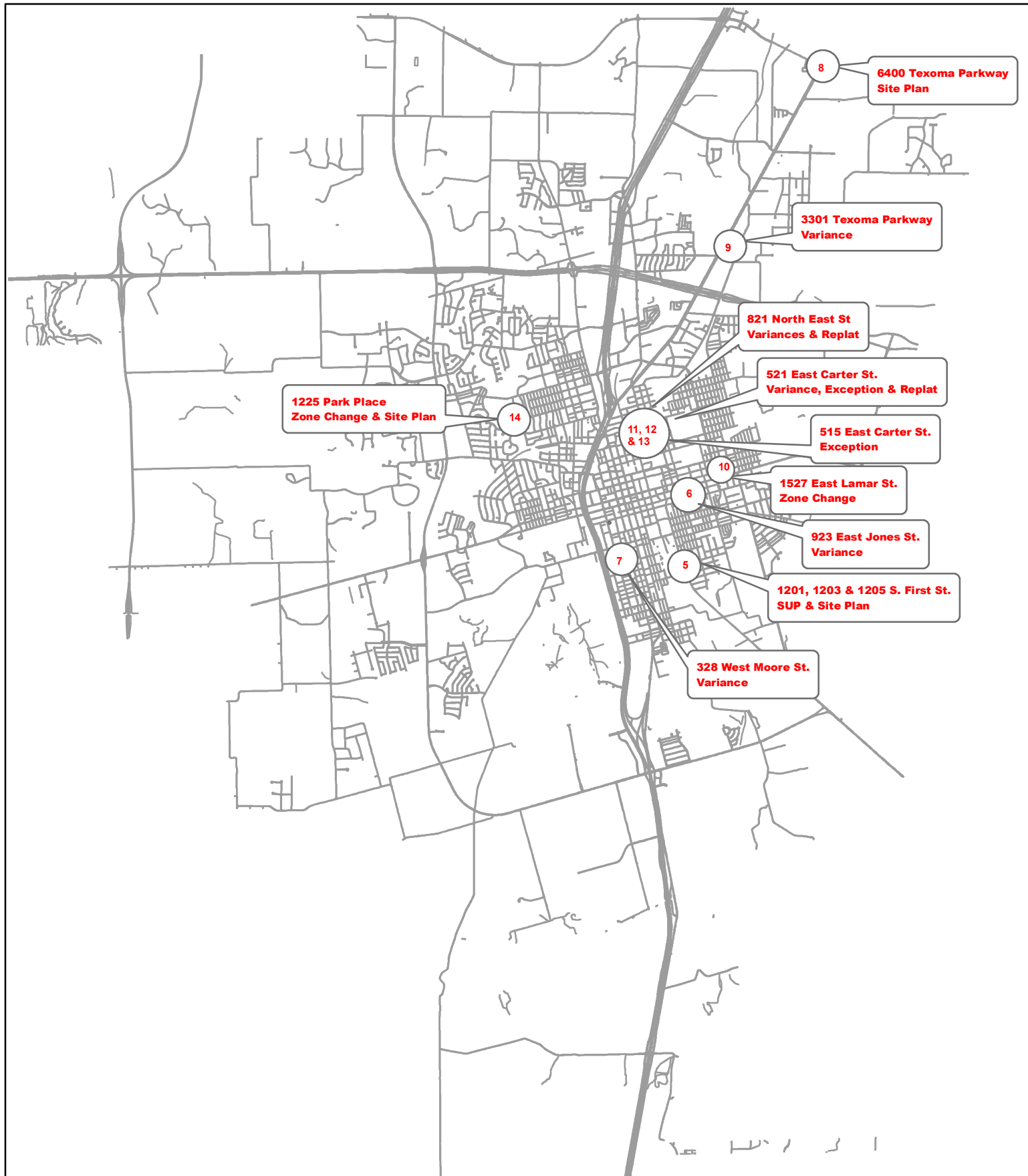
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting June 16, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet