

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 21, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR APRIL 16, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 8, 10, 13 & 14)**
5. **2000-2900 BLOCKS NORTH STATE HIGHWAY 289**
The request of WUI Development, LLC, Christopher Rehmet & Claire Tate and Robert Tate (Owners) Clay Barnett, P.E. (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2000-2900 Blocks North State Highway 289, being 111.721 acres in the J.K. Miller Survey, Abstract No. 819, J.M. Thomas Survey, Abstract No. 1234, the Daniel Bickenbach Survey, Abstract No. 128 and Block 1, Preston Club, The Classics, Phase Three, Blocks 2, 3 & 4, Preston Club, The Classics, Phase Four and all of Blocks 1 and 5, Preston Club, The Classics, Phase Four, as follows:
Planning and Zoning Commission
Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District.
6. **119 EAST WALL STREET**
The request of John and Sharen Arriazola (Owners), Electric Age Tattoo Co. (Proposed Tenant) and John C. Stone (Applicant) concerning the property located at 119 East Wall Street, being part of Lots 7, 8 & 9, Block D, T.J. Shannon Supplement, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo and art studio in a C-2 (General Commercial) District/Central Business District.

7. **1104 NORTH BRANCH STREET**
The request of M&G Home Builders (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1104 North Branch Street, being a part of Lots 15 & 18, Block 1, J.Q.A. Carter's Addition, containing 0.1287 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4' side yard setback on the north property line in lieu of the required 6' for a single family dwelling in an R-1 (One Family Residential) District.
8. *** 700 BLOCK NORTH GRAND AVENUE**
The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:
Planning and Zoning Commission
Replat approval of Lots 7-10, Block 10, College Park Addition.
9. **700 BLOCK NORTH GRAND AVENUE (MOVED TO JUNE 18TH MEETING)**
The request of Austin College (Owners), Heidi Ellis (Representative), Underwood Drafting and Surveying (Surveyor), Architecture Demarest (Architect) and Spiars Engineering, Inc. (Civil Engineer) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' rear setback in lieu of the required 25' for Student Housing for Austin College in an R-1 (One Family Residential) District/College Park Overlay District.
Planning and Zoning Commission
Site plan approval for Student Housing for Austin College.
10. *** 1200 BLOCK NORTH HURT & NORTH BLEDSOE STREETS**
The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200 block of North Hurt and North Bledsoe Streets, being all of Block 9, Mildred Height Addition, containing 2.853 acres, as follows:
Planning and Zoning Commission
Replat approval of Lots 1-16, Block 9, Mildred Heights Replat.
11. **1200 BLOCK NORTH HURT & NORTH BLEDSOE STREETS**
The request of Austin College (Owners), Heidi Ellis (Representative), Underwood Drafting and Surveying (Surveyor), Architecture Demarest (Architect) and Spiars Engineering, Inc. (Civil Engineer) concerning the property located in the 1200 block of North Hurt and North Bledsoe Streets, being all of Block 9, Mildred Height Addition, containing 2.853 acres, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (5) to allow a 57' tall building for student housing for Austin College in lieu of the permitted 35' in an R-1 (One Family Residential) District/College Park Overlay District.
Planning and Zoning Commission
Site plan approval for Student Housing for Austin College.

12. **2509 HIDDEN VALLEY TRAIL**
The request of Garner Simpkins (Owner), Andrew Cassady (Contractor) and NBS Drafting and Design (Draftsman) concerning the property located at 2509 Hidden Valley Trail, being Lot 2, Block 2, Laurel Creek Addition, Section 3, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' rear setback for an addition to a single-family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.
13. * **2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**
The request of Bryan and Margaret Graham (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being 2.788 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat approval of Graham Addition.
14. * **3606 LOY LAKE ROAD**
The request of Sherman Commons LP (Owners), Sherman Speckles, LLC (Developer), Spec's Wine and Spirits (Tenant), McClure Partners, (Developer), Rogue Architects (Architect) and Vasquez Engineering, Inc. (Civil Engineer) concerning the property located at 3606 Loy Lake Road, being Lot 6, Block C, Replat Sherman Commons Addition, Block C, as follows:
Planning and Zoning Board
Site plan approval for Spec's Wine and Spirits Retail Store.
15. **2205 TEXOMA PARKWAY**
The request of Naser Yacoub (Owners), David Baca Studio (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2205 Texoma Parkway, being Lots 4 & 5, Block 9, Highland Park First Addition, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.5, Subsection (1)(b) to allow a 9' rear setback in lieu of the required 15' abutting residential for Texoma Center, a Retail Strip Center in a C-2 (General Commercial) District.
Planning and Zoning Commission
Site plan approval for Texoma Center, a Retail Strip Center.
16. **1022 NORTHEAST FM 1417**
The request of Sammy Dolezalek (Owner), Brown Lewisville Railroad Family Trust, LP (Prospective Buyer), Trey Brown and Drue Bynum (Representatives), Big City Crushed Concrete (Tenant), David Fite Surveying (Surveyor) and GSO Architects (Architect) concerning the property located at 1022 Northeast FM 1417, being 19.980 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a concrete recycling facility in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

17. **1330 W. TAYLOR STREET**

The request of Charles E. Anderson (Owner) and Travis Baca (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District.

18. **1316 NORTH HOPSON STREET**

The request of Joe Smith (Owner) and Texoma Country Pools and Spas (Contractor) concerning the property located at 1316 North Hopson Street, being all of Lot 5 and the north 35' of Lot 6 of Randolph-Fairview Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 14' side street setback along Belden Street for an in-ground swimming pool in lieu of the required 25' in an R-1 (One Family Residential) District.

19. **ADJOURNMENT**

20. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on May 16, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of May, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 05/21/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR APRIL 16, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

April 16, 2019 Draft Minutes

STATE OF TEXAS

§

April 16, 2019

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on April 16, 2019.

MEMBERS PRESENT:

CHAIRMAN MAHONE

COMMISSION MEMBERS: DAVIS, DOWNTAIN, SIMS AND
MANLEY.

MEMBERS ABSENT:

ELLIOTT AND WOOD

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 19, 2019 regular meeting and the March 28, 2019 Training Workshop special called meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 7, 9, 15, 16 & 22)

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

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOSE MENJIVAR (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2400 BLOCK OF NORTH HICKORY STREET, BEING 0.9956 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT –
MENJIVAR'S FIRST
ADDITION
2400 BLK. N.
HICKORY
(JOSE MENJIVAR)

FINAL PLAT APPROVAL OF MENJIVAR'S FIRST ADDITION.

The property is located in the 2400 block of North Hickory Street between Lamberth Road and Pelton Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF AUSTIN COLLEGE (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1900 BLOCK OF NORTH GRAND AVENUE AND THE 1100 BLOCK OF NORTH FRISCO ROAD, BEING PART OF THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALL OF LOTS 1, 2, 3, AND 4, PLAT OF J.S. HEFNER'S DIVISION, CONTAINING 6.033 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF AUSTIN HAWTHORN ADDITION, A REPLAT OF LOTS 1, 2, 3 & 4, PLAT OF J.S. HEFNER'S DIVISION OF 2.11 ACRES OF J.B. MCANAI SURVEY.

REPLAT AUSTIN
HAWTHORN
ADDITION, A
REPLAT OF LOTS 1,
2, 3, & 4, PLAT OF
J.S. HEFNER'S
DIVISION OF 2.11
ACRES OF J.B.
MCANAI SURVEY
1900 BLK. N. GRAND
AVE. & 1100 BLK. N.
FRISCO RD.
(AUSTIN COLLEGE)

The property is located in the 1900 Block of North Grand Avenue and the 1100 Block of Frisco Road. The property is zoned an M-1 (Light Manufacturing) District. The owner would like to plat the property into two lots to sell the lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF EQUITY TRUST CO. (OWNER), KALENA COOK (REPRESENTATIVE) AND OWENS LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1000 SOUTH GRIBBLE STREET, BEING 2.432 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF OPEL ADDITION.

FINAL PLAT – OPEL
ADDITION
1000 S. GRIBBLE ST.
(EQUITY TRUST CO.)

The property is located at 1000 South Gribble Street between Thomas and Hub Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF RAMIRO & LETICA ALVAREZ (OWNERS) AND PRESTON TRAIL LAND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1200 BLOCK OF SOUTH AUSTIN STREET AND THE 400 BLOCK OF WEST DULIN STREET, BEING ALL OF LOTS 5 AND 6, BLOCK 16, B.H. MOORE HEIRS ADDITION, CONTAINING 0.764 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 5 AND 6, BLOCK 16, B.H. MOORE HEIRS ADDITION.

REPLAT LOTS 5 & 6,
BLK. 16, B.H. MOORE
HEIRS ADDITION
1200 BLK. S. AUSTIN
ST. & 400 BLK. W.
DULIN ST.
(RAMIRO & LETICA
ALVAREZ)

The property is located in the 1200 block of South Austin Street and the 400 block of West Dulin Street, the northeast corner of Austin and Dulin Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Letter received from:

Mrs. Carmen Martin, 1228 S. Crockett St., Sherman, TX

“My concern is the number of cars already parked on Dulin Street and Austin. There are times when I have to wait to go east or west, as there is only room for one car at a time, as cars are parked on both sides of the street. Will this add additional cars to be parked in the street?”

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN STORAGE 1, LLC AND RCH SHERMAN TIC LLC (OWNERS), MIKE SEERY (APPLICANT) AND ROD TATCHIO, TATCHIO & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2105 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 3B, BLOCK 1, REPLAT OF LOT 3 OF COMMUNITY USA ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR THE ADDITION OF A SELF-STORAGE FACILITY.

SITE PLAN –
ADDITION TO SELF-
STORAGE FACILITY
2105 S. FM 1417
(HERITAGE
PARKWAY)
(SHERMAN
STORAGE 1, LLC &
RCH SHERMAN TIC
LLC)

The property is located at 2105 South FM 1417 (Heritage Parkway) between Park Avenue and OB Groner Road. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District. A Specific Use Permit to allow the addition of a self-storage facility was approved July 17, 2017. An exception to allow the addition of the self-storage facility to have an exterior metal facade in lieu of required masonry was approved June 20, 2017 with the condition of bricking the west end of the two buildings which are visible through the fence on the west side of the property facing the highway.

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

EXCEPTION & SITE PLAN

THE REQUEST OF PATTERSON INVESTMENT PROPERTIES LP (OWNERS) JIMMY YOUNG (APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5820 AND 5922 TEXOMA PARKWAY, BEING 5.52 ACRES IN THE DANIEL C. SHELPS SURVEY, ABSTRACT NO. 1097 AND THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 INCLUDING ALL OF BLOCK 1 OF SHERMAN MINI WAREHOUSE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A METAL EXTERIOR FAÇADE WITH BRICK WAINSCOT IN LIEU OF THE REQUIRED MASONRY FOR AN ICE VENDING MACHINE KIOSK IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ICE VENDING MACHINE KIOSK.

EXCEPTION -
FACADE

SITE PLAN – ICE
VENDING MACHINE
KIOSK
5820 & 5922 TEXOMA
PARKWAY
(PATTERSON
INVESTMENT
PROPERTIES, LP)

Jimmy Young, 1133 Preston Rd., Denison, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 5820 and 5922 Texoma Parkway between Woodlake Road and FM 691. The property is zoned a C-2 (General Commercial) District.

Mr. Young explained he would like to place an ice vending machine kiosk at this location. He did not think the rock or brick surrounding the building was feasible and would like to be approved for an exception. The building is 6.5' x 12' and I would like to have metal underpinning instead of masonry all the way around. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained the request states with a brick wainscot around the bottom of the building.

Mr. Young explained he would do that if needed to be.

Chairman Mahone explained that is the request to have a masonry wainscot on the kiosk. There is a picture in our packet showing the brick wainscot at the bottom of the building.

Mr. Young explained that is actually a machine in Anna that I used as an example. He provided examples of two ice

vending machines already located in Sherman, one on Texoma Parkway and another on East Lamar Street.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a metal exterior façade with brick wainscot and site plan approval for an ice vending machine kiosk for the property located at 5820 and 5922 Texoma Parkway. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, MANLEY 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 J TOLAND'S CONTINENTAL STYLISTS (OWNERS), BARBIE WRIGHT (REPRESENTATIVE) AND OLGA KLADOVA (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 614 EAST LAMBERTH ROAD, BEING LOT 1, BLOCK 4, DR. J.H. CARRAWAY'S SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

SUP – MICRO-
BLADING/
PERMANENT
MAKEUP
614 E. LAMBERTH
(OLGA KLADOVA)

Barbara Wright, 614 E. Lamberth, Sherman, TX

Mrs. Wright appeared to represent the request and answer any questions. The property is located at 614 East Lamberth Road; the southwest corner of Lamberth Road and Masters Street. J Toland's Continental Stylists is the tenant. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1 (75 & 82) Overlay District.

Mrs. Wright explained Olga Kladova would like to perform micro-blading and permanent makeup for their customers at J. Tolands's Continental Stylists. She will be using a fine blade to draw hair strokes on the eyebrow area for micro-blading and using a machine to fill in eyebrows, lips and apply eyeliner with a chosen color for permanent makeup. The treatment is semi-permanent and typically last 1-3 years. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow micro blading/permanent make up in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 614 East Lamberth Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

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

BOARD OF ADJUSTMENTS

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

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

Glenda Hunter, 1814 E. May Street, Sherman, TX

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

Mrs. Hunter explained we have not opened the stand in a couple of years, but we would like to reopen this summer. She 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 Sims to approve the Temporary Use Permit to allow a snow cone stand May through September in an R-1 (One Family Residential) District located at 1803 East May Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF DANNY FULLER (OWNER), JOSHUA FULLER (APPLICANT) AND JEREMY W. BULLARD DESIGN STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 212 NORTH CLEVELAND AVENUE, BEING THE SOUTH 22' OF LOTS 6 & 7 AND THE NORTH 20' OF LOT 8, BLOCK 32, COLLEGE PARK ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 5' SIDE YARD SETBACK ON THE NORTH PROPERTY LINE IN LIEU OF THE REQUIRED 9'2" FOR A DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

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.

Danny Fuller, 1610 Idlewood Dr., Sherman, TX

Mr. Fuller appeared to represent the request and answer any questions. The property is located at 212 North Cleveland Avenue between Chaffin and Pecan Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Fuller explained he would like to construct a duplex at this location. The exterior facade will be hardy board siding. "We are requesting a variance to allow a 5' side yard setback on the north property line because myself and the property owner to the south are trying to purchase property in between us. I will be coming back with a replat to establish a lot between us and the property owner to the south of this lot. I would like to get this building started if it is approved for a duplex to give us room to build a three-bedroom, one car garage duplex on the lots. The lot is presently ninety-two (92) feet wide. The variance is in preparation of obtaining additional property to the south and coming back with a replat for two, sixty-foot lots." They had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 5-foot side setback along the north property line and the Specific Use Permit to allow a duplex located at 212 North Cleveland Avenue. Second by Commission Member Sims.

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

VARIANCE – SIDE
SETBACK

SUP - DUPLEX
212 N. CLEVELAND
(DANNY FULLER)

VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF W.C. NIX III (OWNER), G'S MIND AND
BODY ALTERATIONS (PROPOSED TENANT) AND KENNON
MORRIS (APPLICANT) CONCERNING THE PROPERTY
LOCATED AT 125 NORTH TRAVIS STREET, BEING 0.1382
ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO.
763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO
ALLOW A TATTOO STUDIO AND VAPE SHOP IN A C-1
(RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS
DISTRICT.

SUP – TATTOO
STUDIO & VAPE
SHOP
125 N. TRAVIS
(W.C. NIX III)

(DENIED)

Kennon Morris, 1088 Preston Meadows Rd., Sherman, TX

Mr. Morris appeared to represent the request and answer
any questions. The property is located at 125 North Travis
Street, the southeast corner of Travis and Wall Streets. The
property is zoned a C-1 (Retail Business) District and
located in the Central Business District.

Mr. Morris explained, "G's Mind and Body Alterations is
currently located at 2916 North Highway 75, Suite 570, we
would like to move to this location. G's Mind and Body
Alterations does custom tattooing and piercings. They also
sells tobacco accessories (tobacco pipes, water pipes,
papers, etc.) body detox, body jewelry, E-cigs., vape juices
and accessories, novelties, gifts and CBD products. We
have been compliant at our current location for over five
years; before that, we were in Denison for over fifteen years.
If approved, we hope to put in a humidor and expand our
vape products." He had seen the Staff Review Letter and
would abide by the Recommendations.

Chairman Mahone asked if he was going to occupy the
entire building or one side or the other; it looks like it is
partitioned down the middle.

Mr. Morris responded, "yes, the whole building, so that we
can separate our tattoo side from our retail side."

Chairman Mahone asked if they would be operated as two
separate businesses.

Mr. Morris explained, "we are currently one business, but it
does have a hallway partitioned down the center that is
connected by various doorways. Right now, the front half of
our suite is tattoo/piercings and the back half is retail. This
would allow us to put retail on one side and tattoo/piercings
on the other."

Chairman Mahone explained, “it has some big display windows on the front also.”

Mr. Morris stated, “yes, we would like to place a mural on the wall facing Wall Street to go along with the murals that are already there on other buildings.”

Chairman Mahone explained, “we received five letters in opposition and a petition with eighty-three signatures in opposition.”

Commission Member Davis asked the hours of operation.

Mr. Morris explained, “they currently are open 10 a.m. – 8 p.m., throughout the week, 10 a.m. – 10 p.m. Friday and Saturday and 11 a.m. – 5 p.m. Sunday. I possibly may have a new artist coming on tomorrow, I would like to extend my weekly hours to 10 a.m. – 10 p.m., but if that is a problem in the downtown area, I do not mind keeping the 10 a.m. – 8 p.m.”

Chairman Mahone asked if the City dictates hours of operation.

Brandon Shelby, City Attorney responded, “not that I am aware of.”

W.C. Nix III, 125 N. Travis, Sherman, TX

Mr. Nix explained he has owned the property at 125 North Travis Street for approximately five years. “We have improved the building and love being in downtown Sherman; it used to be the Babcock Store. I went out to G’s Mind and Body tattoo shop, I have never been in a tattoo shop, it is almost like going into a hospital, it was neat, clean, and orderly. He has agreed with my terms for the lease. I would appreciate the board approving this request. This is a retirement property.”

Sean Vanderveer, 113 North Travis, Ste. 300, Sherman, TX

Mr. Vanderveer explained, “as you are aware, downtown has had a huge revitalization. There are many events that pass this particular building: Homecoming parades, Christmas parades, Trick or Treat on Travis that are very kid friendly. The downtown has been made a family friendly area. An investment group has spent a tremendous amount to create Old Iron Post, across the street, Los Hermanos has spent a lot of money to open that building back up, we have spent a lot of money for our building in the center of Travis Street; we are creating a family friendly environment. When I was first called about this, it was not the tattoo shop that concerned me, it is the tattoo plus, it is everything else. Our bedroom is 115 feet from this building, our children play on the empty lots, and we are working on an event center. We want more retail, restaurant and residential downtown. I hope that you will keep that in mind as to what this may do as an impact to the downtown area. We personally as an

investment group do not feel that this fits downtown; we do not feel that it fits the family environment that has been created.”

W.C. Nix III, 125 N. Travis, Sherman, TX

Mr. Nix explained, “when Mr. Morris approached me on this building, I called Sean Vanderveer and he said he did not have a problem with it; we would treat it as another downtown business.”

Mr. Vanderveer responded, “it was also addressed as a tattoo studio; that was all that was mentioned.”

Mr. Morris explained, “we are family oriented ourselves, we have three small children; thirteen, ten and ten. It is a family owned and operated business since 1995. We do not allow anyone in under the age of eighteen into the retail section of our current store; it is strictly eighteen and up. The tattoo side is eighteen as well, unless they are accompanied by a parent or guardian that is coming in to receive a tattoo or piercing.”

“In the new building, people that are passing down the sidewalk, there are the large display windows in the front; we would keep all tobacco products towards the center of the retail section. It will allow us to display art to go along with the Arts District Downtown. We have always been supporters of local benefits; cancer, breast cancer, the County Sheriff’s benefit that recently went on and the kid’s toy run every year. We have always been very community based. We keep our tobacco products centered towards adults. The CBD’s, ours are all completely third party lab tested and guaranteed zero THC in any of our products. Many customers purchase those for ailments for asthma, arthritis, chronic pains, post-traumatic stress disorder (PTSD) chronic pains; we are currently next to the recruiting office.”

Chairman Mahone explained, “it sounds like the community is concerned about maybe the body jewelry, gifts, novelties, water pipes, other pipes being displayed in those windows.”

Mr. Morris explained, “I would like to expand our clothing as well, we used to have custom T-shirts, hats and everything; that’s the kind of things I would like to display in our front, clothing as we are able to build back up.”

Michelle Cole, 121 E. Wall Street, Sherman, TX

Ms. Cole asked, “what the mind altercations mean; does that mean sex toys, from my understanding that is what I take from mind alteration. As a family business that I am running downtown, I am not ok with that. The tattooing is fine, but the mind alterations, I need a clarification what that means.”

Chairman Mahone asked Mr. Morris, “the name is G’s Mind and Body Alterations, could you talk about mind alteration and about sexually oriented devices.”

Mr. Morris responded, “we carry no sexually oriented products; all of ours are for novelty use, gifts that you would purchase for a bachelor party or gag gifts; everything is for novelty use only or tobacco use; there are no sexually oriented products. The mind alterations are a play on words, nicotine is a mind-altering substance and that sort of thing. Mind and body alterations fit with the tobacco products as well as altering the body with the tattoos and piercings.”

Chairman Mahone asked Scott Shadden, Director of Developmental Services “if there were any sexually oriented products, would they need a different Specific Use Permit for that; this one would not allow them to do that, even though they say novelties.”

Mr. Shadden explained, “they would be required to comply with the City Sexually Oriented Business Ordinance”.

Chairman Mahone explained, “the way my packet is worded it says tattoo and vape shop; it does not mention anything about gifts and novelties and such.”

Commission Member Downtain stated, “there is a letter from Mr. Morris dated March 18, 2019 explaining what his business involves.”

John Arriazola, 129 E. Wall Street, Sherman, TX

Mr. Arriazola explained, “this will be located at 125 North Travis Street, right across the street is a U.S. Federal Courthouse and the Chase Bank Building, one block from there is another Courthouse, there are people that come from all over the place for trials, and they walk in the downtown area all the time. If we allow this to go on, I do not have a problem with tattoos, but it is all the other stuff I have a problem with. Mr. Morris, I went on your website and you do sell sex toys, I don’t know if you call them something else, but you do.”

An unknown member of the audience stated, “there is nothing on our website, you can look it up right now, there is nothing on there.”

Mr. Arriazola explained, “there was something on there because we looked it up. We also had some people go over there and they saw the stuff. It is going to set a bad example, it’s his business, he can do what he wants, but it is the board who has to decide.”

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

Letters were received from:

Glenn Nix, 112 N. Travis #C, Sherman, TX

"I would prefer another type of business reside in this property."

Los Hermanos Partnership, LLC, 402 W. Lamar, Sherman, TX and Thomas Shields, 402 W. Lamar, Sherman, TX

"No"

John & Sharen Arriazola, 127 E. Wall, Sherman, TX

"Owner of 8 commercial buildings in downtown Sherman and after asking our tenants for their opinions. We all feel this business would hurt the entire downtown. We would be promoting an element of business we do not need. Our vote is NO to this request."

LWFT Inc., 129 E. Wall, Sherman, TX

"No problem with tattoo shop, but vape shop and I understand this business also sells and markets adult sex toys. We feel if this business comes to downtown, one block from the Federal Courthouse of Eastern District of Texas and one block from our historic County Courthouse. We the citizens of Sherman, Texas would be sending a very bad message to our surrounding cities and counties. I vote NO to this request."

ACTION TAKEN.

Motion by Commission Member Davis to deny the Specific Use Permit to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central Business District at 125 North Travis Street based on the public outpouring against the request. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT & SITE PLAN

THE REQUEST OF MAE LOU WRIGHT (OWNER), RALPH & ROSALIND HOLT (REPRESENTATIVES) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 205 AND 215 EAST BROCKETT STREET, BEING ALL OF LOTS 3 AND PART OF LOTS 4, 5 AND 6, BLOCK 4, BOND'S SUPPLEMENT NUMBER TWO, CONTAINING 0.392 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

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

TUP – SNOW CONE
STAND
205 & 215 E.
BROCKETT
(MAE LOU WRIGHT)

Ralph Holt, 502 E. Centennial, Sherman, TX & Chris Noah, Preston Trail Land Surveying, Pottsboro, TX

Mr. Holt and Mr. Noah appeared to represent the request and answer any questions. The property is located at 205 and 215 East Brockett Street, the northeast corner of Walnut and Brockett Streets. The property was formerly Wayside Florist before it was destroyed by fire in 2008. The property was approved for a zone change to an R-1 (One Family Residential) District at the April 15, 2019 City Council meeting.

Mr. Holt explained “we would like to move in a 10’ x 16’ building to be used for a snow cone stand May through September on the corner of Brockett and Walnut Streets. The property adjoins residential homes; my mother-in-law owns the house next door.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow a snow cone stand May through September in an R-1 (One Family Residential) District at 205 and 215 East Brockett Street subject to the Staff Review Letter. Second by Commission Member Manley.

VOTING AYE: MAHONÉ, DOWNTAIN, DAVIS, MANLEY AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

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

PLANNING AND ZONING COMMISSION

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

SUP – DUPLEX
719 E. MCGEE
(SERAJ ALI)

Seraj Ali, 1113 Lakota Place, Carrollton, TX

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

Mr. Ali explained, “I would like to construct a four-bedroom per unit duplex at this location. The exterior facade will be brick.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were duplexes near this property.

Mr. Shadden explained, “there are some duplexes scattered out in the neighborhood and on Broughton Street.”

Commission Member Manley stated, “the duplex faces Maxey Street, would a variance for a twenty-five foot setback not apply to Maxey Street as opposed to McGee Street.”

Mr. Shadden explained, “the setback comes off the narrow side of the lot, the front, no matter how they are oriented with the doors.”

LaVonda Jacobs, 327 N. Woods, Sherman, TX

Ms. Jacobs explained she is speaking on behalf of her mother, Weneva Jacobs, 803 E. McGee. “My parents have been at that location for forty-seven years. There are elderly and middle aged people in the neighborhood; it is quiet there, we want to keep it that way. We want to know the dimensions of this dwelling. It will be facing Maxey Street; we would like to know how far it would be from Maxey Street. We are concerned with the size of the duplex, that lot has been vacant for years, my mother owns the other lot that is east of her property and she is used to seeing down that street. We want to make sure that it is not so far out on McGee that she is not going to be able to see down that road. We want to make sure they take into consideration the type of neighborhood it has been for many years when the potential residents come in. We do not just want anybody in the neighborhood; it is not a high profile or ritzy neighborhood or anything like that. They do not have a lot of crime rate or anything like that either, it has been quiet, and we want to keep it that way. We know the neighbors there and we do not want people moving in and out.”

Mr. Ali explained, “I just want to build a nice duplex; we will not rent to bad people.”

Commission Member Downtain asked Clint Philpott, Director of Engineering about the double-stacked parking on Maxey Street.

Mr. Philpott explained, “the parking is within the property line, the back of the cars will be at the property line; it will be about nine-foot before it gets to the curb; it's not ideal, but it complies.”

Chairman Mahone asked “how many parking spaces they are required to have for this building.”

Mr. Shadden responded “four for each side, four bedrooms on each side.”

Ms. Jacobs explained, “for years they have had issues with parking because of the former nursery across the street; they have parked in the street on Maxey Street and in her driveway. We just want to make sure you can get through the street and are not going to be parking in our driveway.”

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

Letters were received from:

Eisenhower Texoma LTD, PO Box 357, Denison, TX

“Approved.”

ACTION TAKEN.

Motion by Commission Member Downtain to deny the Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District at 719 East McGee Street based on the overall information presented. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN, AND SIMS.

VOTING NAY: MAHONE, DAVIS AND MANLEY

MOTION FAILED

ACTION TAKEN.

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

VOTING AYE: MAHONE, DAVIS AND MANLEY SIMS.

VOTING NAY: DOWNTAIN AND SIMS

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF RAMIRO & LETICA ALVAREZ (OWNERS), RICK GREEN (GENERAL CONTRACTOR) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1200 BLOCK OF SOUTH AUSTIN STREET AND THE 400 BLOCK OF WEST DULIN STREET, BEING ALL OF LOTS 5 AND 6, BLOCK 16, B.H. MOORE HEIRS ADDITION, CONTAINING 0.764 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THREE (3) DUPLEXES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP – 3 DUPLEXES
1200 BLK. S. AUSTIN
& 400 BLK. W. DULIN
(RAMIRO & LETICA
ALVAREZ)

Chris Noah, Preston Trail Land Surveying, 83493 N. S.H. 289, Ste. 5, Pottsboro, TX

Mr. Noah appeared to represent the request and answer any questions. The property is located in the 1200 block of South Austin Street and the 400 block of West Dulin Street, the northeast corner of Austin and Dulin Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Noah explained, “the owner is in the process of Replatting two existing lots into three lots for residential development of three duplexes. The duplexes will have two-bedrooms per unit for four bedrooms. The exterior facade will be brick. Four parking spaces will be provided per lot.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Philpott explained, “the driveways that they currently have on their site plan are too wide.”

Mr. Noah explained, “the driveways would be corrected before the duplexes are built; he had already spoken to Amber in the Engineering Department.”

Mr. Philpott explained, “they have had issues where the building is built and they come in for the drive approach permit and have to figure what to do to be in compliance. The driveway itself is 36’ wide and the maximum residential is 24’.”

Mr. Noah explained, “there should be enough room to turn the parking spaces sideways, you have a single driveway and they split off to the side.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow three duplexes in an R-1 (One Family Residential) District in the 1200 block of South Austin Street and the 400 block of West Dulin Street subject to the Staff Review Letter. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, MANLEY 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 ALTONA, INC. (OWNER), SMOKE ON THE WATER (PROPOSED TENANT), SHANNON REED (APPLICANT), MANGRUM COMMERCIAL REAL ESTATE

SUP – VAPE SHOP
2002 LOY LAKE RD.
(ALTONA, INC.)

(REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2002 LOY LAKE ROAD, BEING LOT C, TAYLOR PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT.

Barry & Tyler Reed, 1630 Texoma Parkway, Sherman, TX

Mr. Barry Reed and Mr. Tyler Reed appeared to represent the request and answer any questions. The property is located at 2002 Loy Lake Road, the northwest corner of Loy Lake Road and Taylor Street. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

Mr. Barry Reed explained, "Smoke on the Water is currently located at 1630 Texoma Parkway and they would like to move to this location. Parking has been given them a problem and this location provides more parking. I am also the owner of Total Nutrition, which is next door to Smoke on the Water, and I also have a smoothie bar at Grayson College. We are strictly vape and accessories (tobacco pipes, water pipes, steamrollers, nectar collectors) E-cigs., vape juices and accessories; we do not sell cigarettes." 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 Manley to approve the Specific Use Permit to allow a vape shop in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District at 2002 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TIM PIKE (OWNER) AND HELVEY-WAGNER SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 722 NORTH ROSS AVENUE, BEING LOT 1, BLOCK 4, C.J.KELIEHOR'S FIRST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SUP – DUPLEX
722 N. ROSS
(TIM PIKE)

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.

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 722 North Ross Avenue, the southwest corner of Ross Avenue and East Carter Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, “I would like to construct a three-bedroom per unit duplex at this location with a one-car garage. The exterior facade will be hardy board siding.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, “the driveway would be from the alley.”

Mr. Pike explained, “the site plan was drawn backwards, the building should be flipped around; it faces Ross.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District at 722 North Ross Avenue subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS

THE REQUEST OF STIK PROPERTIES (OWNERS) JIM LEVERETT (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 130 MISSION DRIVE, BEING 4.00 ACES IN THE JAMES M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW (3) THREE METAL BUILDINGS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**
- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW THE EXTENSION**

**EXCEPTIONS –
FAÇADE, DRIVEWAY
& PARKING LOT
130 MISSION DR.
(STIK PROPERTIES)**

OF A GRAVEL DRIVEWAY AND PARKING LOT IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Jim Leverett, 199 Panorama Circle, Pottsboro, , TX

Mr. Leverett appeared to represent the request and answer any questions. The property is located at 130 Mission Drive off U.S. Highway 82 past FM 1417 (North Heritage Parkway) in west Sherman. The property was annexed into the City, October 24, 2011 as an R-A (Single Family Agricultural) District and was approved for a zone change to a C-2 (General Commercial) District, April 7, 2014. Exceptions were approved to allow existing metal building finishes in lieu of the required masonry and to allow the existing gravel driveway and parking lot.

Mr. Leverett explained, "I am asking for exceptions to construct three additional metal buildings on the lot for lease spaces and extend the gravel driveway and parking lot. There is a cabinet shop and an auger shop in the existing two buildings. The buildings will look similar to the existing buildings, metal buildings with overhead doors. The existing buildings and new buildings will not be visible from U.S. Highway 82; they are over four-hundred feet from the highway." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Downtain asked if Mission Drive is paved.

Mr. Leverett explained, "it is paved up to the beginning of my property; then it is just gravel."

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

ACTION TAKEN.

Motion by Commission Member Sims to approve the exceptions to allow three metal buildings and an extension of the gravel parking lot and driveway at 130 Mission Drive subject to the Staff Review Letter.

Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS

THE REQUEST OF SAM LORIA (OWNER) AND STEVE HERLINGER, TILLMAN INFRASTRUCTURE (APPLICANT/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 605 EAST PECAN STREET, BEING

VARIANCE – CELL
TOWER HEIGHT

0.574 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(1)(C) TO ALLOW A 124' TALL WIRELESS MONOPOLE CELL TOWER IN LIEU OF THE ALLOWED 100' IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(1)(C)(IV) TO ALLOW A WIRELESS MONOPOLE CELL TOWER TO BE 40' FROM THE NORTH PROPERTY LINE, 10' FROM THE EAST PROPERTY LINE, AND 48' FROM THE WEST PROPERTY LINE IN LIEU OF THE REQUIRED 124' FROM ANY PROPERTY LINE IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

EXCEPTION –
DISTANCE FROM
PROPERTY LINES
605 E. PECAN
(SAM LORIA)

Steve Herlinger, Tillman Infrastructure, 3420 Country Square Dr., Dallas, TX

Mr. Herlinger appeared to represent the request and answer any questions. The property is located at 605 East Pecan Street between Broughton and Throckmorton Street; Commissary Express is next door. The property is zoned an M-2 (Heavy Manufacturing) District.

Mr. Herlinger explained, "the owners would like to erect a 120' tall wireless cell tower with a 4' lightning rod. We understand we do not meet the criteria, but we are trying to get the closest we can to cover the area for AT&T. There are many dead spots in this area and this location will also cover the residential. There are three towers in the area that will possibly be going offline in the next three to five years; one on Throckmorton, one on Travis Street and another on the grain elevator on East Street, those towers are Sprint. Phones are going to 4G and 5G, people that have 3G phones, those antennas are going to quit being as functional as they are." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, "how the towers work and what would happen if one should collapse."

Mr. Herlinger explained, "there was one that collapsed last week in Franklin, Texas. It was a 208' tower; it twisted like a pretzel. In northwest Indiana, where I am from, we had a 300', not one, but four towers, were knocked down by a tornado, these were transmission towers that were rated for F-3 tornados. The pole we are planning is a monopole, very different; they are rated for F-5 tornados, even tougher. If you get a storm of that nature, the tower is made to collapse every 20'; it will collapse on itself in twenty-foot increments. We tried to pick a location away from residential."

Since the site plan was submitted, the distance from the tower to the east property changed to 25'.

Chairman Mahone explained, “they need 25’ from the east property line, 48’ from the west property and 40’ from the north property line. If it is engineered to collapse in 20’ sections, theatrically the danger would be on the east side, which is 25’ away.”

Mr. Herlinger stated, “which would be on Mr. Loria’s property.”

Commission Member Davis asked, “what happens when you add antennas.”

Mr. Herlinger explained, “they would collapse with the pole.”

Sam Loria, 4303 Rosehill Rd., Whitewright, TX

Mr. Loria explained, “that was one of my biggest concerns when they approached me; the distance to the property lines. Moving forward, if I did not think that we had plenty of room between my 12,000 square foot building and the tower. I thought it was a good idea for the community to have a tower there.”

LaJuana Scruggs, 1412 N. Hoard, Sherman, TX

Ms. Scruggs explained her family property is 619 East Pecan Street. “Thank you for asking the questions about the tower collapsing, because I had a question about that.” She wanted to see where the tower would be located. Chairman Mahone gave a copy of the maps showing the location. She was concerned with the property values around the tower going down.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception and variance to allow a 124’ tall wireless monopole cell, 40’ from the north property line, 25’ from the east property line, and 48’ from the west property line in lieu of the required 124’ from any property line in an M-2 (Heavy Manufacturing) District at 605 East Pecan Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF MKT REAL ESTATE HOLDINGS (OWNERS), SCHULMAN MBG (TENANT) AND CRAIG WALDRUM, SSC SIGN & LIGHTING (APPLICANT), JUSTIN BARNABEE, CHANDLER SIGNS (SIGN CONTRACTOR)

VARIANCE – TWO
MULTI-TENANT
SIGNS
110 E. FM 1417
(VIETNAM

CONCERNING THE PROPERTY LOCATED AT 110 EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING LOTS 3 AND 4, MBG SHERMAN ADDITION, AS FOLLOWS:

VETERANS
PARKWAY)
(MKT REAL ESTATE
HOLDINGS)

PLANNING AND ZONING COMMISSION

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (8) AND ORDINANCE NO. 2252, SECTION 410 (2)(N) TO ALLOW A 467 SQUARE FOOT, 60' TALL MULTI-TENANT FREESTANDING SIGN ALONG SOUTH HIGHWAY 75 AND A 130 SQUARE FOOT, 12' TALL MULTI-TENANT MONUMENT SIGN, 18' FROM THE FM 1417 (VIETNAM VETERANS PARKWAY) PROPERTY LINE IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

No one was present to represent the request.

Scott Shadden gave the board an overview of the request.

"The property is located at 110 East FM 1417 (Vietnam Veterans Parkway); the southeast corner of Highway 75 and FM 1417 (Vietnam Veterans Parkway); Schulman's Movie Bowl Grill is the proposed tenant. There will be a lot of tenants at this location and the owner would like to erect a 467 square foot freestanding multi-tenant sign along Highway 75 and a 130 square foot monument sign along FM 1417 (Vietnam Veterans Parkway). The signs will be listing all the tenants there; they can still put the smaller signs on their individual lots."

Commission Member Sims stated, "one of the signs shows a video board; is this going to be a moving sign."

Mr. Shadden explained, "they would have to comply with the sign ordinance. We have visited the people supplying the sign; it would be the static with the right timing for the transitions. They will not be showing racecars; we have had that discussion with them. It does have the capability, but we explained that would not be allowed."

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

A letter was received from:

Douglass Distributing LTD, 325 E. Forest Ave., Sherman, TX

"The sign is appropriate for this large development. I recommend approval of the sign variance."

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 467 square foot, 60' tall multi-tenant freestanding sign along South Highway 75 and a 130 square foot, 12' tall multi-tenant monument sign, 18' from the FM 1417 (Vietnam Veterans Parkway) property line in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 110 East FM 1417 (Vietnam Veterans Parkway) subject to the Staff

PLANNING & ZONING COMMISSION MINUTES – APRIL 16, 2019

Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

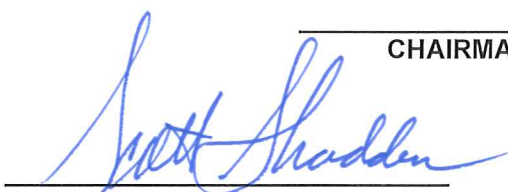
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:41 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 05/21/2019

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

Issue:

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

List of Agenda Items:

8. * 700 BLOCK NORTH GRAND AVENUE

The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 7-10, Block 10, College Park Addition.

10. * 1200 BLOCK NORTH HURT & NORTH BLEDSOE STREETS

The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200 block of North Hurt and North Bledsoe Streets, being all of Block 9, Mildred Height Addition, containing 2.853 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 1-16, Block 9, Mildred Heights Replat.

13. * 2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET

The request of Bryan and Margaret Graham (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being 2.788 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Graham Addition.

14. * 3606 LOY LAKE ROAD

The request of Sherman Commons LP (Owners), Sherman Speckles, LLC (Developer), Spec's Wine and Spirits (Tenant), McClure Partners, (Developer), Rogue Architects (Architect) and Vasquez Engineering, Inc. (Civil Engineer) concerning the property located at 3606 Loy Lake Road, being Lot 6, Block C, Replat Sherman Commons Addition, Block C, as follows:

Planning and Zoning Board

Site plan approval for Spec's Wine and Spirits Retail Store.



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

5.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2000-2900 BLOCKS NORTH STATE HIGHWAY 289

The request of WUI Development, LLC, Christopher Rehmet & Claire Tate and Robert Tate (Owners) Clay Barnett, P.E. (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2000-2900 Blocks North State Highway 289, being 111.721 acres in the J.K. Miller Survey, Abstract No. 819, J.M. Thomas Survey, Abstract No. 1234, the Daniel Bickenbach Survey, Abstract No. 128 and Block 1, Preston Club, The Classics, Phase Three, Blocks 2, 3 & 4, Preston Club, The Classics, Phase Four and all of Blocks 1 and 5, Preston Club, The Classics, Phase Four, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located in the 2000-2900 blocks of North State Highway 289 between West Washington Street and U.S. Highway 82. The property is zoned an R-A (Single Family Agricultural) District and an R-1 (One Family Residential) District and located in the O-1.4 (State Highway 289) Overlay District. The owners would like to change the zoning on the property to a C-1 (Retail Business) District for future commercial development. The site plan is conceptual and will require additional approval before construction begins.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

WUI Development, LLC, Christopher Rehmet & Claire Tate and Robert Tate (Owners)
Clay Barnett, P.E. (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Was not included in the Master Plan.

Number of notices mailed:

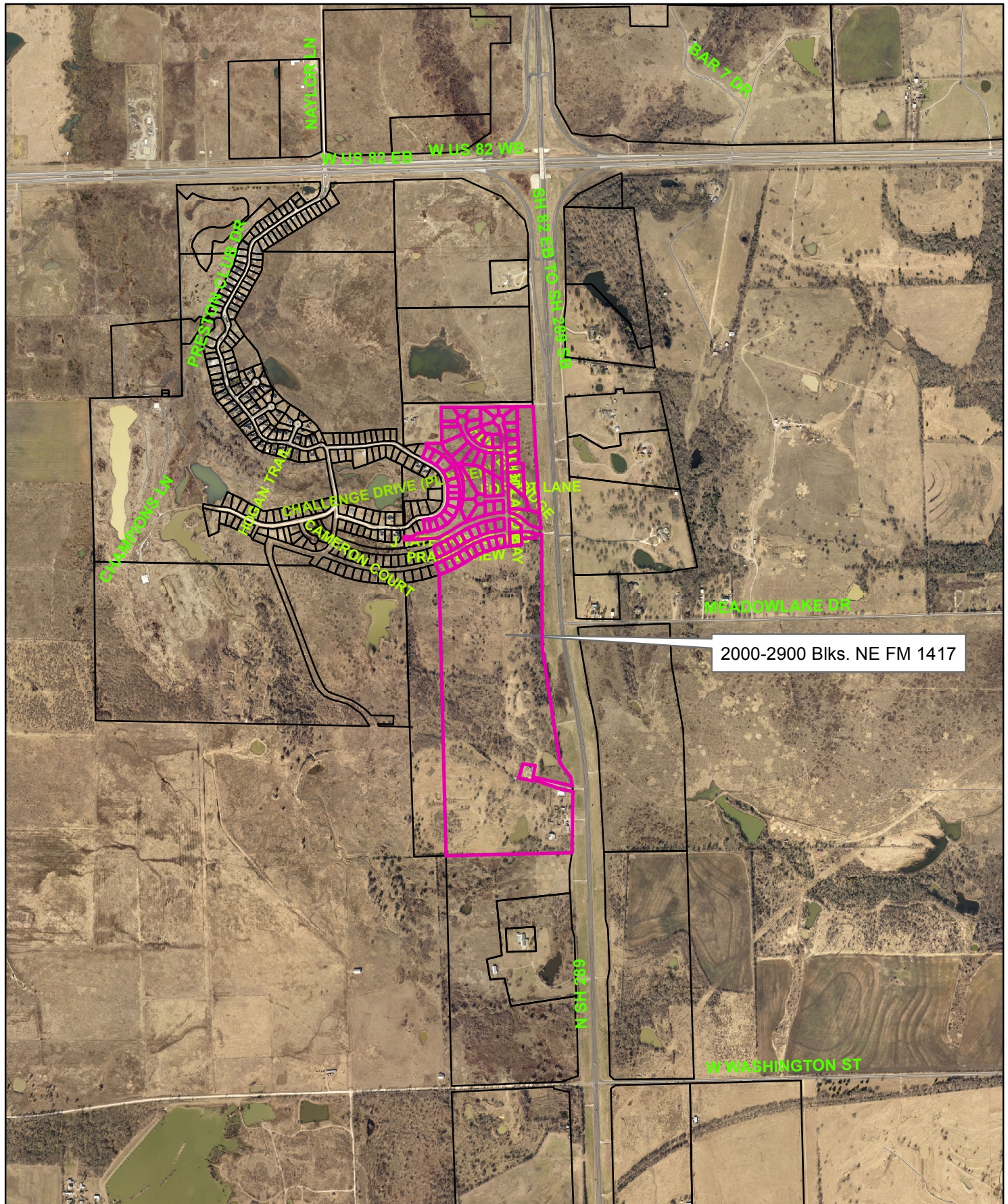
10

Objections Received:

0

Attachments

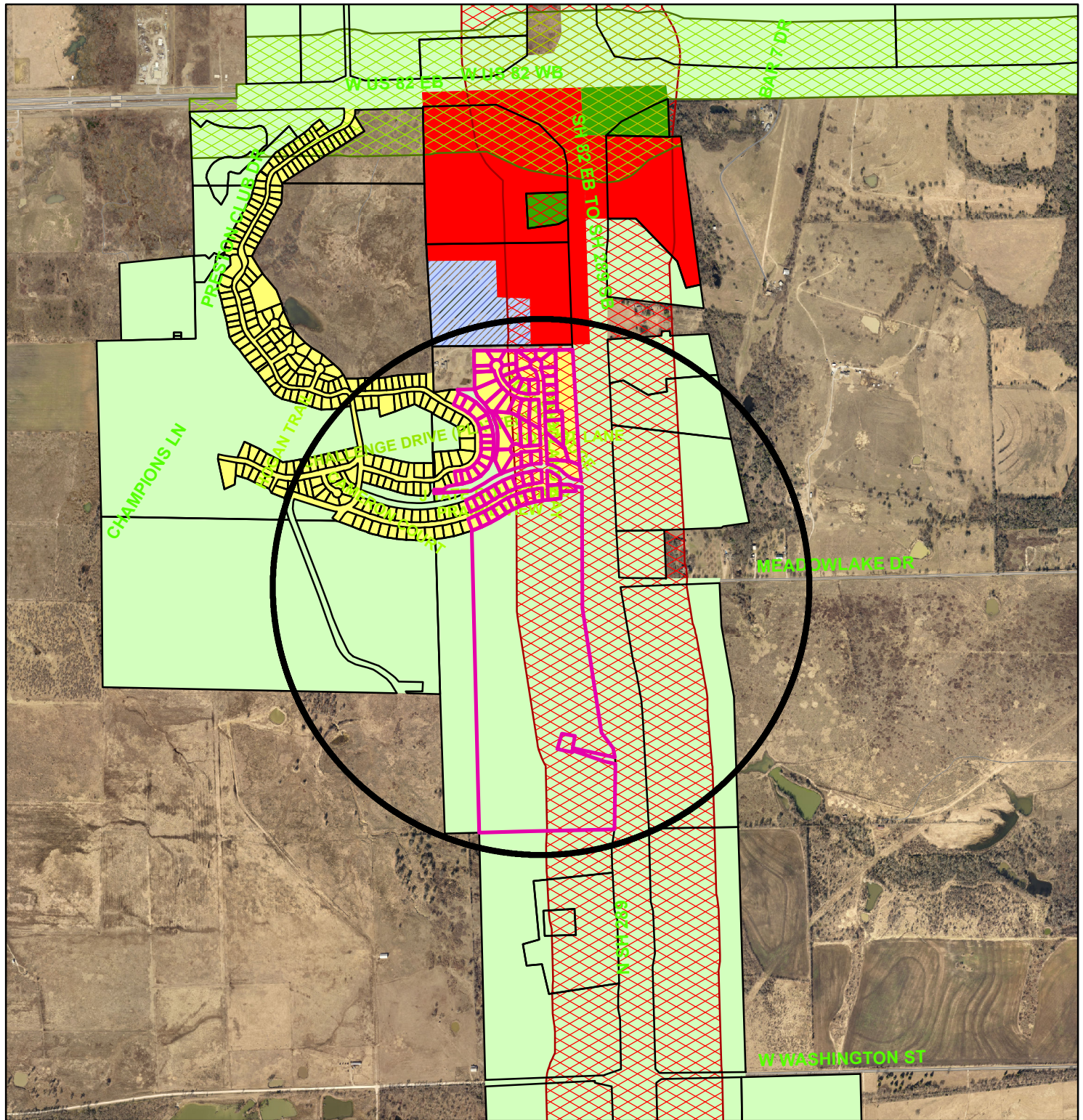
Location Map
Zoning Map
Zoning Sign Photo
Conceptual Site Plan
Conceptual Building Elevations
Staff Review Letter



2000-2900 Blks. N. S.H. 289



1 in = 1,489 ft



Zoning - 2000-2900 Blks. N. S.H. 289

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

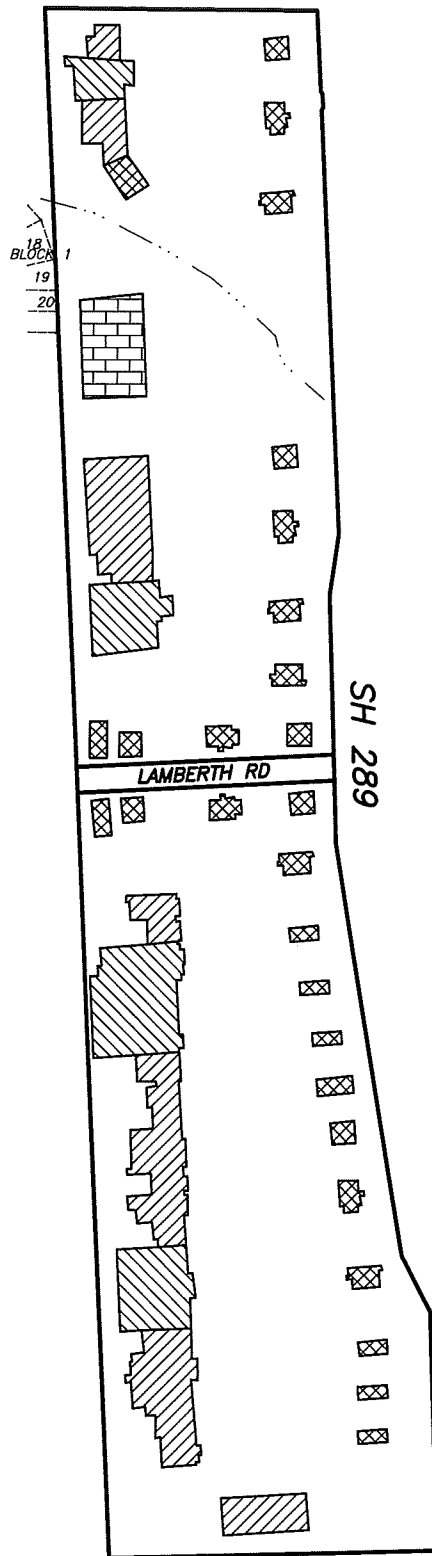
- Unknown
- BIP - Blalock Industrial Park
- C-1 Retail Business District

- 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

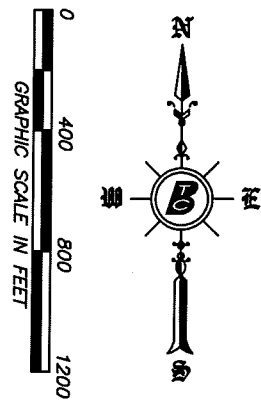


2000-2900 North S.H. 289





- LEGEND:
- ANCHOR
 - RESTURANT
 - RETAIL
 - RETAIL



SHEET	SCALE	JOB NUMBER	DATE	CONCEPTUAL SITE PLAN	 TCB ENGINEERING, LLC CIVIL ENGINEERING • LAND PLANNING 3101 REDBUD TRAIL SHERMAN, TEXAS 75092-3489 (903) 870-6543 FAX #20110
1 OF 1		2019-01	03/09/2019		

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written authorization of TCB Engineering, LLC is prohibited.



SHEET	SCALE	JOB NUMBER	DATE
1 OF 1		2019-01	03/09/2019

CONCEPTUAL ELEVATION

TCB ENGINEERING, LLC
CONSULTING ENGINEERS
3101 REDBUD TRAIL
SHERMAN, TEXAS 75092-3489
(903) 870-6543 FAX #20110

STAFF REVIEW LETTER

May 13, 2019

WUI Development, LLC
2902 N. Highway 75
Sherman, TX 75090

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

Clay Barnett, P.E.
3101 Redbud Trail
Sherman, TX 75092

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District and conceptual site plan approval for the property located in the 2000-2900 blocks North State Highway 289 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the O-1.4 (State Highway 289) Overlay District, screening ordinance, and the Commercial Tree and Landscaping Ordinance must be followed.
2. A minimum 4' screening device shall be provided abutting residential.
3. The site plan is conceptual and will require additional site plan approval before construction begins.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. All parking shall be on private property and shall not encroach into State Highway 289 right-of-way.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. All aspects of the Floodplain Ordinance must be followed.
9. Replatting of the property is required.
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. Plat required upon property transfer/development. Additional Right of Way will be required along Hwy. 289 at time of plat.
13. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
14. Shared Access Agreements required as limited drive approaches will be permitted.
15. Privately owned and maintained detention in accordance with City criteria is required upon future development.

16. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
17. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
18. Water shall be extended to serve the development per City standards.
19. Sewer not available at this time. No development permitted until future lift station is constructed.
20. Development Agreement required for Public Infrastructures

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

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

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

Respectfully,



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

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

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



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

6.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

119 EAST WALL STREET

The request of John and Sharen Arriazola (Owners), Electric Age Tattoo Co. (Proposed Tenant) and John C. Stone (Applicant) concerning the property located at 119 East Wall Street, being part of Lots 7, 8 & 9, Block D, T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 119 East Wall Street between Travis and Walnut Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. Electric Age Tattoo Studio would like to open a tattoo and art studio at this location.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

John and Sharen Arriazola (Owners)

Electric Age Tattoo Co (Proposed Tenant)

John C. Stone (Applicant)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

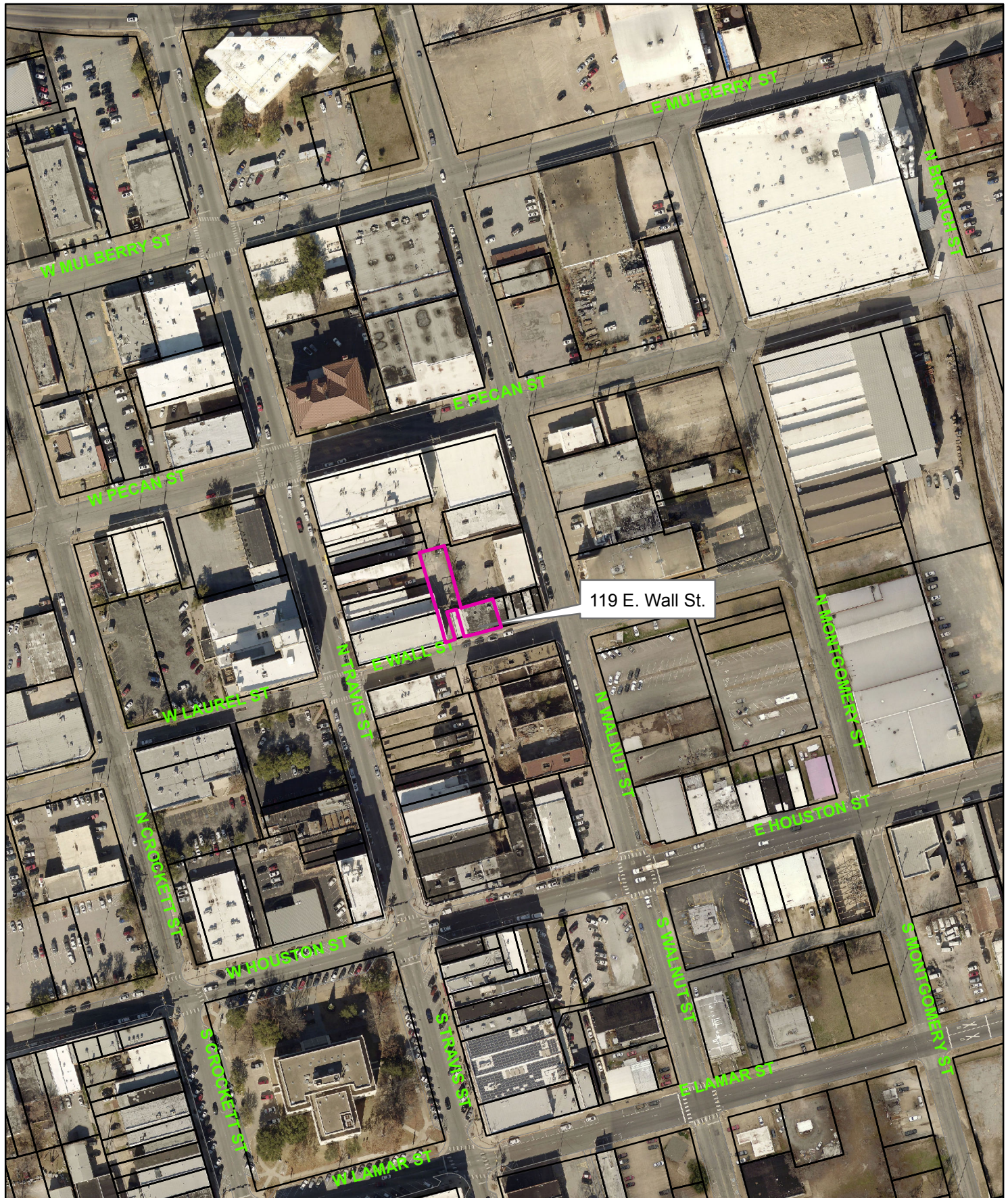
Building Elevations

Interior

Sign Elevation

Aerial

Staff Review Letter



119 E. Wall Street



NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 119 E. Wall Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 50 ft

119 East Wall Street



To the City of Sherman Planning and Zoning Committee, and City Council, myself, Caleb Stone, and my partner Jayce Cogburn are proposing and seeking approval to open Electric Age Tattoo Company, a Tattoo and Art Studio on 119 E Wall Street in the C1 District of downtown Sherman.

Jayce and I both grew up in Sherman and started our careers in Sherman. We are both approaching a decade of tattooing in this city. We work mostly by appointment and aim to create a more comfortable environment for our clients, all while creating and boosting the culture of our community. Growing up here, we have seen, and are proud of the progress that our city has achieved, especially with our downtown area, and would like to contribute to its growth and overall aesthetic.

While more businesses within our industry are geared for a more high traffic, fast paced walk-in client basis, we would like to create a place that allows us to work individually with each of our customers, allowing us to create our best work for each person. We aim to keep only two to three artists within our business, including ourselves to ensure that the quality that comes out of our shop maintains a high standard. Our goal is to create the best art possible, while also keeping the most positive attitude toward our community. We believe that a small cozy spot in the somewhat secluded location, will help us grow in a way that we will be able to uphold these values.

Our vision for the aesthetic of our business is one that we believe will fit the look that downtown aspires toward, while also capturing the history of our business and will show others what makes tattooing so special to us. We believe theres somewhat of a disconnect between tattooing and the world outside of it, and we would like to communicate that within our shop. Theres so much history behind our business thats rooted right here in Texas, and we would like to share that, along with the rest of the history and art that made us fall in love with what we do. The outside appearance of the building is perfect as is, the only change we would like is to hang our own sign. Being that a tattoo shop requires to be a clean space, our interior design will be very minimal and clean, with the walls filled with art work depicting the history and culture of tattooing. We would like to make it somewhat of an exhibit for people to come in and check out. We also like that the section that the building is in has an artistic feel, with murals lining the street on the opposite side. Jayce is actually one of the artists who helped create the murals. We are very excited to be a part of the growing culture of Sherman, and it's our goal to help nurture that and continue its progress.

We thank you for your time to hear our proposal, and we hope to work forward with the city to continue its growth and progress. Growing up in Sherman we are very proud of what our once small town has grown into, and very excited to see whats in store for the future. We only hope that we could soon be a part of its growth.





ELECTRIC
AGE
TATTOO CO



119 E Wall St

56

Sh

119 E Wall St

119 E Wall St

STAFF REVIEW LETTER

May 13, 2019

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

John C. Stone
522 Marcel Drive
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit to allow a tattoo and art studio in a C-2 (General Commercial) District/Central Business District for the property located at 119 East Wall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the Central Business District and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
4. Hours of operation must comply with all City of Sherman Ordinances.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 foot-candles over ambient light.
7. Violations of the conditions of the SUP will terminate the Specific Use Permit
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1104 NORTH BRANCH STREET

The request of M&G Home Builders (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1104 North Branch Street, being a part of Lots 15 & 18, Block 1, J.Q.A. Carter's Addition, containing 0.1287 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4' side yard setback on the north property line in lieu of the required 6' for a single family dwelling in an R-1 (One Family Residential) District.

Background:

The property is located at 1104 North Branch Street between College and Vernon Holland Memorial Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to construct a single family dwelling, four (4) feet from the north property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

M&G Home Builders (Owners)

Martin Covarrubias (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

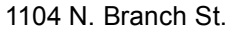
Narrative

Survey

Site Plan

Building Elevations

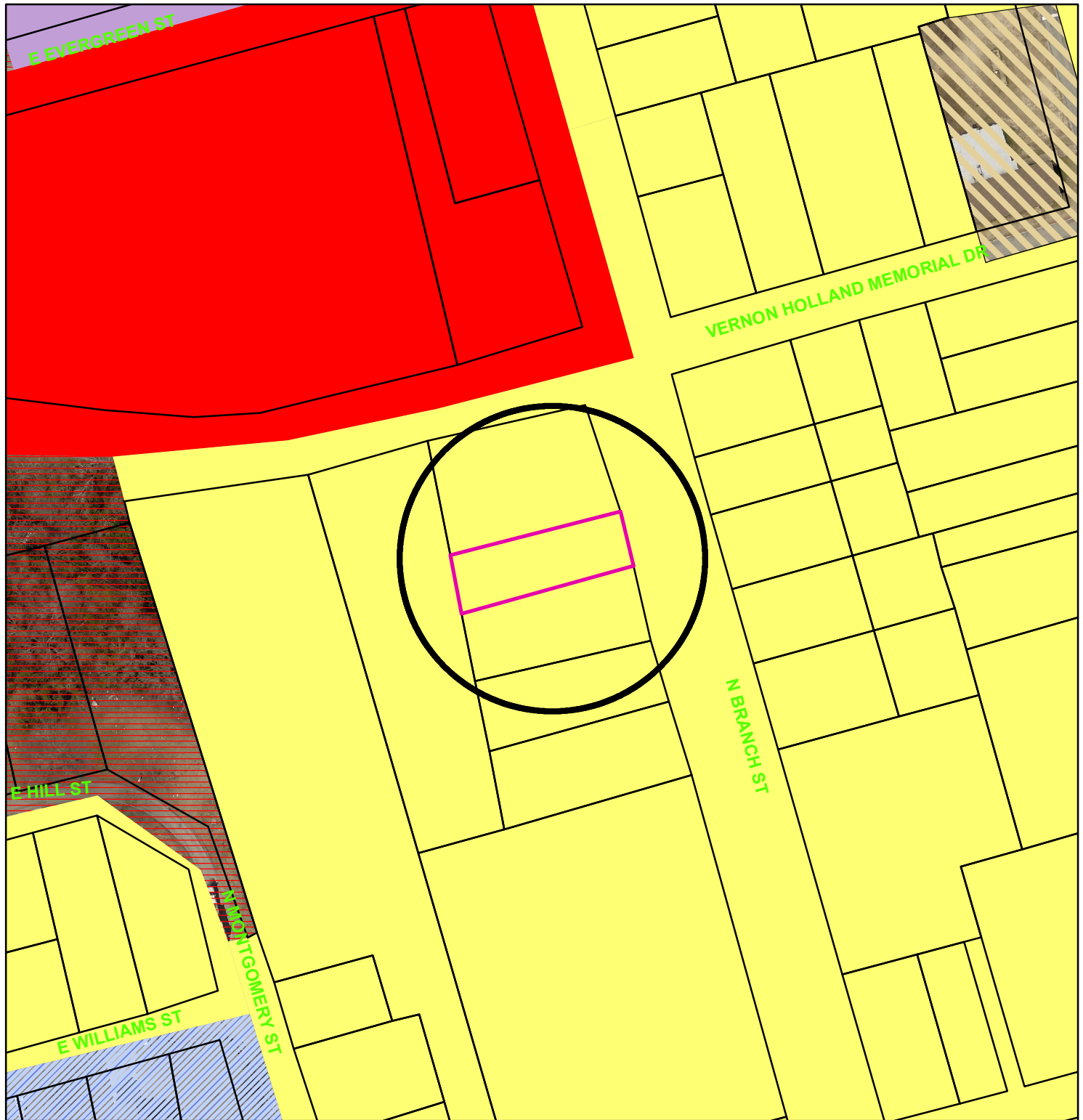
Staff Review Letter



1104 N. Branch Street



1 in = 300 ft



Zoning - 1104 N. Branch 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



1104 North Branch Street



April 22, 2019

Hello Commission Members,

I would like to request a variance for a new residential construction located at 1104 N Branch. According to the minimum requirements, a 6' side yard is required on each side of the building, we are asking for 6' and 4.26'. We are home builders in the area and we have been able to provide affordable, starter homes for close to two years to Sherman residents.

According to available records, the lot dimensions for 1104 N Branch were 42' x 140' based on a warranty deed on June 22, 1960, recorded in Volume 915, Page 294. We acquired the property and sent architecture floor plans to be developed for this specific address and dimensions. City permits were requested and approved based on available information and construction began as scheduled. When a survey was ordered, it came to our attention that the lot dimensions had changed and the lot width is actually 40.26 feet, cutting us short by 1.76'. After a brief meeting with the surveyor, she stated that in the older parts of town such as these, they always struggle. Only a few rods were found within the whole block, essentially having to redo the whole block to get the most accurate measurements. Construction was paused immediately and the paperwork for the exception was started.

I hope this letter proved our due diligence and proactive approach on doing things right the first time. Included is a copy of the survey with the survey notes on back, a drawing depicting the planned construction along with setback information, and elevation of the home planned to be built.

Thank you for your consideration.

Martin G Covarrubias

President, M&G Home Builders

Mghomebuilders1@gmail.com

903-870-8212

Job No. AGS020219

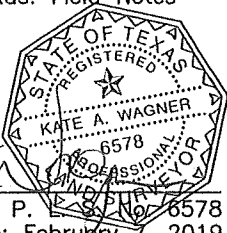
Owner: M&G Home Builders, LLC

Address: 1104 N. Branch Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon.

Legal Description is as follows: Part of Lots 15 and 18, J.Q.A. Carter's Addition to the City of Sherman, Texas, as per plat of record in Volume 35, Page 546, Deed Records, Grayson County, Texas. Field Notes attached hereto.

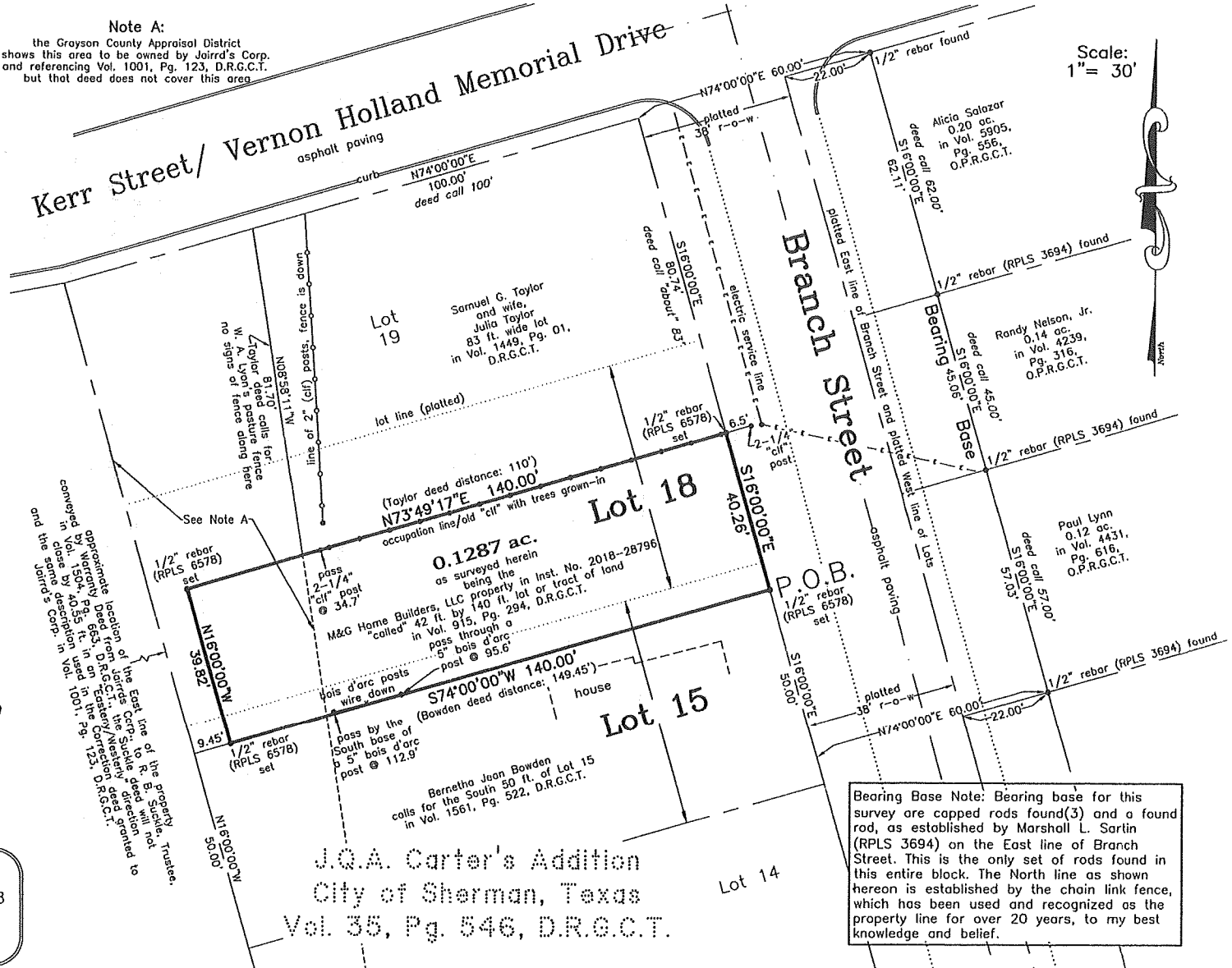


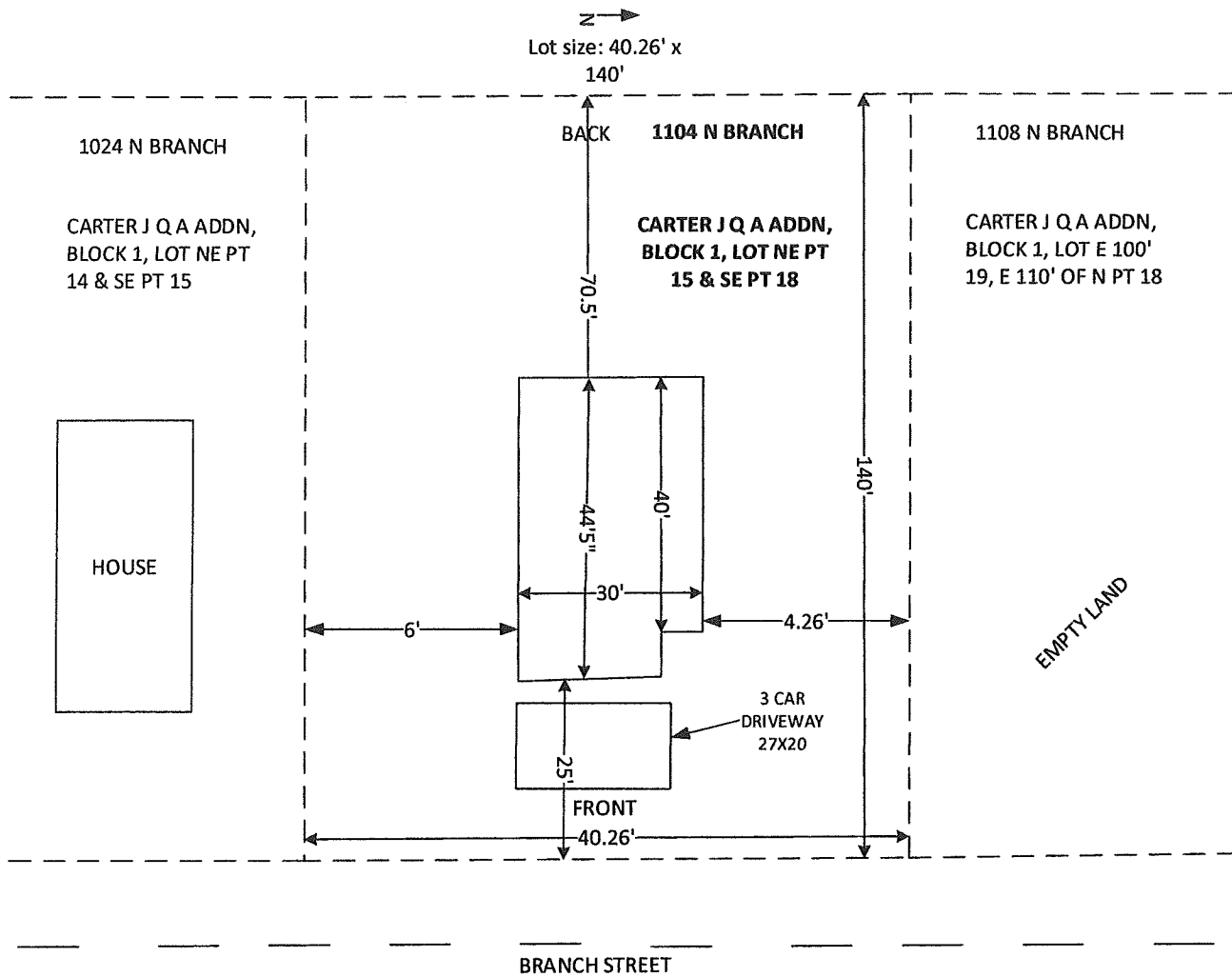
Kate A. Wagner, R. P. L.S. No. 6578
Copyright Date: February 7, 2019

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

Note A:

the Grayson County Appraisal District shows this area to be owned by Jairrd's Corp. and referencing Vol. 1001, Pg. 123, D.R.G.C.T. but that deed does not cover this area



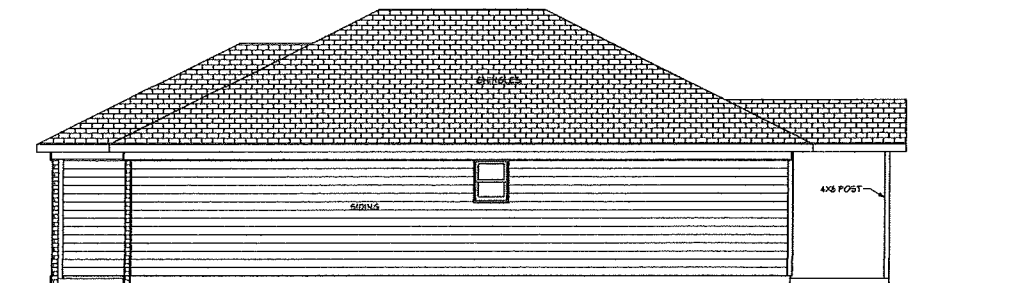




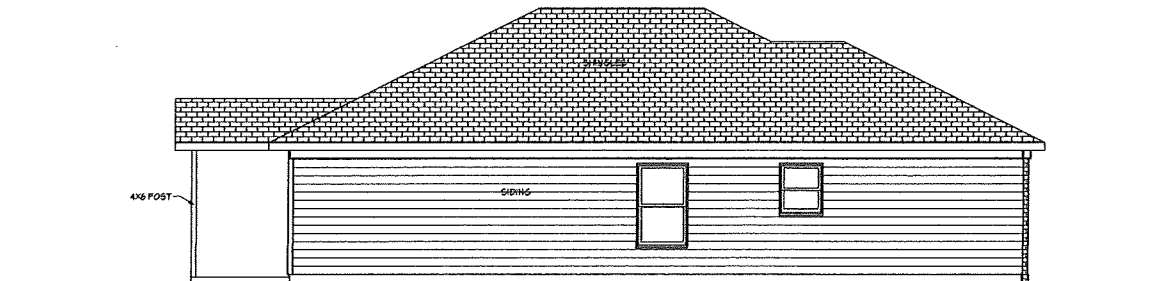
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Ryan Moe Home Design
Email: info@ryanhmoe.com
Phone: Fax: 800-788-9885
www.RyanMoe.com

Project No: 42526
M&G Home Builders, LLC.
© 2011 RYAN MOE HOME DESIGN. SEE PAGE 1 FOR GENERAL NOTES AND
SCHEDULES.

REVISIONS

DRAWN BY: RDM
PROJECT: 42526
ISSUE DATE: 2/6/2019
SHEET NO:

3.0

STAFF REVIEW LETTER

May 13, 2019

M&G Home Builders
1218 N. Brents
Sherman, TX 75090

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

Dear Applicants,

The request for a variance to allow a 4' side yard setback on the north property line in lieu of the required 6' for a single family dwelling in an R-1 (One Family Residential) District for the property located at 1104 North Branch Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

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

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

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 700 BLOCK NORTH GRAND AVENUE**

The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 700 Block of North Grand Avenue, being Lots 7-10, Block 10, College Park Addition, containing 1.143 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 7-10, Block 10, College Park Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

206

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

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

Staff Review Letter

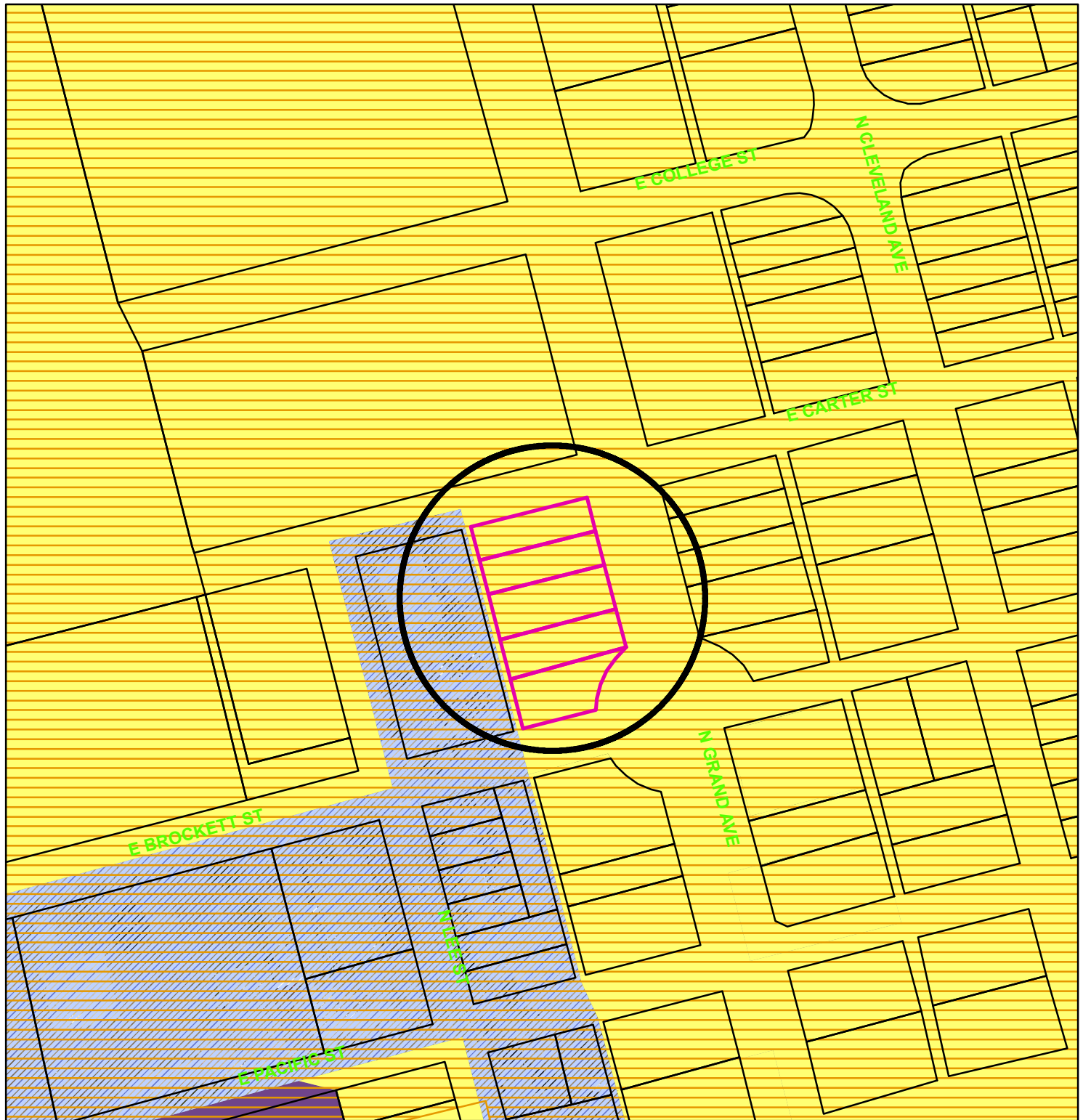


700 Block N. Grand Avenue



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 700 Block N. Grand Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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

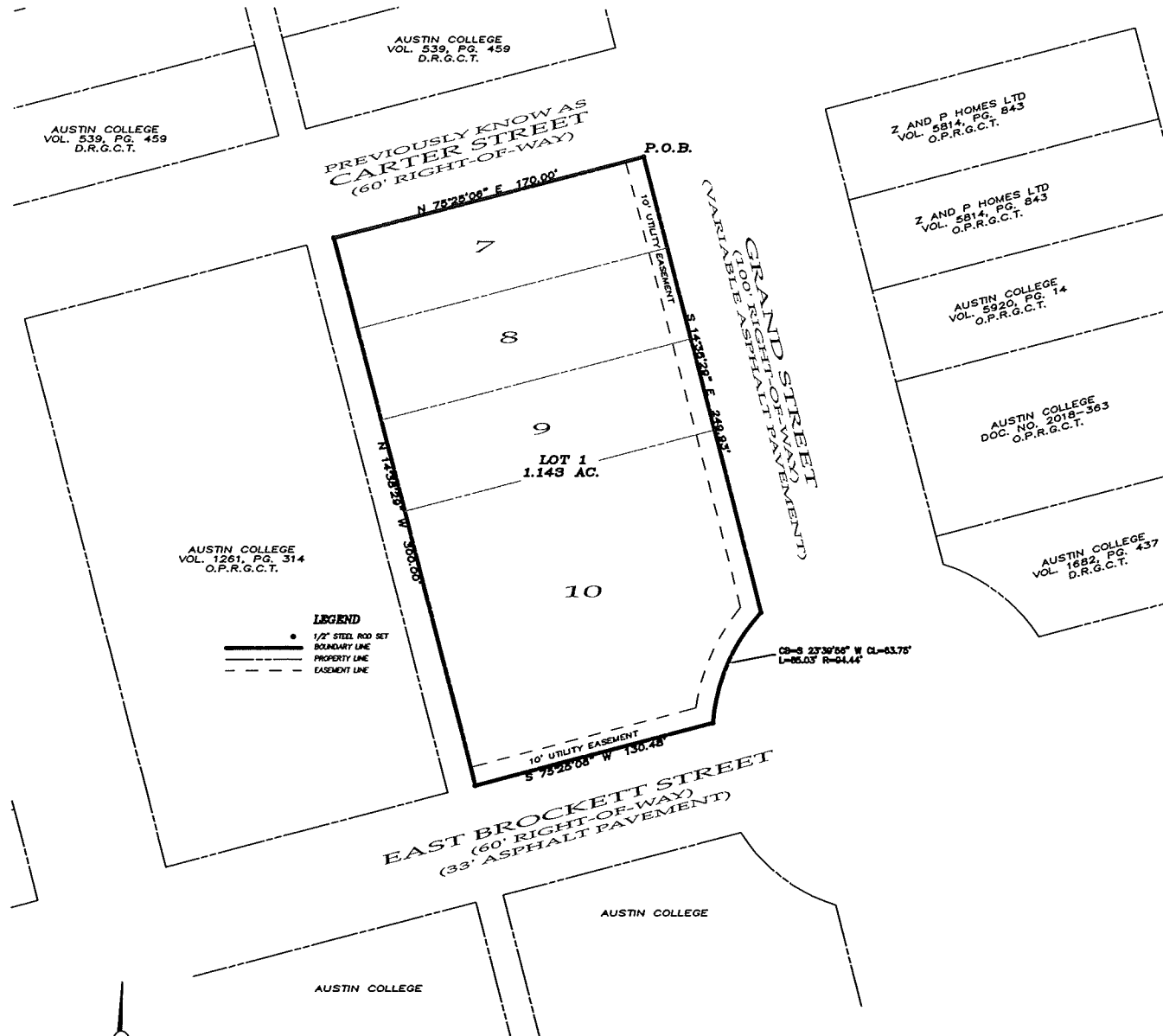


NOT TO SCALE

1 in = 200 ft

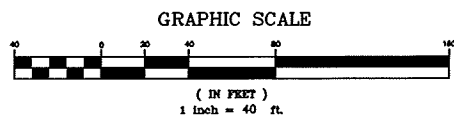
700 Block North Grand Avenue





~ BASIS OF BEARINGS ~
OLD NORTH, MAG. 83°
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

4-25-19



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

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



DRAFTING & SURVEYING

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

SHEET 1 OF 2

LEGAL DESCRIPTION

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

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

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

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

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

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

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

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

~ GENERAL NOTES ~

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2019.

Heldi B. Ellis

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

BEING A

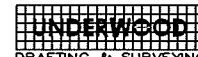
REPLAT OF LOTS 7-10, BLOCK 10, COLLEGE
PARK ADDITION

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

4-25-19

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

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



DRAFTING & SURVEYING

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

SHEET 2 OF 2



STAFF REVIEW LETTER

May 10, 2019

Austin College
900 N. Grand Avenue
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 7-10, Block 10, College Park Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Grand Street should be Grand Avenue.
6. Remove direction (East) from East Brockett Street.
7. Show a minimum of three (3) found monuments on drawing.
8. The alley West of subject property and Carter Street have been abandoned by City of Sherman, please note Abandonment Ordinances on drawing.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

700 BLOCK NORTH GRAND AVENUE (MOVED TO JUNE 18TH MEETING)

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

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' rear setback in lieu of the required 25' for Student Housing for Austin College in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Site plan approval for Student Housing for Austin College.

Background:

A letter was received May 9, 2019 from Joe Engelhardt, Architecture Demarest requesting to move this item to the June 18, 2019, Planning and Zoning Commission meeting. The property is located in the 700 block of North Grand Avenue; the northeast corner of Brockett Street and Grand Avenue. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owners)

Heidi Ellis (Representative)

Underwood Drafting and Surveying (Surveyor)

Architecture Demarest (Architect)

Spiars Engineering, Inc. (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

2

Objections Received:

0

Attachments

Letter from Architecture Demarest



RECEIVED

MAY 09 2019

ARCHITECTURE **DEMAREST**

Dallas • Philadelphia

2019.05.09

CITY OF SHERMAN

Patsy Reeves
Scott Shadden

Re: Austin College Cottages
AD Reference Number: 19008
Sherman, Texas

Dear Patsy

We currently have drawings in the queue for the P&Z meeting on May 21st for the property in the 700 block of North Grand Avenue. We are doing some significant changes to the site plan, and would prefer to delay the review of this site until the next meeting on June 18th.

Sincerely,

Joe Engelhardt
Project Manager
ARCHITECTURE **DEMAREST**, L.P.



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

10.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1200 BLOCK NORTH HURT & NORTH BLEDSOE STREETS**

The request of Austin College (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200 block of North Hurt and North Bledsoe Streets, being all of Block 9, Mildred Height Addition, containing 2.853 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 1-16, Block 9, Mildred Heights Replat.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

37

Objections Received:

0

Attachments

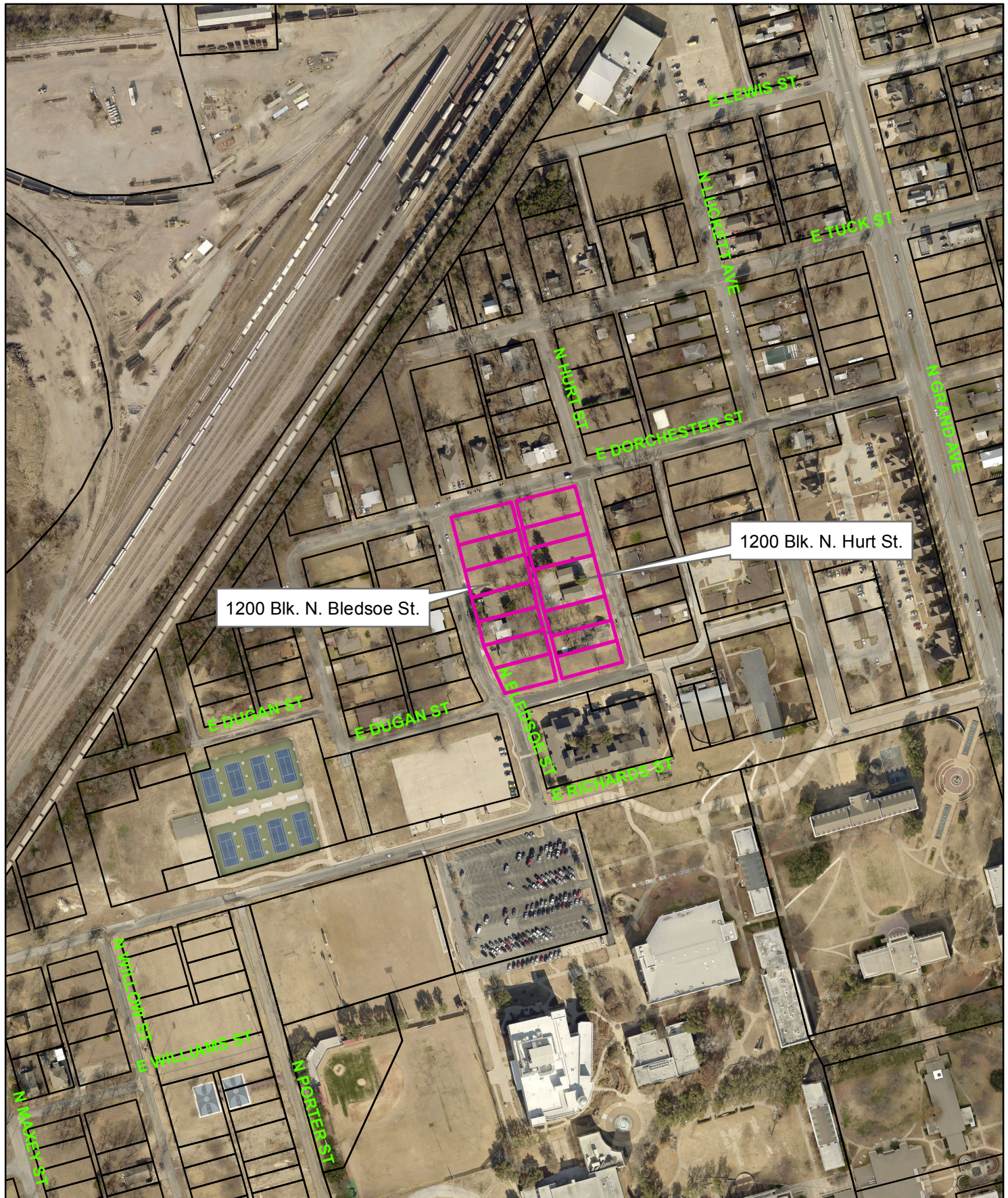
Location Map

Zoning Map

Zoning Sign Photo

Replat Lots 1-16, Blk. 9, Mildred Heights Replat

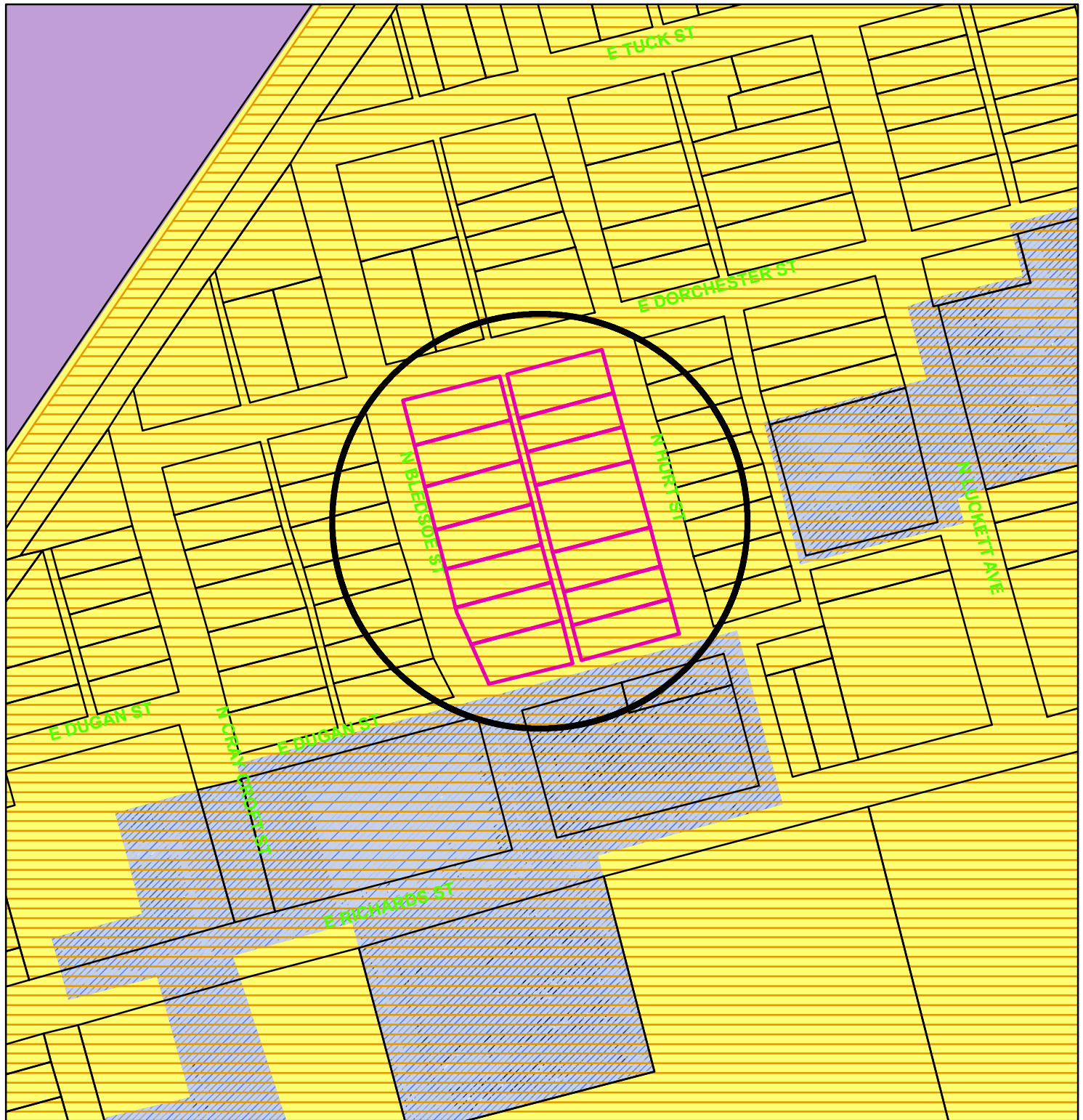
Staff Review Letter



1200 Blks. N. Hurt & N. Bledsoe Streets



1 in = 300 ft



Zoning - 1200 Block N. Hurt & N. Bledsoe Streets

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

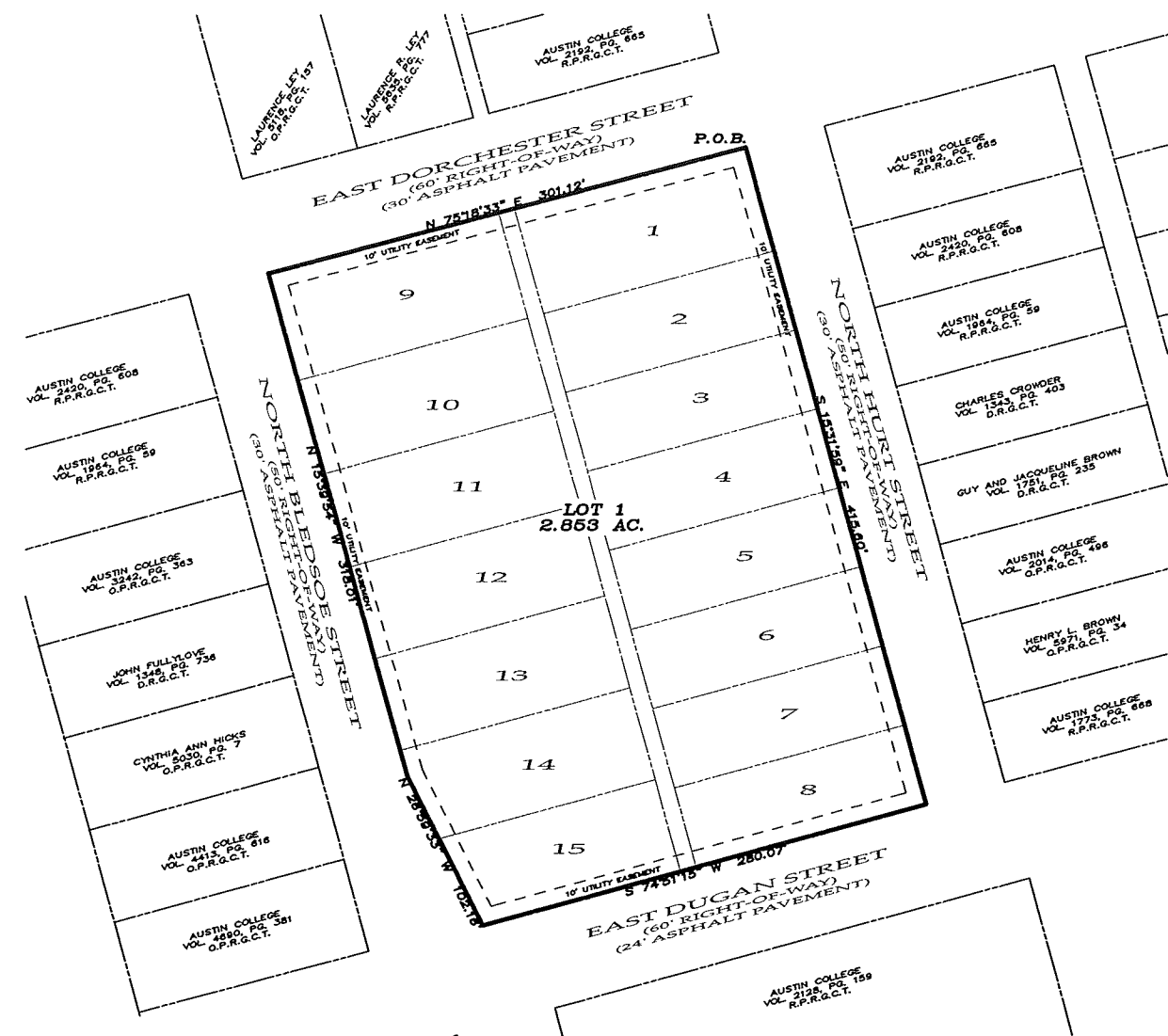


1200 Block North Hurt Street



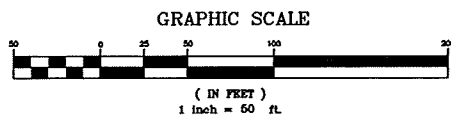
1200 Block North Bledsoe Street





~ BASIS OF BEARINGS ~
GRID NORTH, MAG. 83°
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

BEING A
REPLAT OF LOTS 1-16 BLOCK 9,
MILDRED HEIGHTS ADDITION
AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY
PLAT OF RECORD IN VOLUME 81, PAGE 438, D.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS



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

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



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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being All of Block 9 of the Mildred Heights Addition, to the City of Sherman recorded in Volume 191, Page 1, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning Set $\frac{1}{2}$ " steel rod in the northeast corner of said block 9, also being at the intersection of the south Right-of-Way of East Dorchester Street and the West Right-of-Way of North Hurt Street;

Thence South $15^{\circ}31'59''$ East, with said west Right-of-Way of North Hurt Street a distance of 415.60 feet to a set $\frac{1}{2}$ " steel rod;

Thence South $74^{\circ}51'15''$ West, with the North Right-of-Way line of East Dugan Street a distance of 280.07 feet to a set $\frac{1}{2}$ " steel rod;

Thence North $28^{\circ}59'33''$ West, with the east Right-of-Way line of North Bledsoe Street a distance of 102.16 feet to a set $\frac{1}{2}$ " steel rod;

Thence North $15^{\circ}31'59''$ West, with said Right-of-Way of Bledsoe Street a distance of 318.01 feet to a set $\frac{1}{2}$ " steel rod;

Thence North $75^{\circ}18'33''$ East, with the south Right-of-Way of East Dorchester Street a distance of 301.12 feet to the Point-of-Beginning and containing 2.853 acres of land.

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOTS 1-16, BLOCK 9, MILDRED HEIGHTS REPLAT, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereon subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Austin College/Heldi B. Ellis, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 1-16, BLOCK 9, MILDRED HEIGHTS REPLAT, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019.

Heldi B. Ellis

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

BEING A
REPLAT OF LOTS 1-16 BLOCK 9,
MILDRED HEIGHTS ADDITION

AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY
PLAT OF RECORD IN VOLUME 81, PAGE 438, D.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS

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

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



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



STAFF REVIEW LETTER

May 10, 2019

Austin College
900 N. Grand Avenue
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 1-16, Block 9, Mildred Heights Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove directions from street names.
6. Require a minimum of three (3) found monuments be shown.
7. Alley to be abandoned by separate instrument.
8. Sewer to be abandoned by separate instrument. Contractor to coordinate with City of Sherman Engineering Department prior to abandoning sewer line.
9. Privately owned and maintained detention in accordance with City criteria is required upon future development. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1200 BLOCK NORTH HURT & NORTH BLEDSOE STREETS

The request of Austin College (Owners), Heidi Ellis (Representative), Underwood Drafting and Surveying (Surveyor), Architecture Demarest (Architect) and Spiars Engineering, Inc. (Civil Engineer) concerning the property located in the 1200 block of North Hurt and North Bledsoe Streets, being all of Block 9, Mildred Height Addition, containing 2.853 acres, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (5) to allow a 57' tall building for student housing for Austin College in lieu of the permitted 35' in an R-1 (One Family Residential)

District/College Park Overlay District.

Planning and Zoning Commission

Site plan approval for Student Housing for Austin College.

Background:

The property is located in the 1200 block of North Hurt and North Bledsoe Streets between Dugan and Dorchester Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. Austin College would like to plat the property into one lot for development of student housing. The project consists of one, 17,528 square foot, three-story, fifty-seven (57) foot tall building with one, two and four bedroom units, for a total of one-hundred thirty-three (133) bedrooms. The exterior of the building will be concrete lap siding and brick. Parking will be provided for one hundred thirty-nine (139) spaces. The site also offers an outdoor amenity space on the south end of the building for studying and social gatherings.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Austin College (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

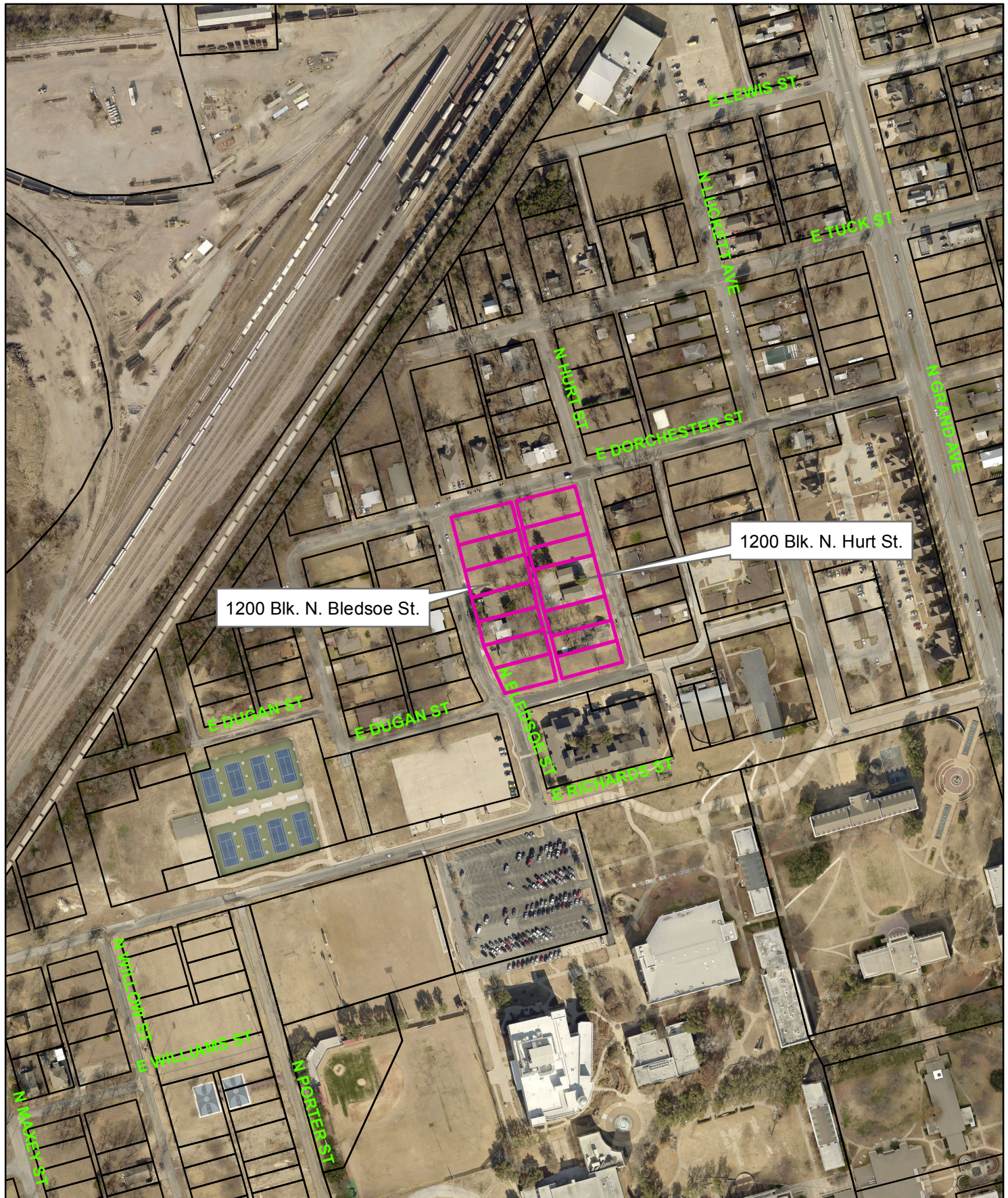
Replat Lots 1-16, Blk. 9, Mildred Heights Replat

Site Plan

Building Elevations

Variance

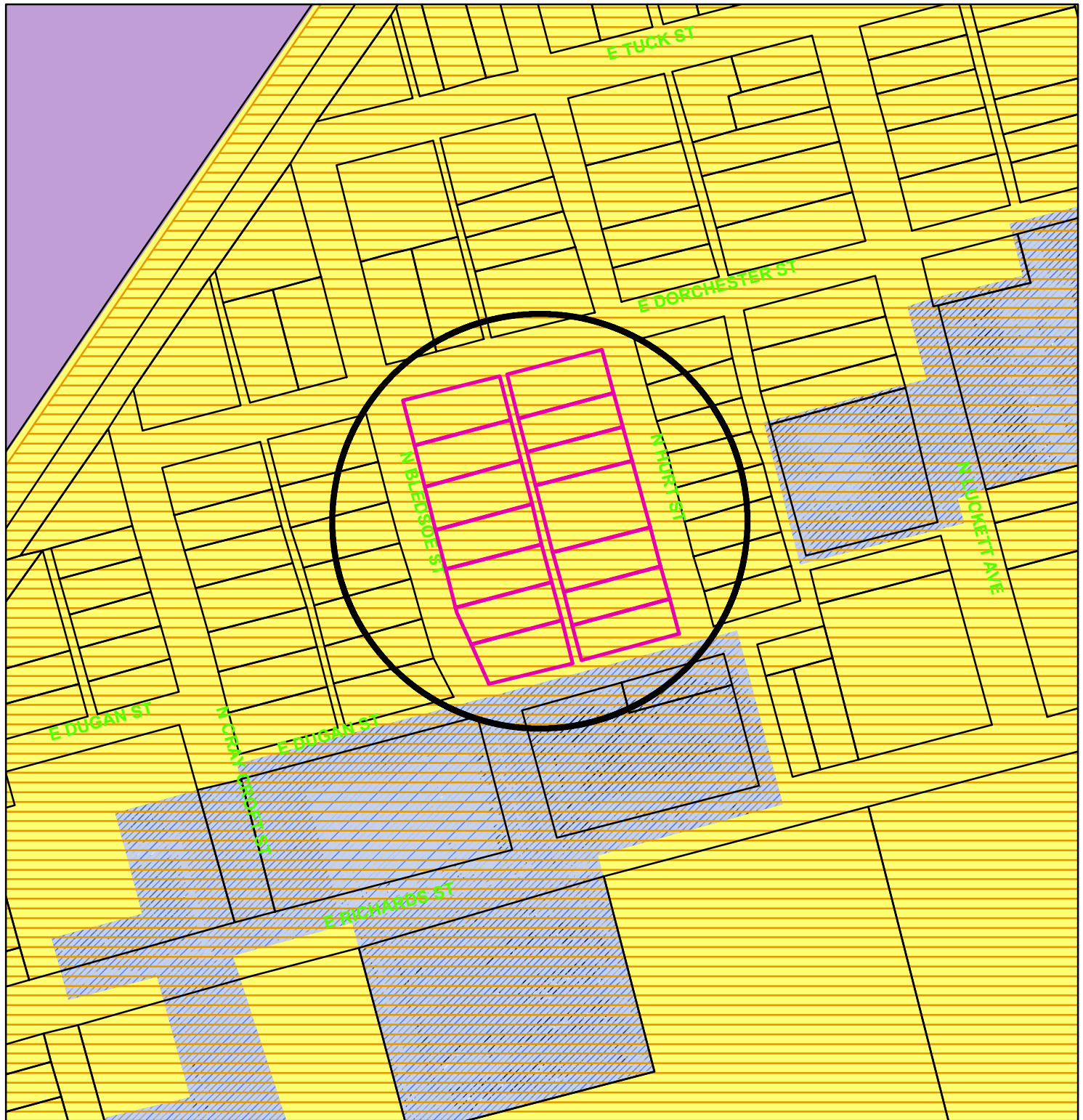
Staff Review Letter



1200 Blks. N. Hurt & N. Bledsoe Streets



1 in = 300 ft



Zoning - 1200 Block N. Hurt & N. Bledsoe Streets

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

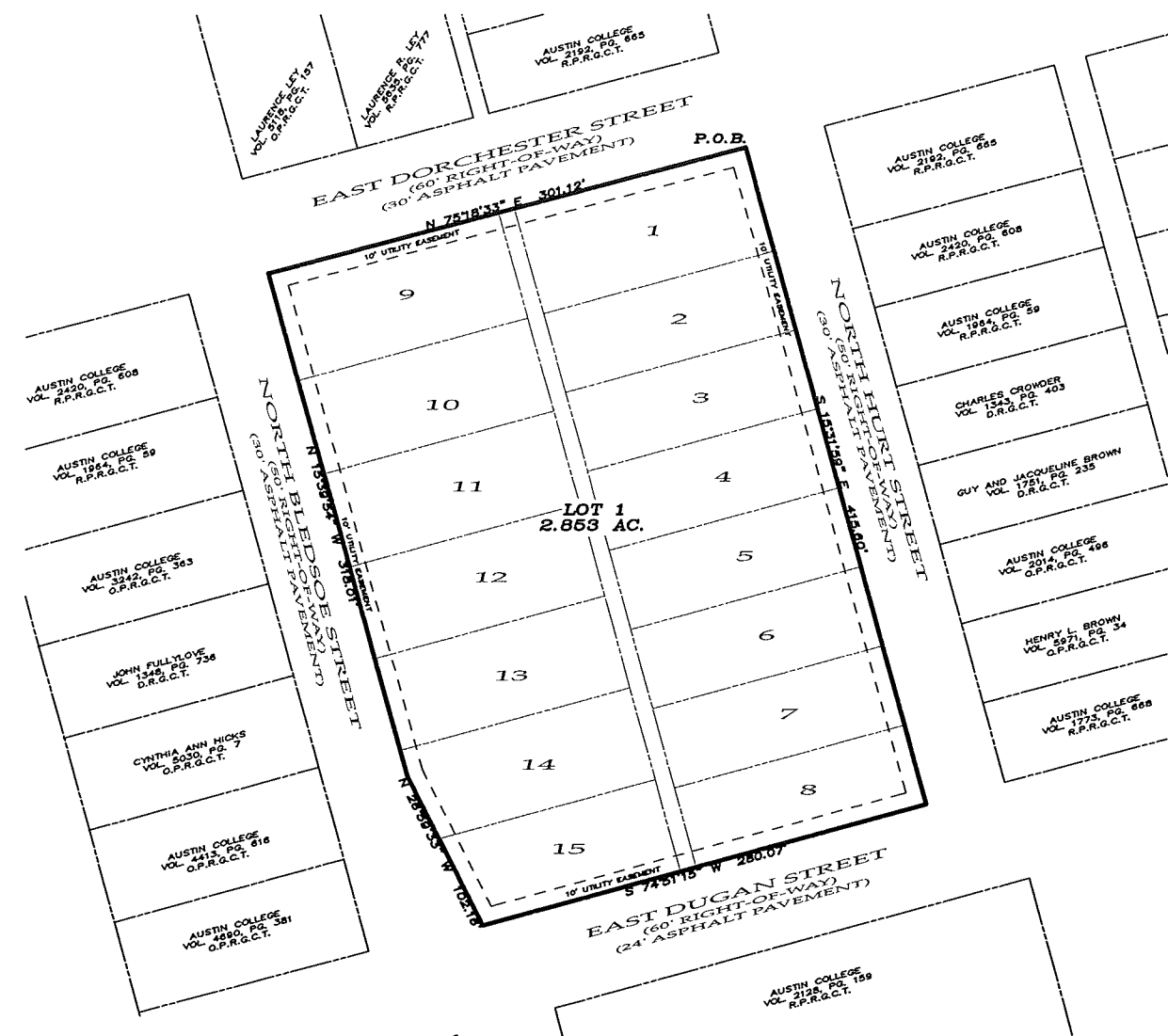


1200 Block North Hurt Street



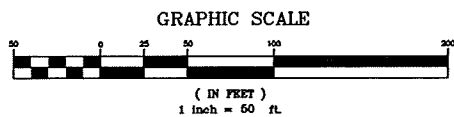
1200 Block North Bledsoe Street





~ BASIS OF BEARINGS ~
GRID NORTH, MAG. 83°
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

BEING A
REPLAT OF LOTS 1-16 BLOCK 9,
MILDRED HEIGHTS ADDITION
AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY
PLAT OF RECORD IN VOLUME 81, PAGE 438, D.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS



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

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



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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being All of Block 9 of the Mildred Heights Addition, to the City of Sherman recorded in Volume 191, Page 1, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning Set $\frac{1}{4}$ " steel rod in the northeast corner of said block 9, also being at the intersection of the south Right-of-Way of East Dorchester Street and the West Right-of-Way of North Hurt Street;

Thence South $15^{\circ}31'59''$ East, with said west Right-of-Way of North Hurt Street a distance of 415.60 feet to a set $\frac{1}{4}$ " steel rod;

Thence South $74^{\circ}51'15''$ West, with the North Right-of-Way line of East Dugan Street a distance of 280.07 feet to a set $\frac{1}{4}$ " steel rod;

Thence North $28^{\circ}59'33''$ West, with the east Right-of-Way line of North Bledsoe Street a distance of 102.16 feet to a set $\frac{1}{4}$ " steel rod;

Thence North $15^{\circ}39'54''$ West, with said Right-of-Way of Bledsoe Street a distance of 318.01 feet to a set $\frac{1}{4}$ " steel rod;

Thence North $75^{\circ}18'33''$ East, with the south Right-of-Way of East Dorchester Street a distance of 301.12 feet to the Point-of-Beginning and containing 2.853 acres of land.

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOTS 1-16, BLOCK 9, MILDRED HEIGHTS REPLAT, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereon subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Austin College/Heldi B. Ellis, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 1-16, BLOCK 9, MILDRED HEIGHTS REPLAT, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019.

Heldi B. Ellis

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

BEING A
REPLAT OF LOTS 1-16 BLOCK 9,
MILDRED HEIGHTS ADDITION
AN ADDITION TO THE CITY OF SHERMAN AS SHOWN BY
PLAT OF RECORD IN VOLUME 81, PAGE 438, D.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS

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

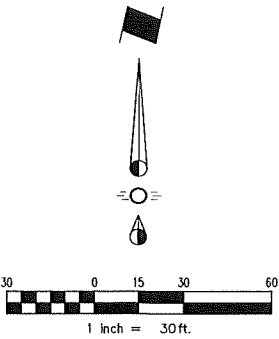
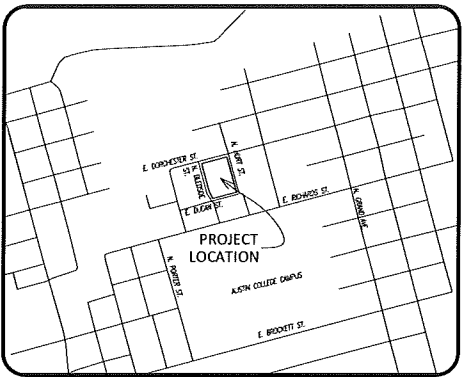
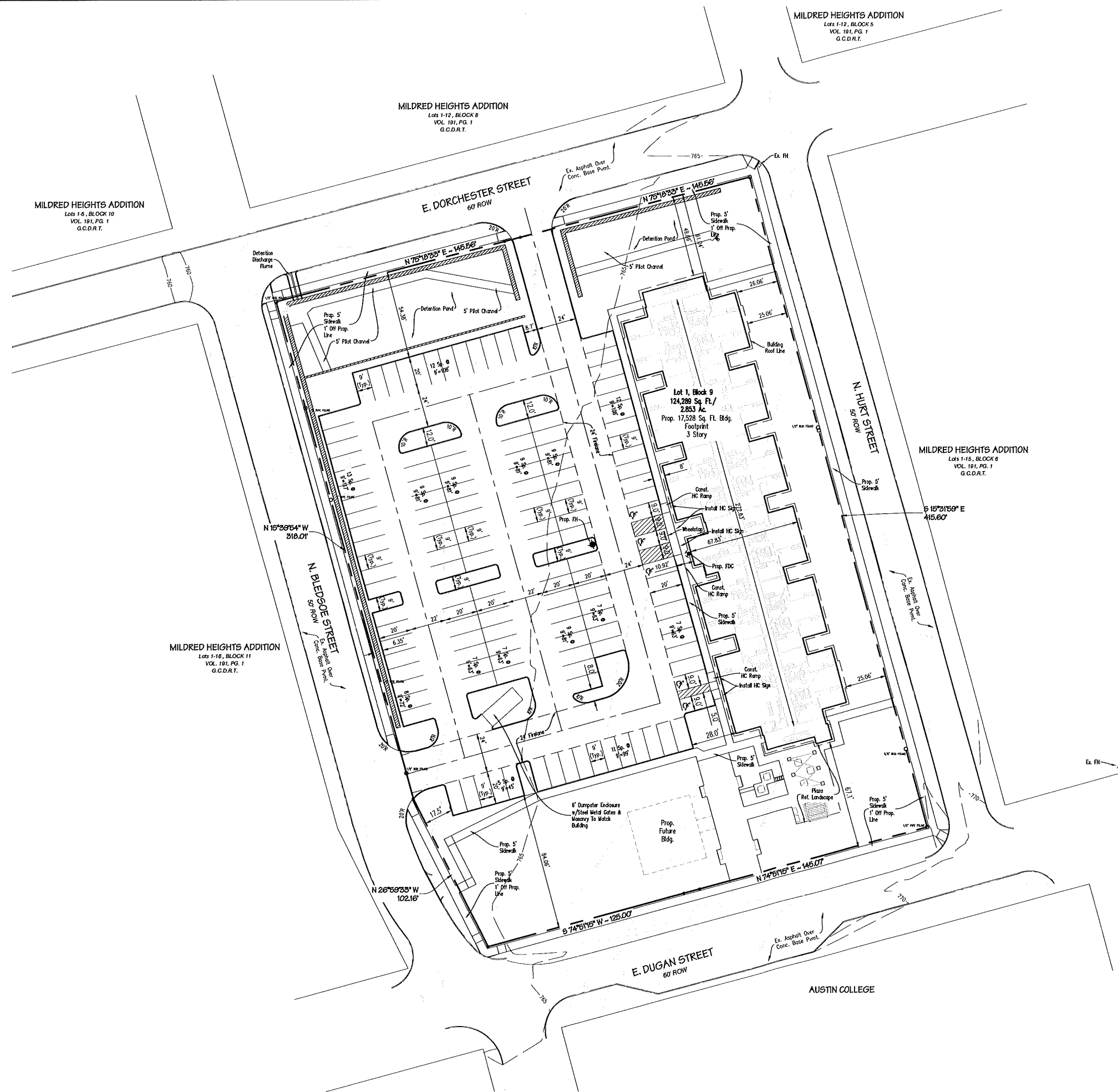
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



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

Revised by redmeyer Red Date: 5/7/2019 3:21 PM

Drawing: 15, 00019-034 Austin College Student Housing (V1=034) On: 5/7/2019 1:55:57 PM



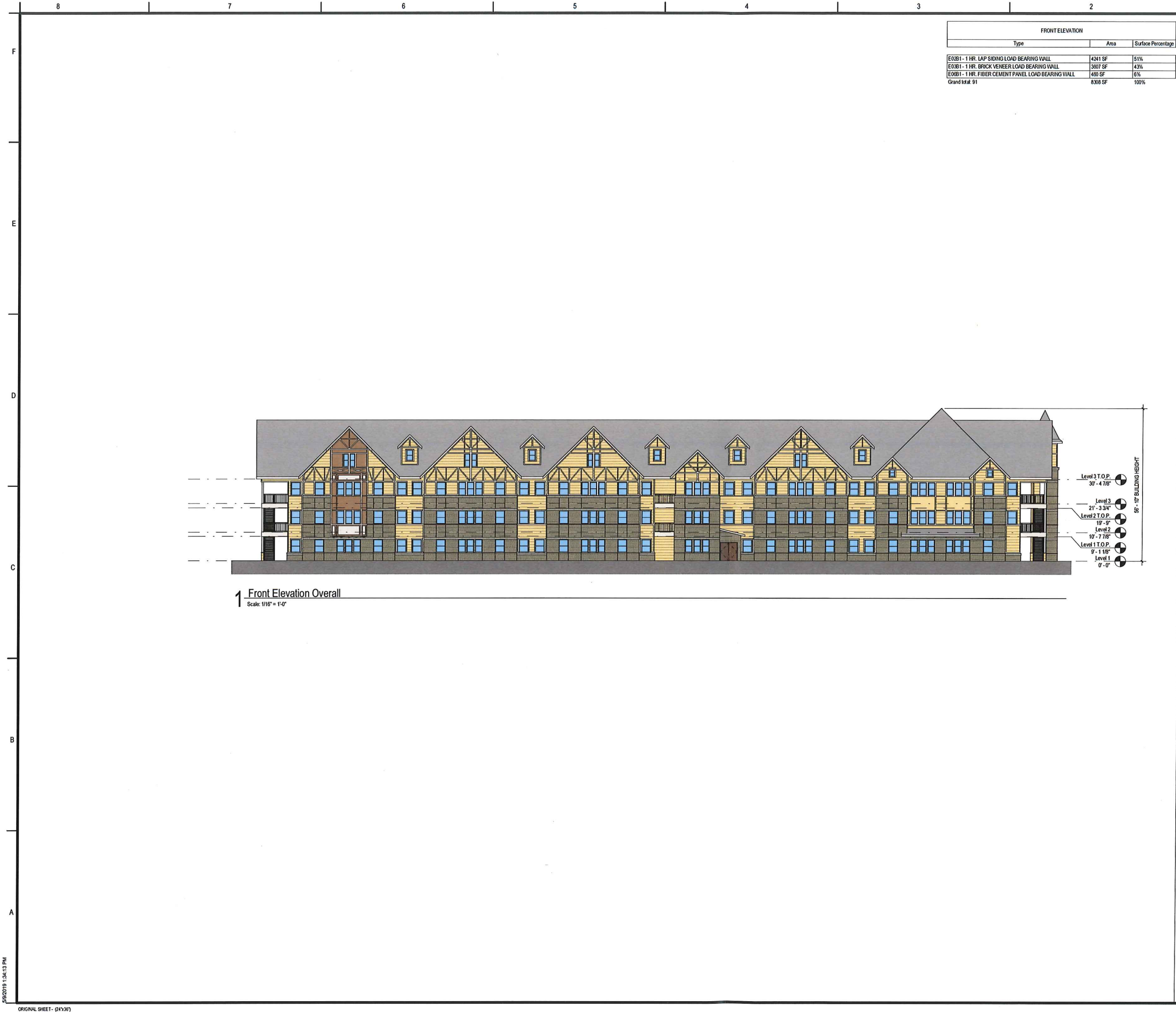
SITE DATA	
Proposed Use:	Student Housing
Lot Area (Gross/Net):	2.853 Ac. (124,289 S.F.)
Building Footprint:	17,528 Sq. Ft.
Lot Coverage:	14.1%
Total Building Area:	51,964 Sq. Ft.
Floor Area Ratio:	0.418:1
Total Parking Required:	1 Sp./Bed x 133 Beds=133 Sp.
Total Parking Provided:	139 Spaces (incl. 5 HC)

Note:
Handicap parking is provided in accordance with ADA standards

LEGEND	
[Symbol]	FIRELANE
[Symbol]	RETAINING WALL

SITE PLAN
AUSTIN COLLEGE APARTMENTS
LOT 1, BLOCK 9, 2.853 Acres in
J. Mc NAIR SURVEY, ABST. NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

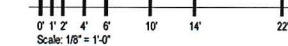


ELEVATION LEGEND

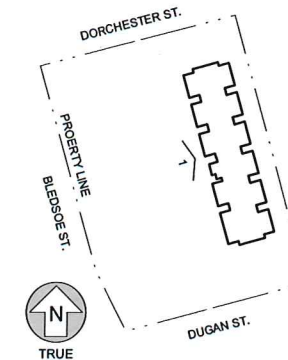
- COL1 COLOR 1
- COL2 COLOR 2
- COL3 COLOR 3
- COL4 COLOR 4
- COL5 COLOR 5
- COL6 COLOR 6
- COL7 COLOR 7
- COL8 COLOR 8

NOTE: ALL COLORS TO MATCH EXISTING FLATS

GRAPHIC SCALE



KEY PLAN



ARCHITECTURE DEMAREST

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

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Consultants

Client/Project PROJECT NUMBER: 19.008
AUSTIN COLLEGE APARTMENTS
AUSTIN COLLEGE
SHERMAN, TEXAS

TDLR: ?

Revision

YYYYMMDD

DESIGN DEVELOPMENT

20190422

Issued

YYYYMMDD

Author

Checker

Drawn By

Reviewed By

Permit-Seal

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Title
**BUILDING ELEVATIONS -
FRONT OVERALL**

Scale

Revision

As indicated

Drawing No.

A-200



2 Front Elevation Segment B
1/8" = 1'-0"



1 Front Elevation Segment A
Scale: 1/8" = 1'-0"

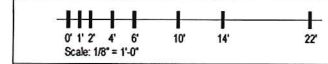
FRONT ELEVATION		
Type	Area	Surface Percentage
E0281 - 1 HR. LAP SIDING LOAD BEARING WALL	4241 SF	51%
E0381 - 1 HR. BRICK VENEER LOAD BEARING WALL	3607 SF	43%
E0681 - 1 HR. FIBER CEMENT PANEL LOAD BEARING WALL	460 SF	6%
Grand Total: 91	8308 SF	100%

ELEVATION LEGEND

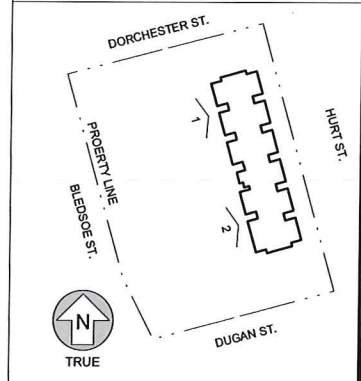
- (COL1) COLOR 1
- (COL2) COLOR 2
- (COL3) COLOR 3
- (COL4) COLOR 4
- (COL5) COLOR 5
- (COL6) COLOR 6
- (COL7) COLOR 7
- (COL8) COLOR 8

NOTE: ALL COLORS TO MATCH EXISTING FLATS

GRAPHIC SCALE



KEY PLAN





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

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Consultants

Client/Project
PROJECT NUMBER: 19.008

AUSTIN COLLEGE APARTMENTS
AUSTIN COLLEGE
SHERMAN, TEXAS

TDLR: ?

Revision	YYYYMMDD
DESIGN DEVELOPMENT	2019.04.22
Issued	YYYYMMDD
Author	Checker
Drawn By	Reviewed By
Permit-Seal	
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Title	
BUILDING ELEVATIONS - FRONT SEGMENT A & B	
Scale	Revision
1/8" = 1'-0"	
Drawing No.	
A-200A	

F

E

D

C

B

A

5/2/2019 1:34:25 PM

BACK ELEVATION		
Type	Area	Surface Percentage
E0281 - 1 HR. LAP SIDING LOAD BEARING WALL	2149 SF	36%
E0381 - 1 HR. BRICK VENEER LOAD BEARING WALL	3856 SF	64%
Grand Total: 63	6005 SF	100%

ELEVATION LEGEND

- COL1

COLOR 1
- COL2

COLOR 2
- COL3

COLOR 3
- COL4

COLOR 4
- COL5

COLOR 5
- COL6

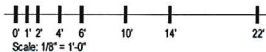
COLOR 6
- COL7

COLOR 7
- COL8

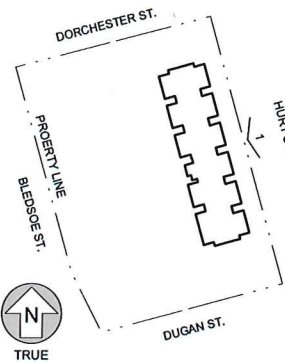
COLOR 8

NOTE: ALL COLORS TO MATCH EXISTING FLATS

GRAPHIC SCALE



KEY PLAN



ARCHITECTURE DEMAREST

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

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Consultants

Client/Project
PROJECT NUMBER: 19.008
AUSTIN COLLEGE APARTMENTS
AUSTIN COLLEGE
SHERMAN, TEXAS

TDLR: ?

Revision

YYYYMMDD

DESIGN DEVELOPMENT

2019.04.22

Issued

YYYYMMDD

Author

Checker

Drawn By

Reviewed By

Permit-Seal

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only.

Title
BUILDING ELEVATIONS -
BACK OVERALL

Scale

Revision

As indicated

Drawing No.

A-201



BACK ELEVATION		
Type	Area	Surface Percentage
E02B1 - 1 HR. LAP SIDING LOAD BEARING WALL	2149 SF	36%
E03B1 - 1 HR. BRICK VENEER LOAD BEARING WALL	3856 SF	64%
Grand Total	6005 SF	100%

ELEVATION LEGEND

COL1	COLOR 1
COL2	COLOR 2
COL3	COLOR 3
COL4	COLOR 4
COL5	COLOR 5
COL6	COLOR 6
COL7	COLOR 7
COL8	COLOR 8

NOTE: ALL COLORS TO MATCH EXISTING FLATS

2 Back Elevation Segment B
1/8" = 1'-0"



1 Back Elevation Segment A
Scale: 1/8" = 1'-0"



ARCHITECTURE DEMAREST

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www.architecturedemarest.com

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Consultants

AUSTIN COLLEGE APARTMENTS
AUSTIN COLLEGE
SHERMAN, TEXAS

Client/Project
PROJECT NUMBER: 19.008

TDLR: ?

Revision

YYYYMMDD

DESIGN DEVELOPMENT

2019.04.22

Issued

YYYYMMDD

Author

Checker

Drawn By

Reviewed By

Permit-Seal

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This document has not been
completed or checked and is for
general information or comment
only.

Title
BUILDING ELEVATIONS -
BACK SEGMENT A & B

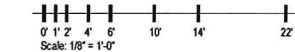
Scale

Revision

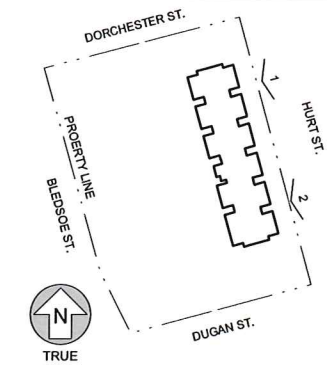
Drawing No.

A-201A

GRAPHIC SCALE



KEY PLAN



F
E
D
C
B
A

8

7

6

5

4

3

2

1



2 Right Elevation
Scale: 1/8" = 1'-0"



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

RIGHT ELEVATION		
Type	Area	Surface Percentage
E02B1 - 1 HR. LAP SIDING LOAD BEARING WALL	1646 SF	70%
E03B1 - 1 HR. BRICK VENEER LOAD BEARING WALL	695 SF	30%
Grand Total: 19	2341 SF	100%

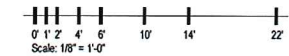
LEFT ELEVATION		
Type	Area	Surface Percentage
E02B1 - 1 HR. LAP SIDING LOAD BEARING WALL	1672 SF	69%
E03B1 - 1 HR. BRICK VENEER LOAD BEARING WALL	767 SF	31%
Grand Total: 21	2440 SF	100%

ELEVATION LEGEND

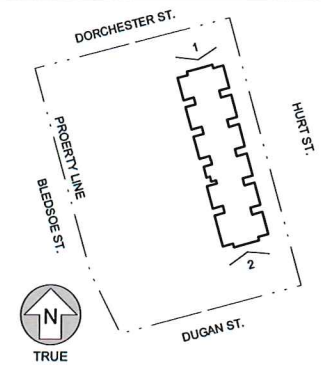
(COL1)	COLOR 1
(COL2)	COLOR 2
(COL3)	COLOR 3
(COL4)	COLOR 4
(COL5)	COLOR 5
(COL6)	COLOR 6
(COL7)	COLOR 7
(COL8)	COLOR 8

NOTE: ALL COLORS TO MATCH EXISTING FLATS

GRAPHIC SCALE



KEY PLAN



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

Copyright Reserved
Consultants

Client/Project
PROJECT NUMBER: 19.008
AUSTIN COLLEGE APARTMENTS
AUSTIN COLLEGE
SHERMAN, TEXAS

TDLR: ?

Revision YYYMMDD

DESIGN DEVELOPMENT 2019.04.22
Issued YYYMMDD

Author Checker
Drawn By Reviewed By

Permit-Seal

PRELIMINARY
NOT FOR CONSTRUCTION
Not for permits, pricing or other
official purposes.
This document has not been
completed or checked and is for
general information or comment
only.

Title
BUILDING ELEVATIONS - LEFT
AND RIGHT

Scale Revision
1/8" = 1'-0"
Drawing No.

A-202



19.008: AUSTIN COLLEGE APARTMENTS
SHERMAN, TEXAS
AUSTIN COLLEGE

ARCHITECTURE **DEMAREST**

Building Height

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

04/24/19

STAFF REVIEW LETTER

May 13, 2019

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

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

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

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

Dear Applicants,

The request for site plan approval for Austin College Student Housing in an R-1 (One Family Residential) District/College Park Overlay District for the property located in the 1200 block of North Hurt and North Bledsoe Streets has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

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

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. Alley to be abandoned by separate instrument.
9. Sewer to be abandoned by separate instrument. Contractor to coordinate with City of Sherman Engineering Department prior to abandoning sewer line.
10. 25' Turn radius required on fire lane. Verify fire lane requirements with Fire Marshall.
11. The location of trash receptors must be approved by the Public Works Department.
12. 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.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2509 HIDDEN VALLEY TRAIL

The request of Garner Simpkins (Owner), Andrew Cassady (Contractor) and NBS Drafting and Design (Draftsman) concerning the property located at 2509 Hidden Valley Trail, being Lot 2, Block 2, Laurel Creek Addition, Section 3, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' rear setback for an addition to a single-family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 2509 Hidden Valley Trail between Laurel Creek Drive and Chisholm Trail. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a five hundred square foot addition to the existing dwelling, ten foot from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Garner Simpkins (Owner)

Andrew Cassady (Contractor)

NBS Drafting and Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

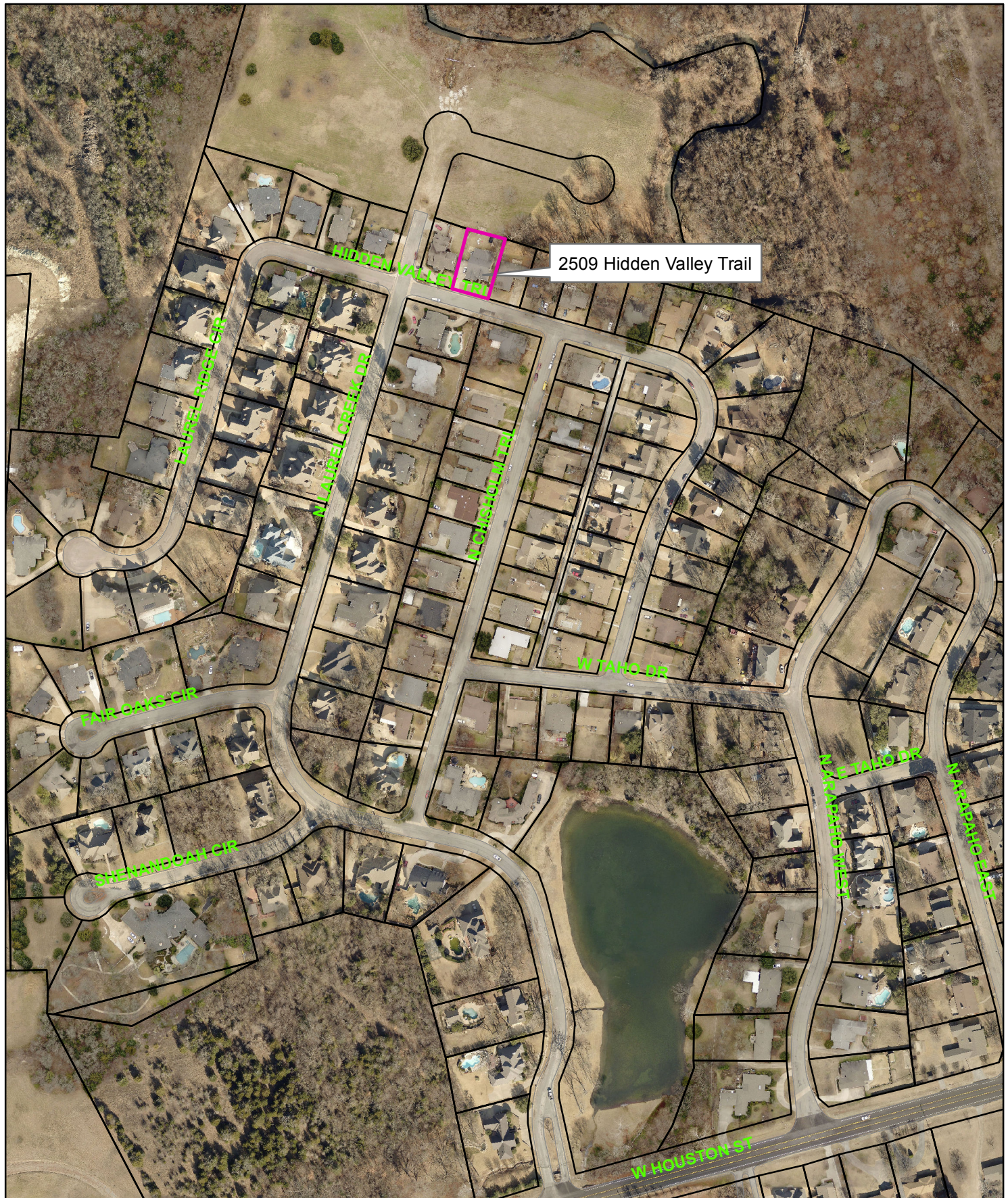
Site Plan

Building Elevations

Floor Plan

Staff Review Letter

Letter from Ralph & Tami Odom



2509 Hidden Valley Trail

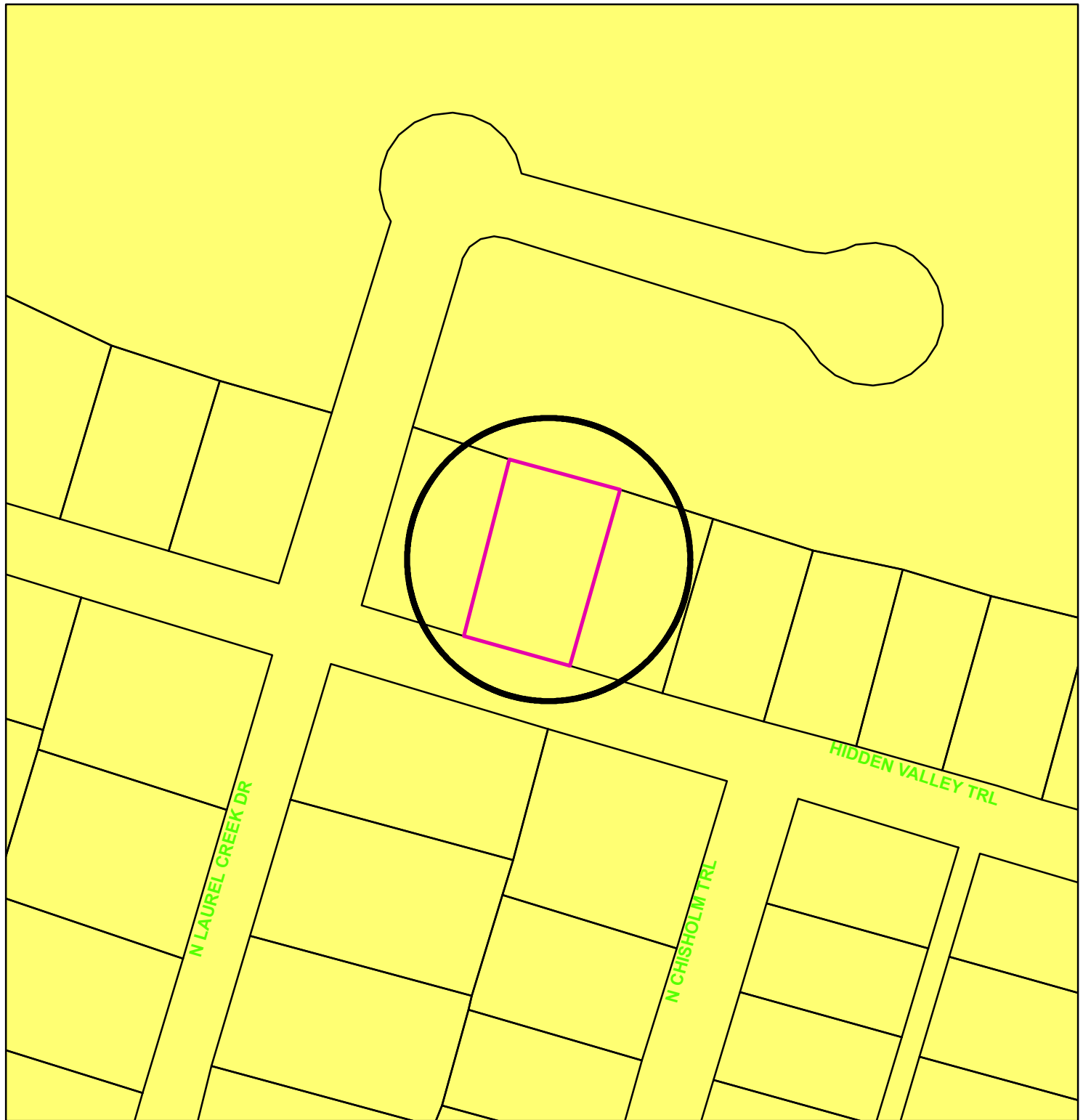


2509 Hidden Valley Trail



NOT TO SCALE

1 in = 275 ft



Zoning - 2509 Hidden Valley Trail

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

CO Office District

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



NOT TO SCALE

1 in = 100 ft

2509 Hidden Valley Trail



The site plan illustrates the layout of an existing house and a proposed new addition. The existing house is shown with a footprint of 67'-9 1/2" by 47'-9 1/2". The new addition is a rectangular structure measuring 26'-11" by 12'-0 1/2", located to the right of the existing house. The total lot width is 130.00'. The lot depth is 79.88'. The plan includes setbacks of 25'-3" on the left, 22'-1" on the top, and 10' on the bottom. A 10' drainage and utility easement is shown along the bottom boundary. A 10' drainage and utility easement is also shown along the right boundary. The plan also indicates a 25' B.L. (Building Line) and a 25' B.L. (Building Line) for the new addition. The plan is labeled with dimensions in feet and inches, and the lot area is 130.00' x 79.88'.

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



2509 HIDDEN VALLEY TRAIL
LOT 2/BLOCK 2
LAUREL CREEK ADDITION/SECTION 3
SHERMAN, TEXAS
GRAYSON COUNTY

[illegible]

**A New Addition For
GARNER SIMPKINS
2509 Hidden Valley
Sherman, Texas**

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

DATE:

4/17/2019

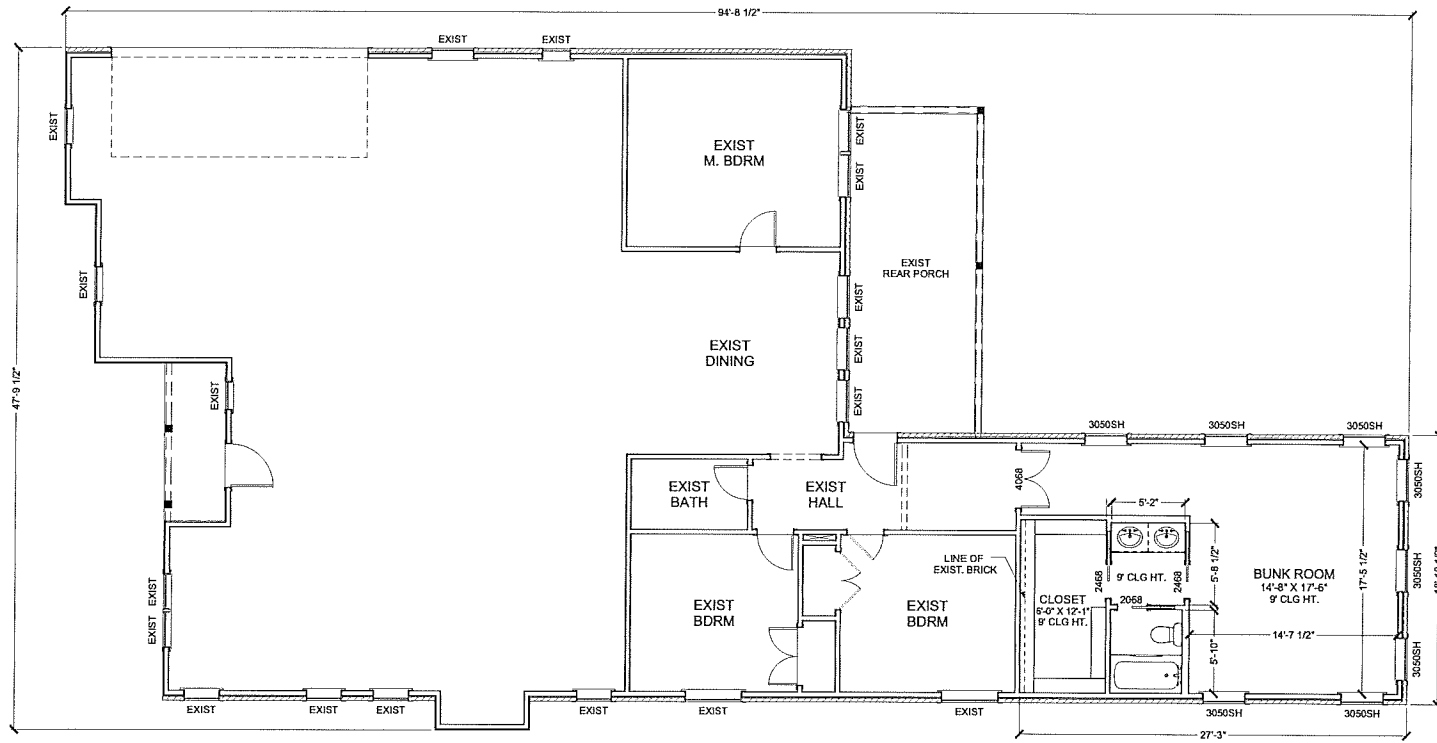
SCALE:

SHEET:

A-2







FLOOR PLAN 515 SF- NEW ADDITION
 SCALE: 1/4" = 1'-0"

← EXIST NEW →

REVISION TABLE	
NUMBER	DATE

A New Addition For
 GARNER SIMPKINS
 2509 Hidden Valley
 Sherman, Texas

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

DATE:
 4/17/2019

SCALE:

SHEET:

A-1

STAFF REVIEW LETTER

May 13, 2019

Garner Simpkins
2509 Hidden Valley Trail
Sherman, TX 75092

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

Andrew Cassady
450 Oasis Drive
Denison, TX 75020

Dear Applicants,

The request for a variance to allow a 10' rear setback for an addition to a single family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 2509 Hidden Valley Trail has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

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

Engineering:

7. All requirement of the Floodplain Ordinance must be followed.

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

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

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

Respectfully,



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

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

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

May 3, 2019

Ralph & Tami Odom
2511 Hidden Valley Trl.
Sherman, TX 75092

RECEIVED

MAY 09 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 21, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Garner Simpkins (Owner), Andrew Cassady (Contractor) and NBS Drafting and Design (Draftsman) concerning the property located at 2509 Hidden Valley Trail, being Lot 2, Block 2, Laurel Creek Addition, Section 3

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 10' rear setback for an addition to a single family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

We have no need to
attend. They are our next door
neighbors. We agree wholeheartedly
with their plan. Build away!

Ralph & Jamie Odom

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

(please read at meeting)



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

13.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**

The request of Bryan and Margaret Graham (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street, being 2.788 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Graham Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bryan and Margaret Graham (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

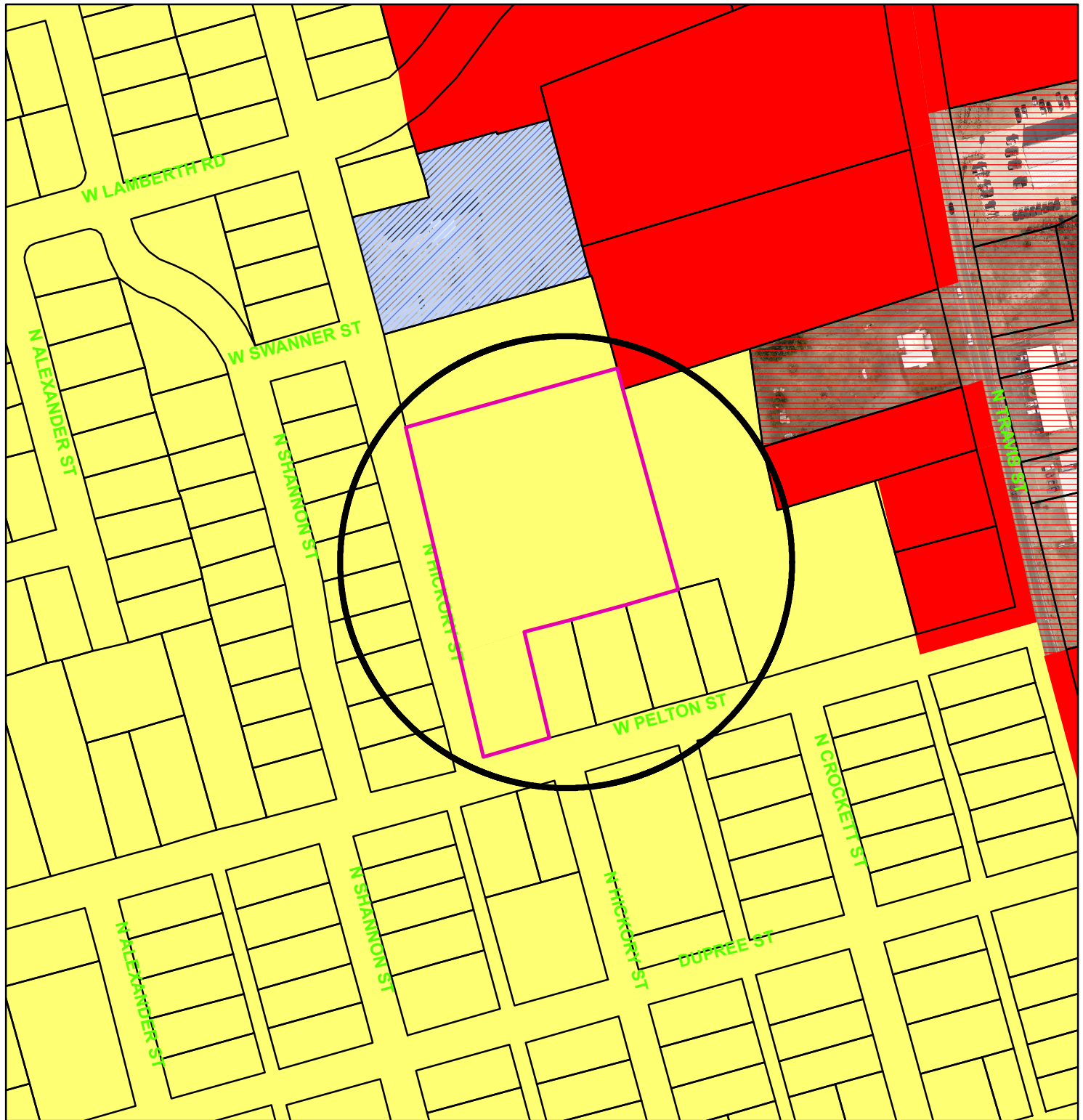
Zoning Map

Final Plat - Graham Addition

Staff Review Letter



1 in = 275 ft



Zoning - 2300-2400 Blks. N. Hickory Street & 229 W. Pelton Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

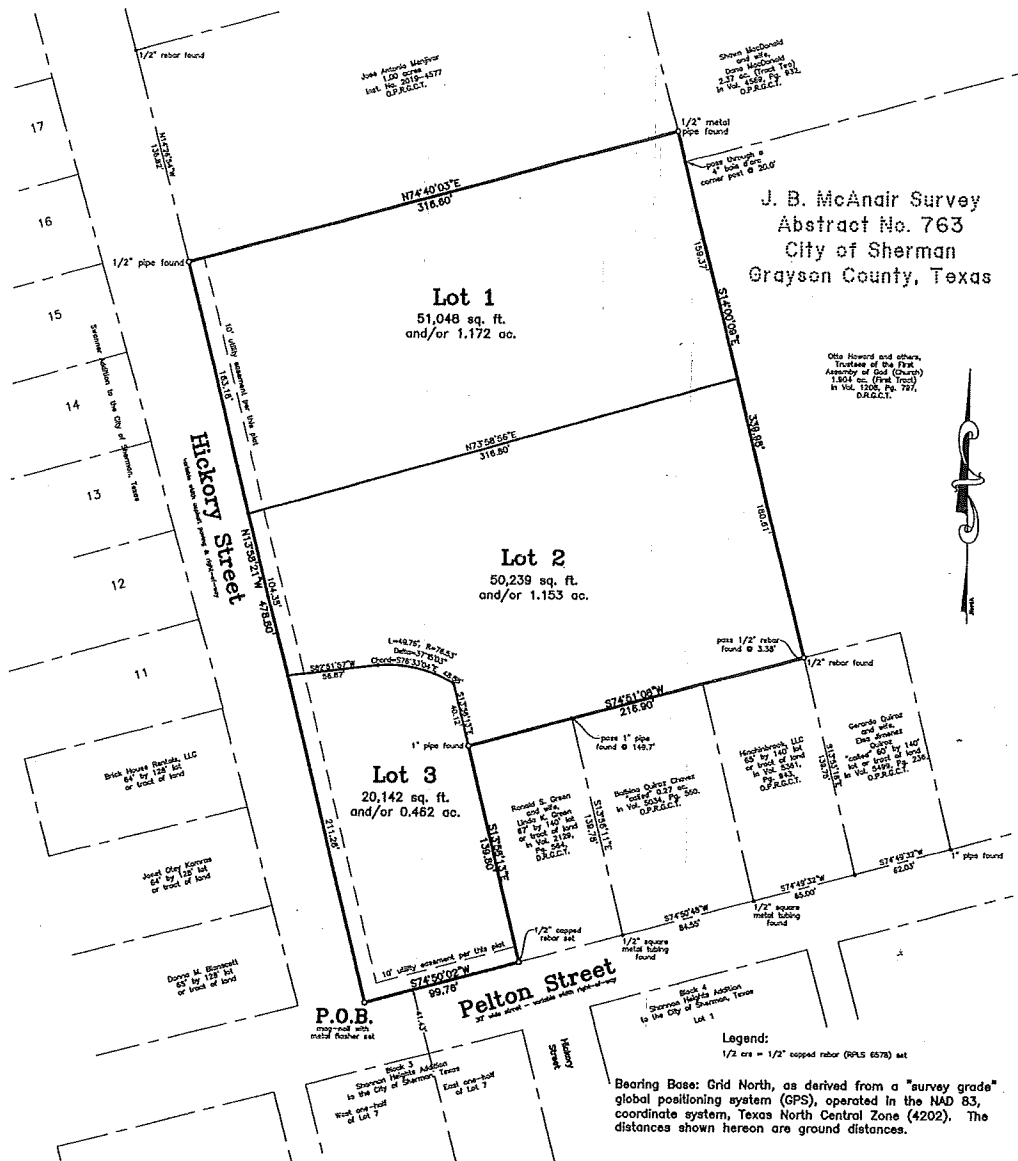


NOT TO SCALE

1 in = 200 ft



City of Sherman, Texas
Developmental Services Department



Graham Addition to the City of Sherman, Texas 2.788 Acres

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

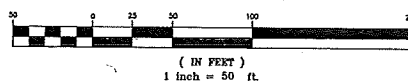
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson 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 hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4816100290 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Owners:
Bryan Graham & Margaret Graham
1865 Meadowlake Drive
Sherman, Texas 75092

Job No. CGS551218
GRAPHIC SCALE



Site Location (not to scale)





STAFF REVIEW LETTER

May 10, 2019

Bryan & Margaret Graham
1865 Meadowlake Dr.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Graham Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Water Pro-Rata will be due at the time of development.
7. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use. Coordinate with adjacent developer for sewer extension.
8. Development Agreement required for Public Infrastructures.
9. Items #6 and #8 under General Notes should read City of Sherman rather than Grayson County.
10. Privately owned and maintained detention in accordance with City criteria may be required upon future development.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3606 LOY LAKE ROAD**

The request of Sherman Commons LP (Owners), Sherman Speckles, LLC (Developer), Spec's Wine and Spirits (Tenant), McClure Partners, (Developer), Rogue Architects (Architect) and Vasquez Engineering, Inc. (Civil Engineer) concerning the property located at 3606 Loy Lake Road, being Lot 6, Block C, Replat Sherman Commons Addition, Block C, as follows:

Planning and Zoning Board

Site plan approval for Spec's Wine and Spirits Retail Store.

Background:

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

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Sherman Commons LP (Owners)

Spec's Wine and Spirits (Tenant)

McClure Partners (Developer)

Rogue Architects (Architect)

Vasquez Engineering, Inc. (Civil Engineer)

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

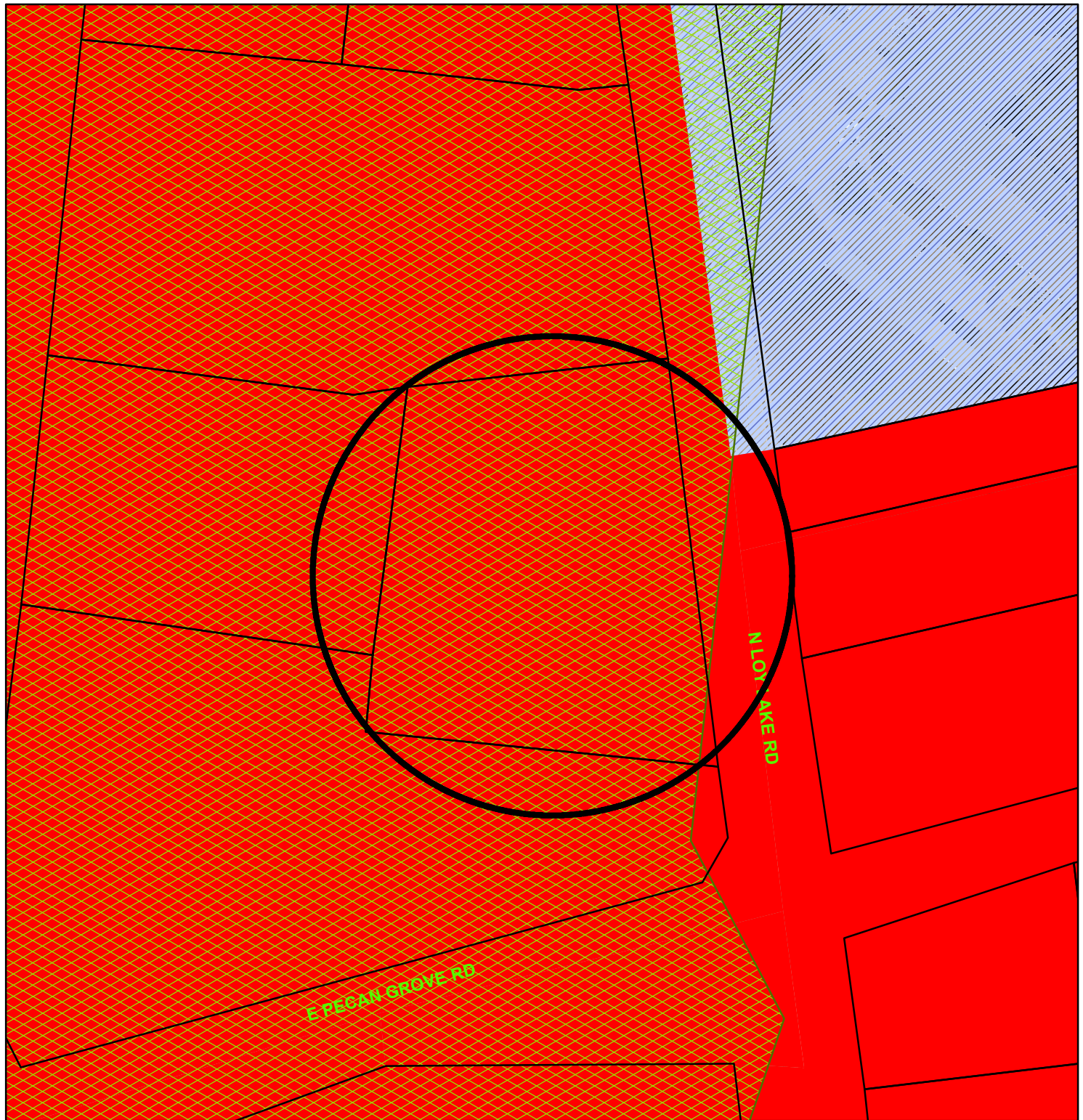
Zoning Map

Site Plan

Building Elevations

Landscape Plan

Staff Review Letter



Zoning - 3606 Loy Lake Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

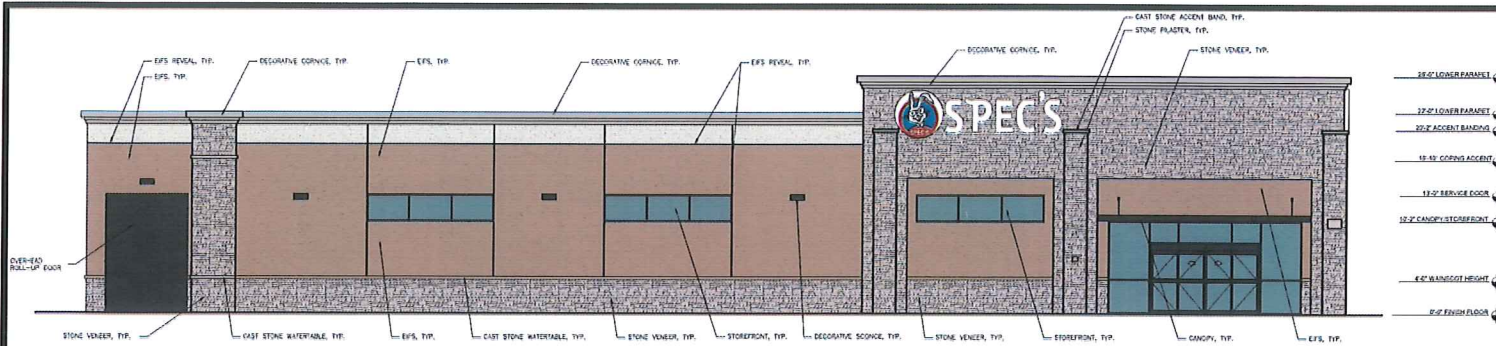
Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

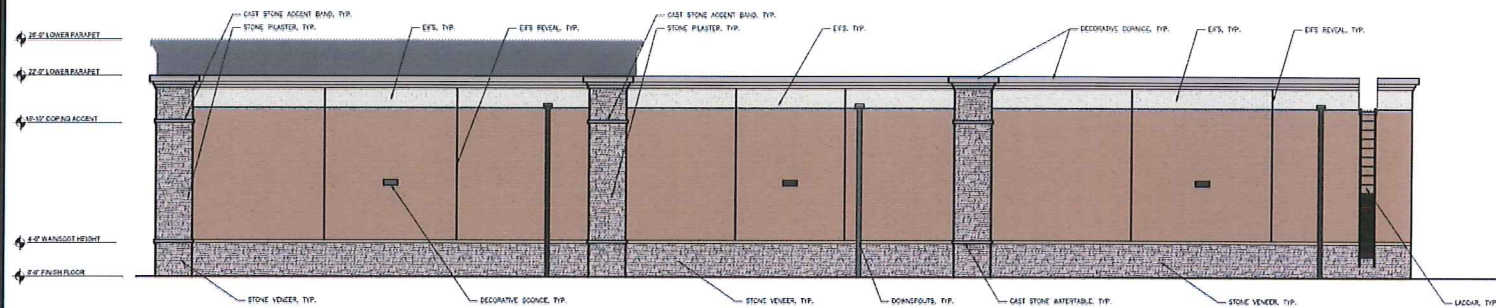
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



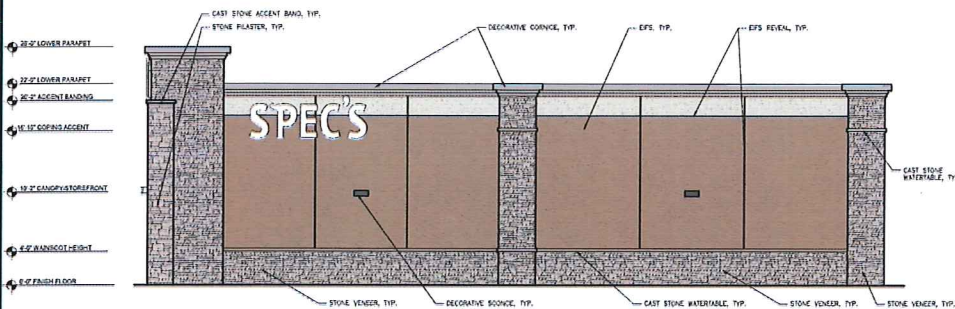
1 in = 100 ft



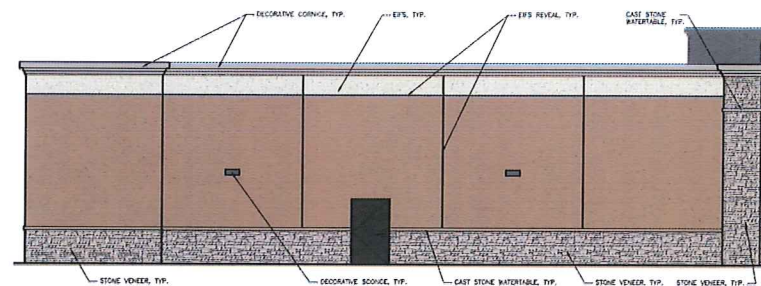
1 EASTERN ELEVATION @ MAIN ENTRY SCALE 3/16" = 1'-0"



2 WESTERN ELEVATION @ REAR SCALE 3/16" = 1'-0"



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



4 SOUTHERN ELEVATION @ SIDE DELIVERY SCALE 3/16" = 1'-0"

ARCHITECTURAL FEATURES

- CANOPIES
- PROJECTIONS (PILASTERS)
- WATERTABLE AND BANDING DETAILS
- ARTICULATED CORNICES
- ACCENT STONE
- INCREASE PARAPET HEIGHT AT MAIN ENTRY

MATERIAL NOTES

- EIFS
- PAREX CONTINUOUS INSULATION (CI)
- STONE
- FULL STONE VENEER



IR
ROQUE ARCHITECTS
113 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.336.4443 • 817.726.5327

McClure Partners

PROJECT NAME	McCLURE PARTNERS SPEC'S
ARCHITECT	JEREMY WILLIAMS ARCHITECT
PROPOSED DATE	2016
REVISION	NOV 2016
EXTERIOR MATERIALS	PROPOSED/STEL PERM
PROJECT	1011 AVENUE 1011 & BLACK C BISHOP COMMERCIAL ADDITION
DATE	10/17/2016

A2.2

STAFF REVIEW LETTER

May 13, 2019

Sherman Commons, LP
8080 Park Ln., Ste. 800
Dallas, TX 75231

Vasquez Engineering, LLC
1919 S. Shiloh Rd., Ste. 440, LB 44
Garland, TX 75042

Sherman Speckles, LLC
4011 Commerce St.
Dallas, TX 75228

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

McClure Partners
John McClure
PO Box 2935
Wylie, TX 75098

Dear Applicants,

The request for site plan approval for Spec's Wine and Spirits Retail Store for the property located at 3606 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into Loy Lake Road right-of-way.
6. The trash dumpster will need to be located inside the main building area.
7. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
8. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 foot-candles over ambient light.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required.
12. Privately owned and maintained detention in accordance with City criteria is required.
13. Verify fire lane requirements with Fire Marshall. Typical fire lane radius is 25.'

14. The location of trash receptors must be approved by the Public Works Department.
15. Water and Sewer Pro-Rata will be required upon development.
16. Mutual Access Agreement required for approaches off private roads.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2205 TEXOMA PARKWAY

The request of Naser Yacoub (Owners), David Baca Studio (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2205 Texoma Parkway, being Lots 4 & 5, Block 9, Highland Park First Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.5, Subsection (1)(b) to allow a 9' rear setback in lieu of the required 15' abutting residential for Texoma Center, a Retail Strip Center in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for Texoma Center, a Retail Strip Center.

Background:

The property is located at 2205 Texoma Parkway between Peyton and Nall Streets. The property is zoned a C-2 (General Commercial) District. The owner would like to demolish all but one of the existing buildings on the site and build a new, modern retail strip center attaching it to an existing 2,400 square foot building. The addition will be an 8,374 square foot, one-story retail center. The exterior facade will be stained fiber cement board, brick and stone veneer on the front and sides, the back will be ribbed metal panels. Parking will be provided for thirty-four cars.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Naser Yacoub (Owners)

David Baca Studio (Architect)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Color Elevation

Staff Review Letter

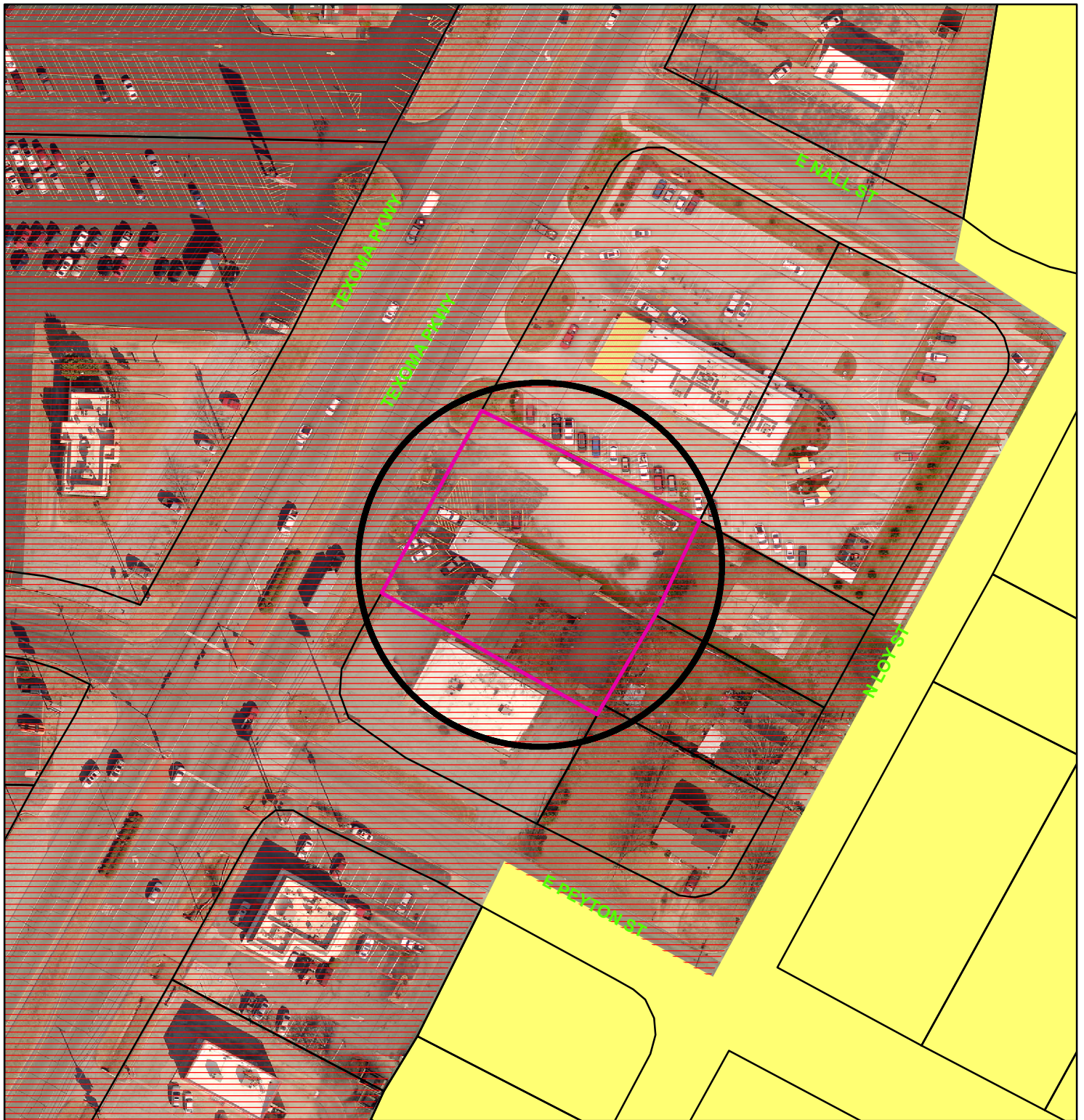


2205 Texoma Parkway



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2205 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

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



2205 Texoma Parkway





03 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

[illegible]

Lexoma Center
A New Retail Strip Center

2200 Lexington Parkway, Birmingham, Texas

PROJECT NUMBER

1915

DATE _____

04.25.19

SHEET NUMBER

SP-1



SITE PLAN

SCALE: 1" = 30'-0"

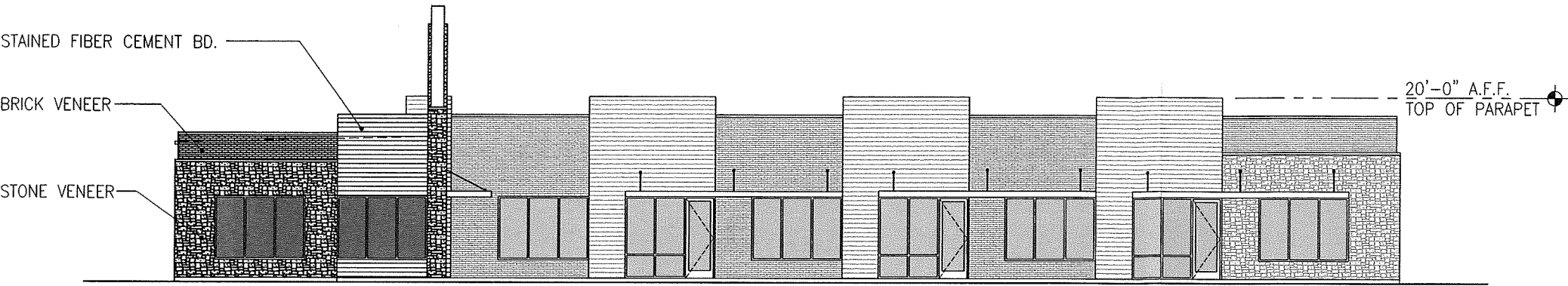
SITE PLAN STATISTICS:

ZONING:	C-2 GENERAL COMMERCIAL
GROSS AREA:	26,250 S.F.
BUILDING AREA:	8,374 S.F.
LANDSCAPED AREA:	2,530 S.F.
PARKING REQUIRED:	34 SPACES (2 H.C. SPACE)
1 SPACE/250 AVG. S.F.=	
PARKING PROVIDED:	34 SPACES (2 H.C. SPACE)

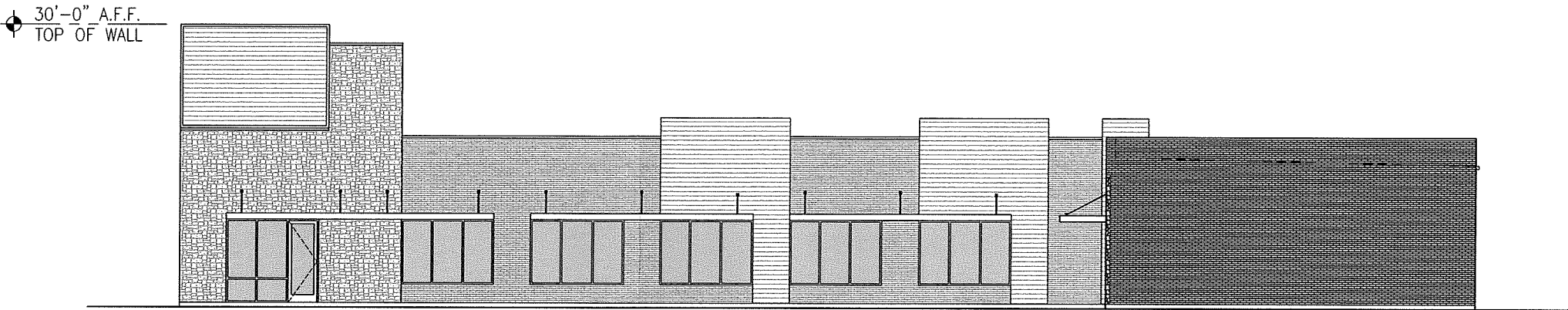
GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY HELVEY-WAGNER SURVEYING, INC., 222 WEST MAIN STREET, DENISON, TEXAS 75020 (903.463.6191).
2. PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE CITY OF SHERMAN'S REGULATIONS. FIRE LANE SHOWN SHADED.
3. LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF SHERMAN LANDSCAPING STANDARDS.
4. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.

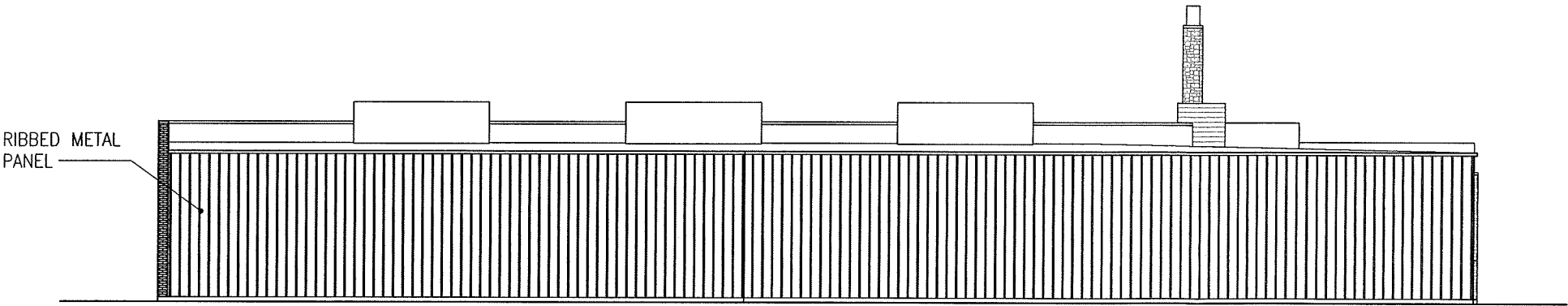
5000



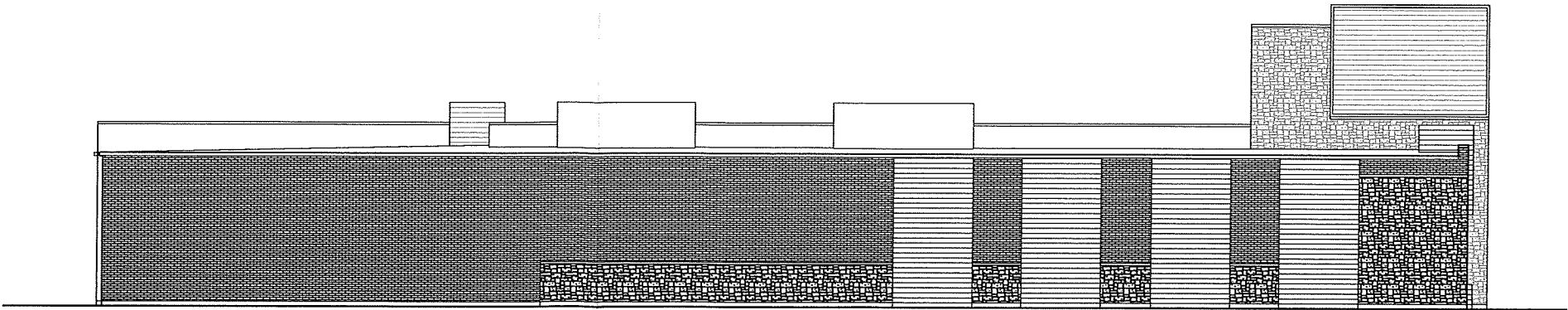
1 WEST (TEXOMA PKWY) ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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



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

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

NO.	REVISIONS DESCRIPTION	DATE

Texoma Center
A New Retail Strip Center
2205 Texoma Parkway, Sherman, Texas

PROJECT NUMBER
1915
DATE
04.25.19
SHEET NUMBER
SP-2

exterior elevations



STAFF REVIEW LETTER

May 13, 2019

Naser Yacoub
430 Buckingham Road, Apt. 2026
Richardson, TX 75081

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

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

Dear Applicants,

The request for site plan approval for Texoma Center, a Retail Strip Center in a C-2 (General Commercial) District for the property located at 2205 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. The trash dumpster will need to be located inside the main building area.
6. The number of parking spaces shall be determined by use.
7. A parking space is considered to be 9' x 20'.
8. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way (North, South and West)
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 foot-candles over ambient light.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Replat of the property is required.
14. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
15. Only one (1) drive approach off Texoma Parkway will be permitted. Coordinate with City of Sherman Engineering Department.
16. Privately owned and maintained detention in accordance with City criteria is required.

17. The location of trash receptors must be approved by Public Works Department.
18. Parking will be permitted on private property only. No parking on Texoma Parkway will be permitted.
19. Water meters not permitted within paving.
20. Franchise utility power poles not permitted within drive approach.
21. Structures will not be permitted within easements.
22. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.

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

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

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

Respectfully,



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

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

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



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

16.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1022 NORTHEAST FM 1417

The request of Sammy Dolezalek (Owner), Brown Lewisville Railroad Family Trust, LP (Prospective Buyer), Trey Brown and Drue Bynum (Representatives), Big City Crushed Concrete (Tenant), David Fite Surveying (Surveyor) and GSO Architects (Architect) concerning the property located at 1022 Northeast FM 1417, being 19.980 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a concrete recycling facility in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 1022 Northeast FM 1417 between U.S. Highway 82 and the railroad tracks. The property is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District. The owners would like to open Big City Crushed Concrete, a concrete recycling facility. Big City Crushed Concrete has been recycling for over thirty years in Texas and recycling for the City of Sherman for over six years. The facility would receive loads of concrete free of charge from contractors, cities, and the public. The materials would be reprocessed, reinforcing steel removed and stockpiled for sale to projects within the region. The recycling operation is governed by the Texas Commission on Environmental Quality.

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Sammy Dolezalek (Owner)
Brown Lewisville Railroad Family Trust, LP (Prospective Buyer)
Trey Brown and Drue Bynum (Representatives)
Big City Crushed Concrete (Tenant)
David Fite Surveying (Surveyor)
GSO Architects (Architect)

Master Plan Designation:

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

Number of notices mailed:

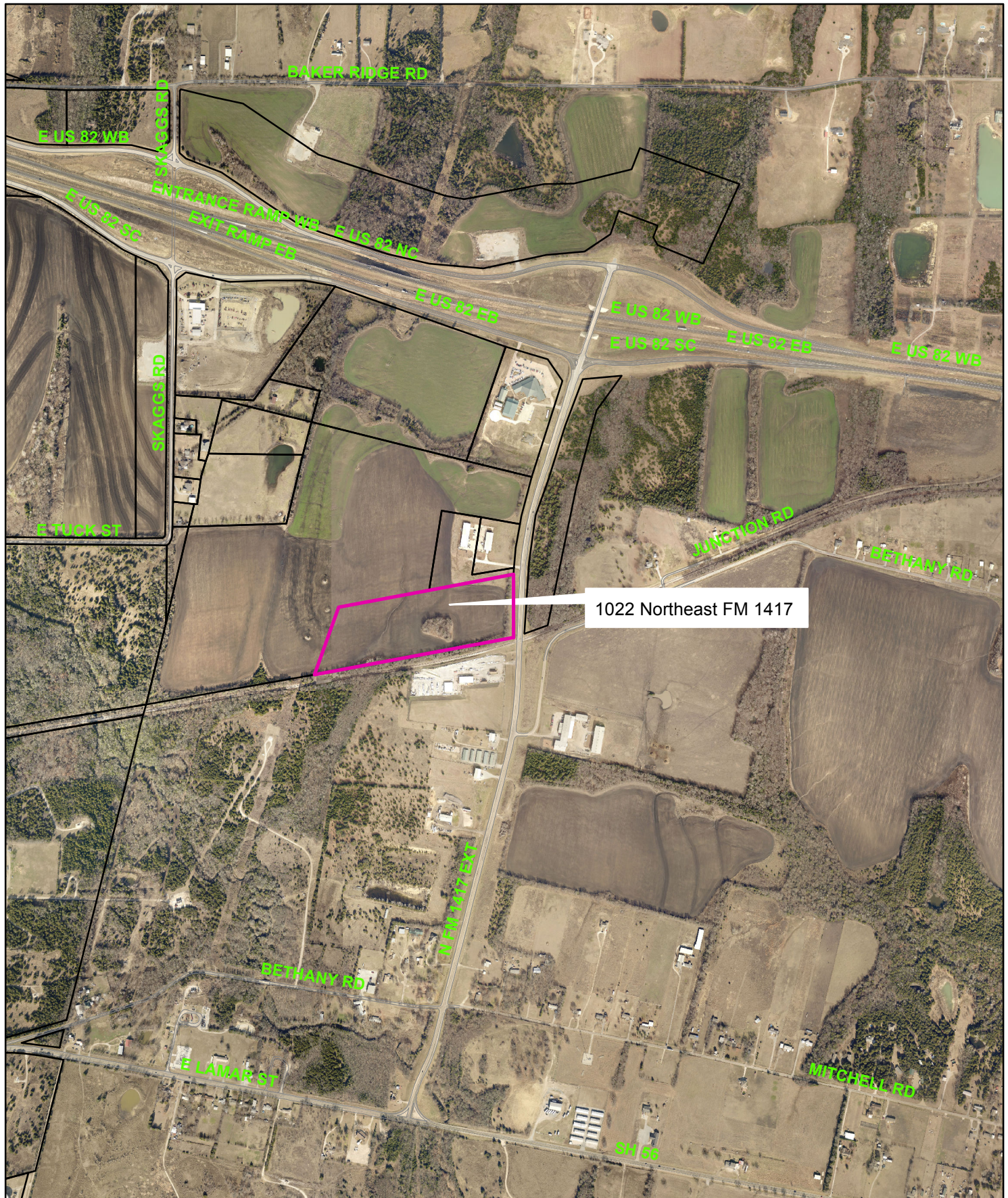
2

Objections Received:

2

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Staff Review Letter
Letter from Grayson Bible Baptist Church
Letter RJ Spencer Investments LLC



1022 Northeast FM 1417



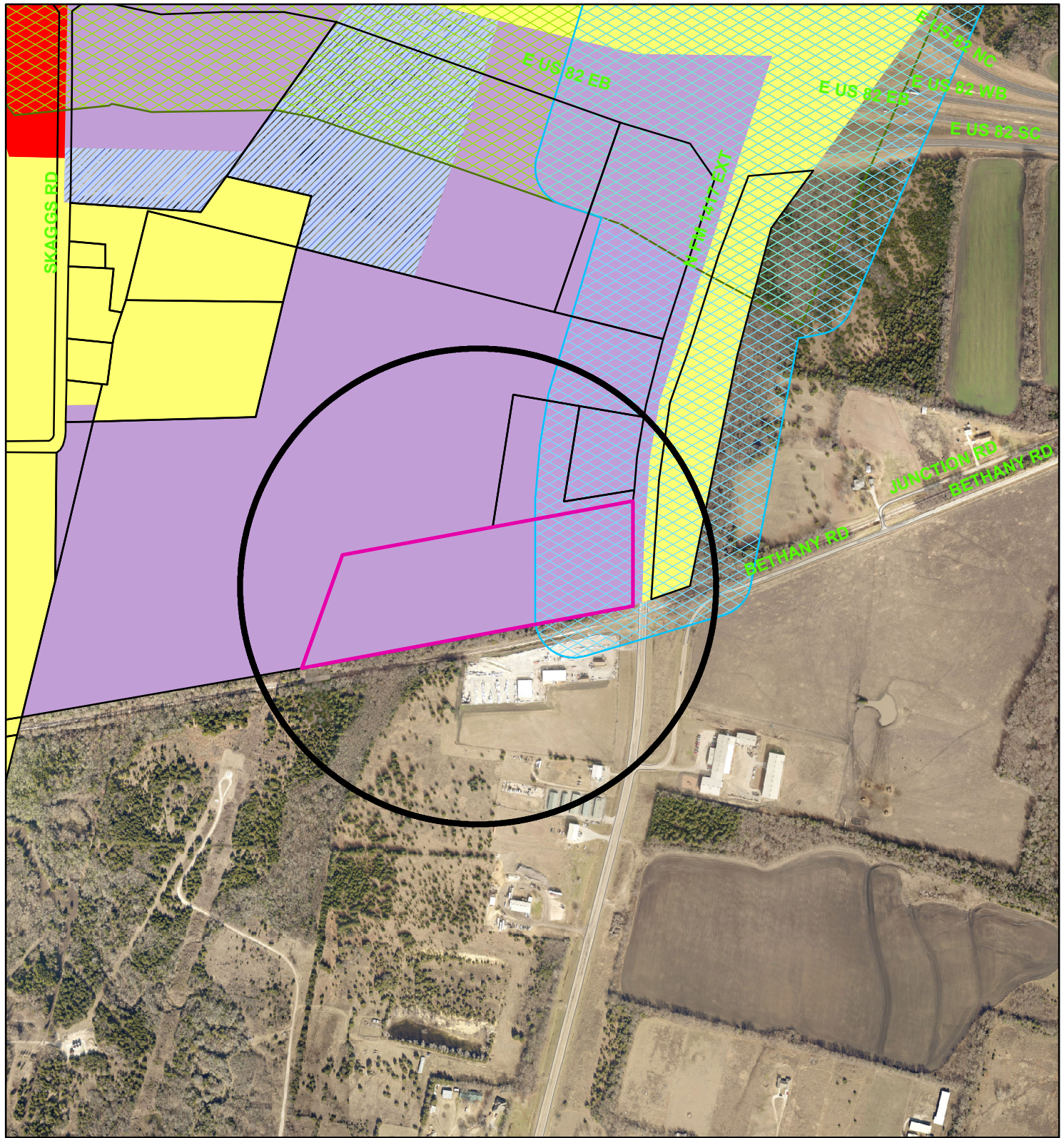
1022 Northeast FM 1417



NOT TO SCALE

1 in = 1,103 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1022 Northeast FM 1417

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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



NOT TO SCALE

1 in = 700 ft

1022 Northeast FM 1417





Big City Crushed Concrete

www.werockdallas.com

PO Box 29816

Dallas, Texas 75229

972-243-5820

City of Sherman Development Services

April 25, 2019

Re: Requested Zoning Change

By: BLRRFF, L.P. for tenant Big City Crushed Concrete

¹⁰²²
1102 N.E. FM 1417, Sherman Texas

Officials,

Big City Crushed Concrete requests a zoning change for the twenty acre site located at ¹⁰²²1102 N.E. FM 1417 from Agriculture to a Specific Use Permit for concrete recycling.

Waste concrete and asphalt are generated, within the region, by municipal, highway department, and private construction projects. This waste stream material was dumped in ditches or landfills for decades. Now the recycling of these materials can reduce illegal dumping and unnecessary landfilling, and encourage the legal processing of these materials into TXDOT specification aggregate products.

Big City Crushed Concrete has been recycling for over thirty years in Texas and has been recycling for the City of Sherman for over six years.

This facility would receive loads of concrete free of charge from contractors, cities, and the public. The materials would be reprocessed, reinforcing steel removed, and stockpiled for sale to projects within the region.

The recycling operation is governed by the Texas Commission on Environmental Quality, and that agency assures compliance of all proposed operations.

Thank you for your consideration of this new recycling facility.

Sincerely,

Mason C. Brown III (Trey), V.P.

Big City Crushed Concrete

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Aaron Burleson Survey, Abstract No. 61, Grayson County, Texas, and being known as that tract of land described in a Deed to Sammy Dolezalek as recorded in Volume 4178, Page 464 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for corner at the intersection of the West line of F.M. Highway No. 1417 and the North line of the Texas & Pacific Railroad at the Southeast corner of said Dolezalek tract;

THENCE in a Westerly direction with a curve to the right in the North line of said railroad, having a radius of 5725.80 feet, a central angle of 07 deg. 22 min 59 sec., a chord of S. 76 deg. 49 min. 41 sec. W. a distance of 737.31 feet and an arc length of 737.82 feet to a point for corner at the end of said curve;

THENCE S. 80 deg. 28 min. 07 sec. W. with the North line of said railroad, a distance of 993.30 feet to a 1/2" iron rod found for corner at the Southwest corner of said Dolezalek tract;

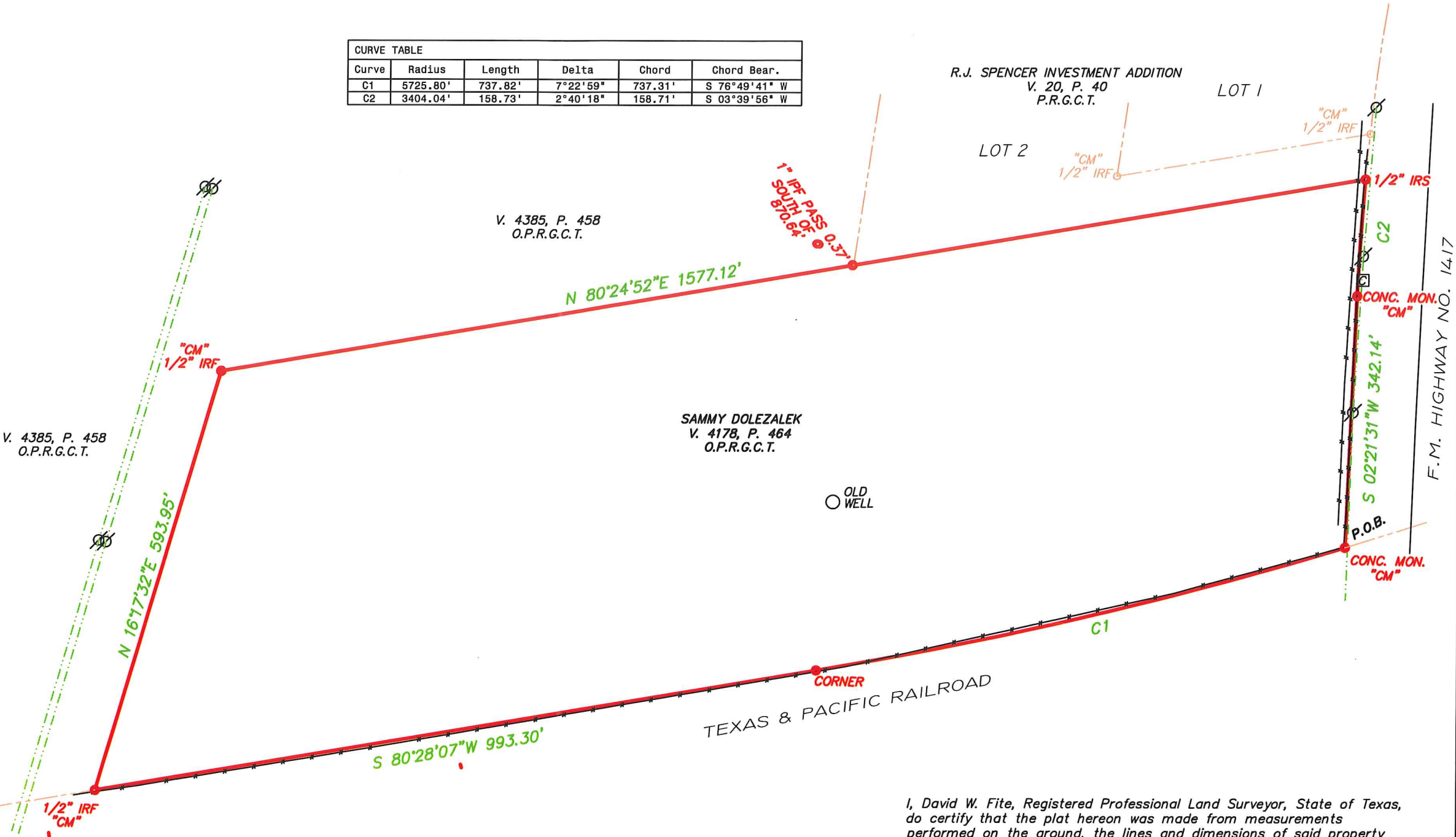
THENCE N. 16 deg. 17 min. 32 sec. E. with the West line of said Dolezalek tract, a distance of 593.95 feet to a 1/2" iron rod found for corner in a field at the Northwest corner of said Dolezalek tract;

THENCE N. 80 deg. 24 min. 52 sec. E. with the North line of said Dolezalek tract, passing 0.37 feet south of a 1" pipe at a distance of 870.64 feet and continuing for a total distance of 1577.12 feet to a 1/2" iron rod set for corner in a non-tangent curve to the left in the West line of said highway and being the Northeast corner of said Dolezalek tract, from said point a 60d nail found bears N. 69 deg. 47 min. 12 sec. W. a distance of 1.37 feet, a 1/2" iron found bears N. 21 deg. 45 min. 44 sec. W. a distance of 4.25 feet and another 1/2" iron rod found at the Southeast corner of Lot 1, of the R.J. Spencer Investment Addition recorded in Vol. 20, Pg. 40 of the P.R.G.C.T., bears N. 05 deg. 35 min. 20 sec. E. a distance of 62.07 feet;

THENCE in a Southerly direction with said curve in the West line of said highway, having a radius of 3404.04 feet, a central angle of 02 deg. 40 min 18 sec., a chord of S. 03 deg. 39 min. 56 sec. W. a distance of 158.71 feet and an arc length of 158.73 feet to a concrete monument found for corner at the end of said curve;

THENCE S. 02 deg. 21 min. 31 sec. W. with the West line of said highway, a distance of 342.14 feet to the POINT OF BEGINNING and containing 19.980 acres of land more or less.

CURVE TABLE					
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	5725.80'	737.82'	7°22'59"	737.31'	S 76°49'41" W
C2	3404.04'	158.73'	2°40'18"	158.71'	S 03°39'56" W



LEGEND

IRS	IRON ROD SET W/CAP "FITE 5837"
IRFC	IRON ROD FOUND W/CAP
IRF	IRON ROD FOUND
"CM"	CONTROL MONUMENT
Ø	POWER POLE
●	LIGHT POLE
⊕	ANCHOR
▼	ELEC. METER
⬢	GAS METER
⊗	WATER METER
⊙	WATER VALVE
⊕	FIRE HYDRANT
⊕	TELEPHONE PEDESTAL
⊕	CABLE PEDESTAL
⊕	SUBSURFACE UTILITY BOX
⊕	ELECTRIC TRANSFORMER

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 1902-23VA, Effective Date March 1, 2019.
- 3) The following documents DO AFFECT this tract: V. 2810, P. 450.
- 4) The following easements DO NOT AFFECT this tract: V. 1528, P. 246

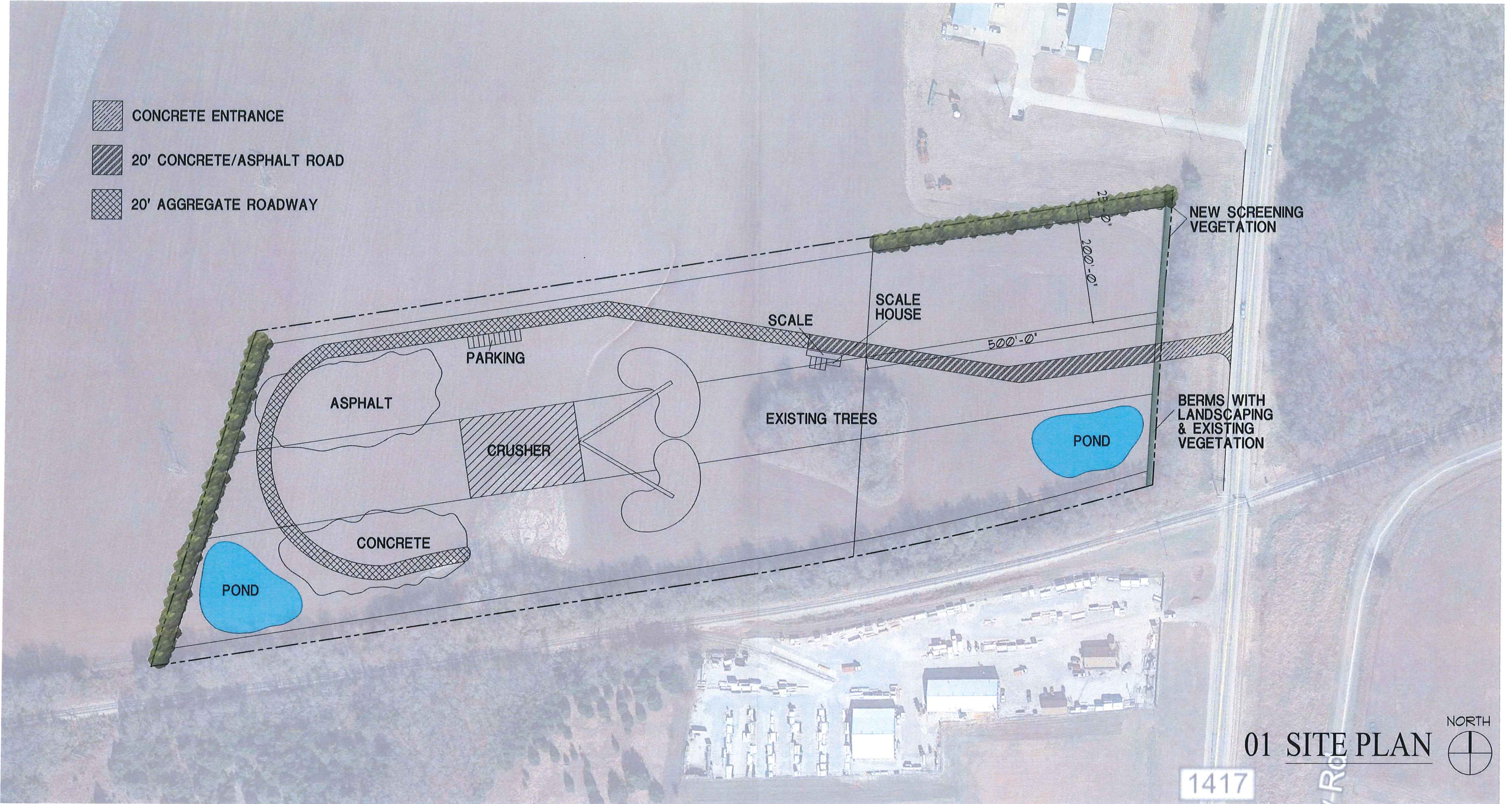
I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 160'
JOB NO. DF190137
DRAWN: D.W.F.
DATE: 4-11-2019
GF NO. 1902-23VA
CHECK: D.W.F.
3480 COUNTY ROAD 3307
GREENVILLE, TX 75402
PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@wildblue.net





DALLAS, TX 972.385.9651
www.GSOarchitects.com
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METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

1022
~~1102~~ NE FM 1417

SHERMAN, TEXAS
BIG CITY CRUSHED CONCRETE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO: 19-027
ISSUE DATE: 4/11/2019
SCALE: AS NOTED

STAFF REVIEW LETTER

May 13, 2019

Sammy Dolezalek
7527 FM 901
Whitesboro, TX 76273

David Fite Surveying
3480 CR 3307
Greenville, TX 75402

Brown Lewisville Railroad Family Trust
Trey Brown & Drue Bynum
PO Box 29615
Dallas, TX 75229

GSO Architects
5310 Harvest Hill Rd.
Dallas, TX 75230

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a concrete recycling facility in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District for the property located at 1022 Northeast FM 1417 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the M-1 (Light Manufacturing) District, the O-1.1 (FM 1417 Overlay) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into FM 1417 right-of-way.
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. Violations of the conditions of the SUP will terminate the Specific Use Permit.
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. Platting of the property is required.
12. Additional ROW will be required upon platting per the Grayson County 2040 Thoroughfare Plan.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department. Only one (1) drive approach will be permitted off FM 1417.
14. Water to be provided by Pink Hill Water Supply or City of Sherman water must be extended to serve the development. Confirm availability of water from Pink Hill Water Supply.
15. City sewer is not available to this site. On-site sewage facilities required to serve the development.

16. Privately owned and maintained detention in accordance to City criteria is required as the site develops. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
17. The location of trash receptors must be approved by the Public Works Department.
18. Verify fire lane requirements with Fire Marshall. 24' Fire lane with turn around required.

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

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

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

Respectfully,



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

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

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



RECEIVED
MAY 13 2019

City of Sherman Planning
and Zoning Board
P.O. Box 1106
Sherman, TX 75091

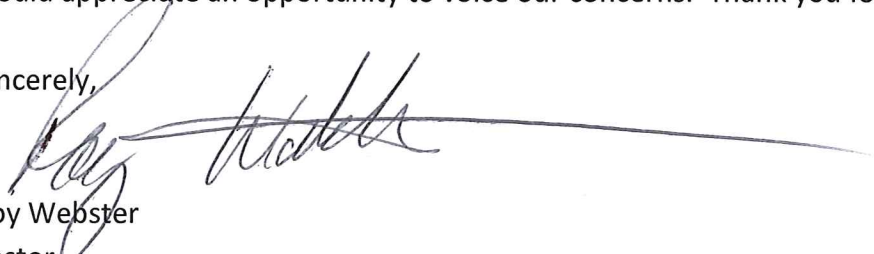
Dear Mr. Shadden,

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

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

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

Sincerely,


Roy Webster
Pastor



Developmental Services

May 3, 2019

RJ Spencer Investments LLC
2107 Joni Circle
Sherman, TX 75092

RECEIVED

MAY 15 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 21, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sammy Dolezalek (Owner), Brown Lewisville Railroad Family Trust, LP (Prospective Buyer), Trey Brown and Drue Bynum (Representatives), Big City Crushed Concrete (Tenant), David Fite Surveying (Surveyor) and GSO Architects (Architect) concerning the property located at 1022 Northeast FM 1417, being 19.980 acres in the Aaron Burleson Survey, Abstract No. 61

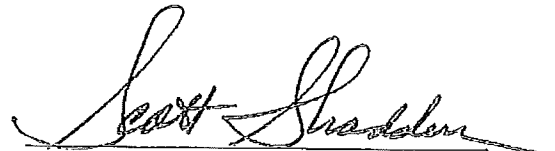
The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow concrete recycling in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

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

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



Secretary, Planning & Zoning Board

We have many concerns regarding this request, and will be in attendance at the public hearing on 052419.

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



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

17.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1330 W. TAYLOR STREET

The request of Charles E. Anderson (Owner) and Travis Baca (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Charles E. Anderson (Owner)

Travis Baca (Applicant)

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:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

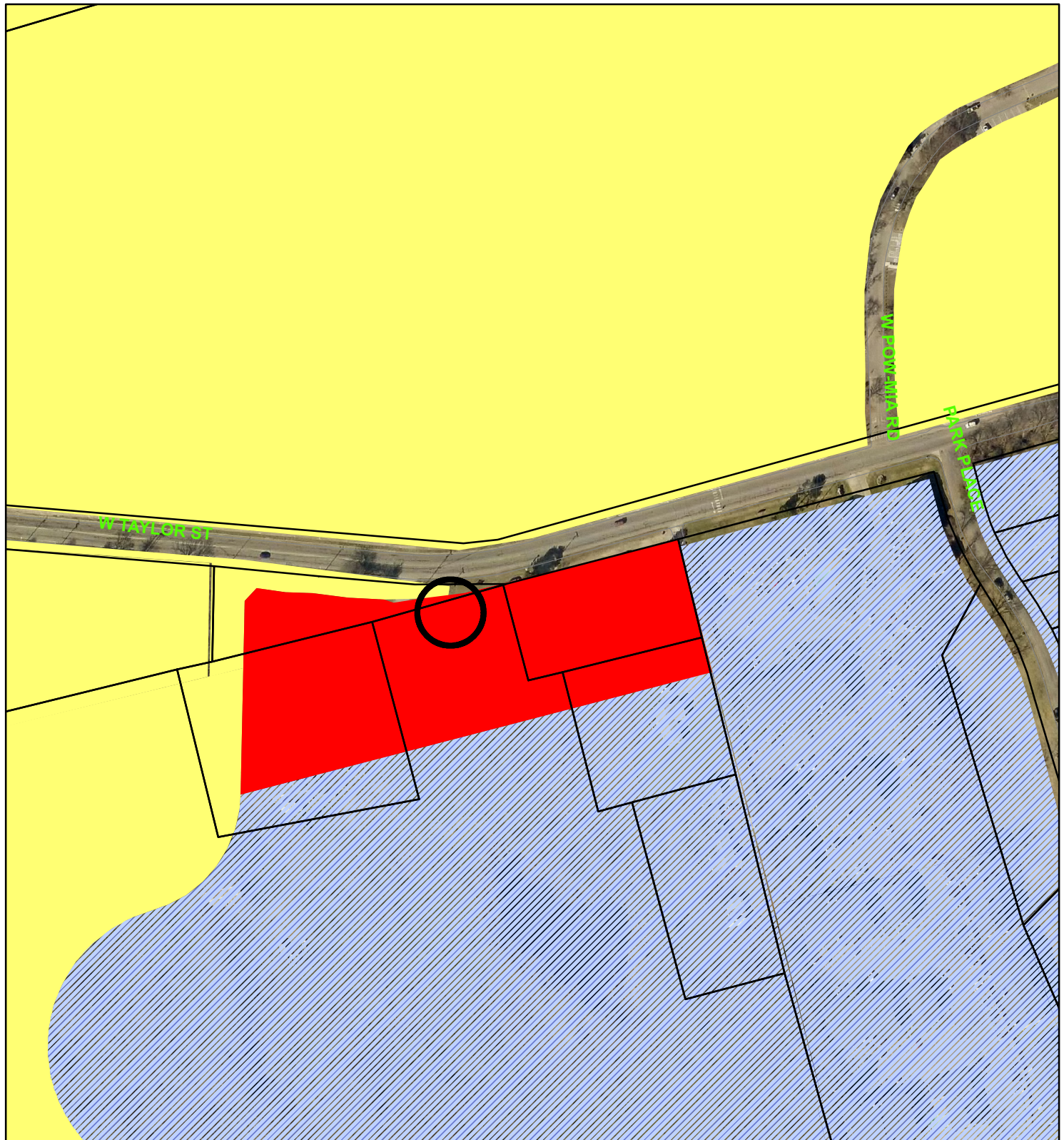
1330 W. Taylor Street



NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1330 W. Taylor Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

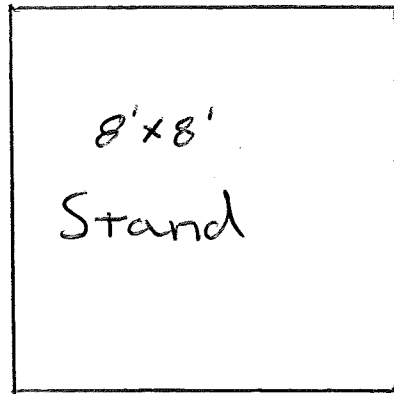
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

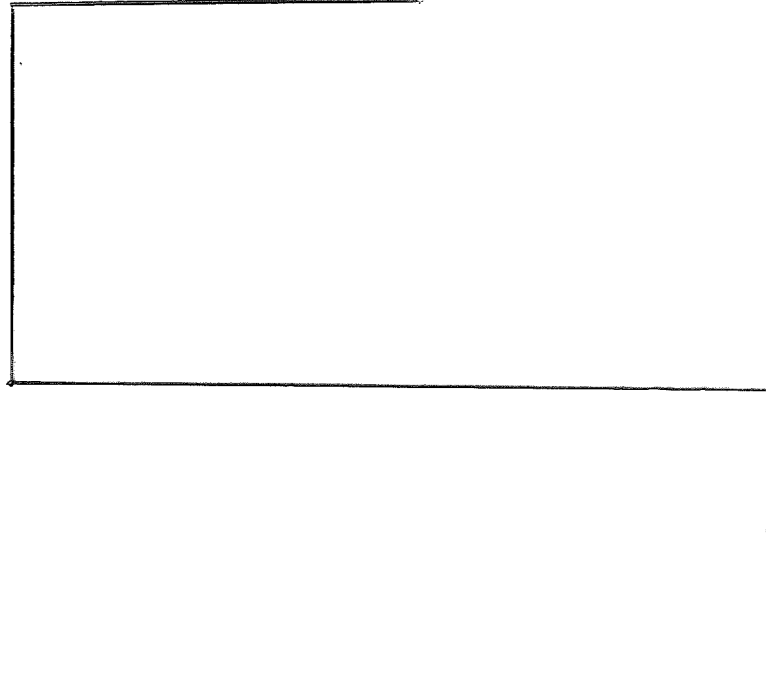
City of Sherman, Texas
Developmental Services Department

1330 West Taylor Street





parking





STAFF REVIEW LETTER

May 13, 2019

Eddie Anderson
1300 W. Taylor
Sherman, TX 75092

Travis Baca
1408 Hazlewood Rd.
Sherman, TX 75092

Dear Applicants,

The request for a (Renewal) Temporary Use Permit to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District for the property located at 1330 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District must be followed.
2. Area must be kept neat and clean at all times; no outside storage allowed.
3. Must comply with all Grayson County Health Department requirements.
4. If ice is stored in containers outside of the building, the container must be kept locked at all times.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Parking will be permitted on private property only.
7. Parking will be permitted on improved surfaces only (concrete or asphalt).

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 05/21/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1316 NORTH HOPSON STREET

The request of Joe Smith (Owner) and Texoma Country Pools and Spas (Contractor) concerning the property located at 1316 North Hopson Street, being all of Lot 5 and the north 35' of Lot 6 of Randolph-Fairview Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 14' side street setback along Belden Street for an in-ground swimming pool in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 1316 North Hopson Street, the southwest corner of Hopson and Belden Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct an inground swimming pool, 14 foot from the Belden Street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Joe Smith (Owner)

Texoma Country Living Pools (Contractor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Staff Review Letter

Letter from Lawrence & Phyllis Davis

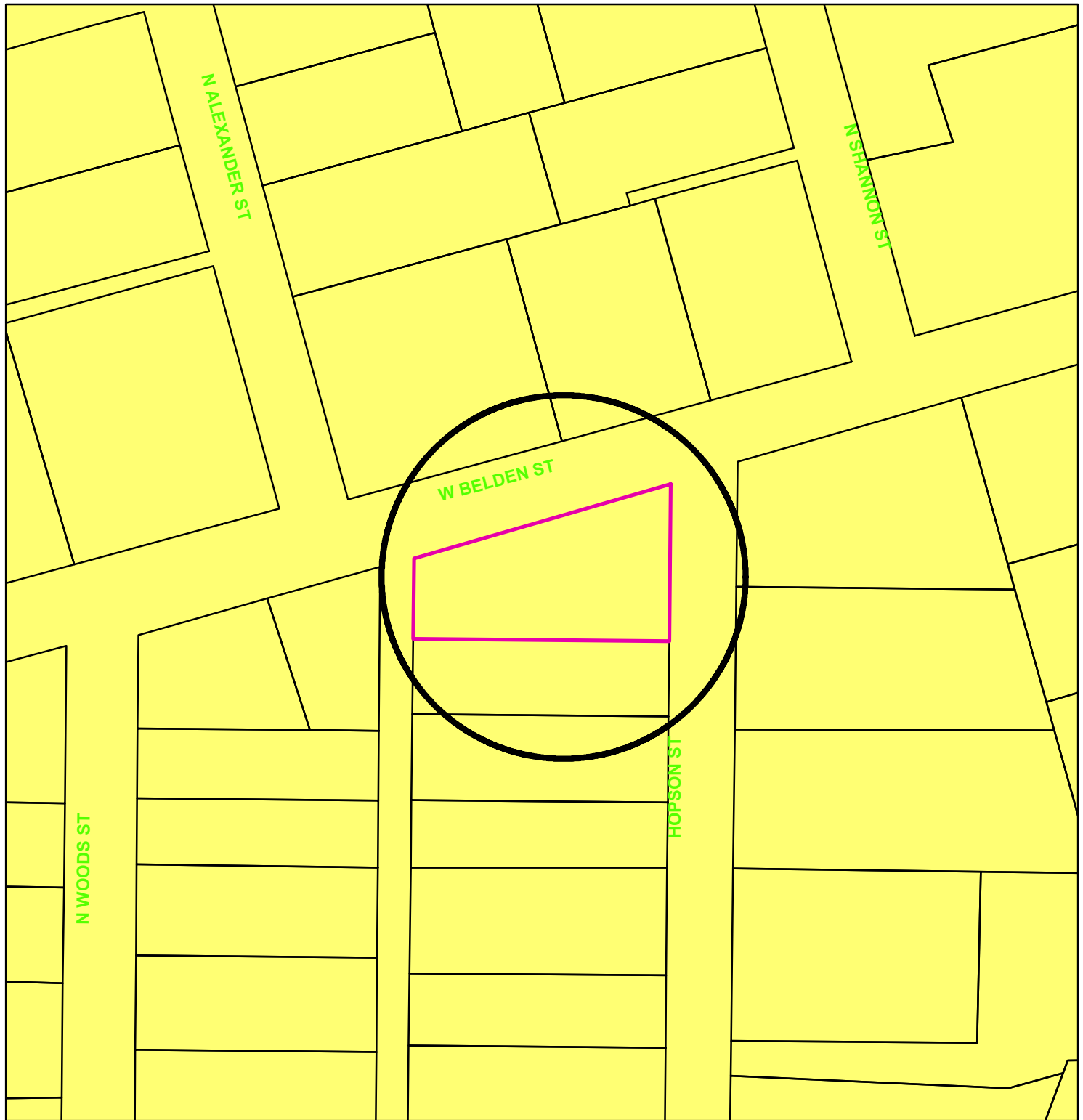


1316 N. Hopson Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1316 N. Hopson 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
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- SF-1 Single Family Residential District



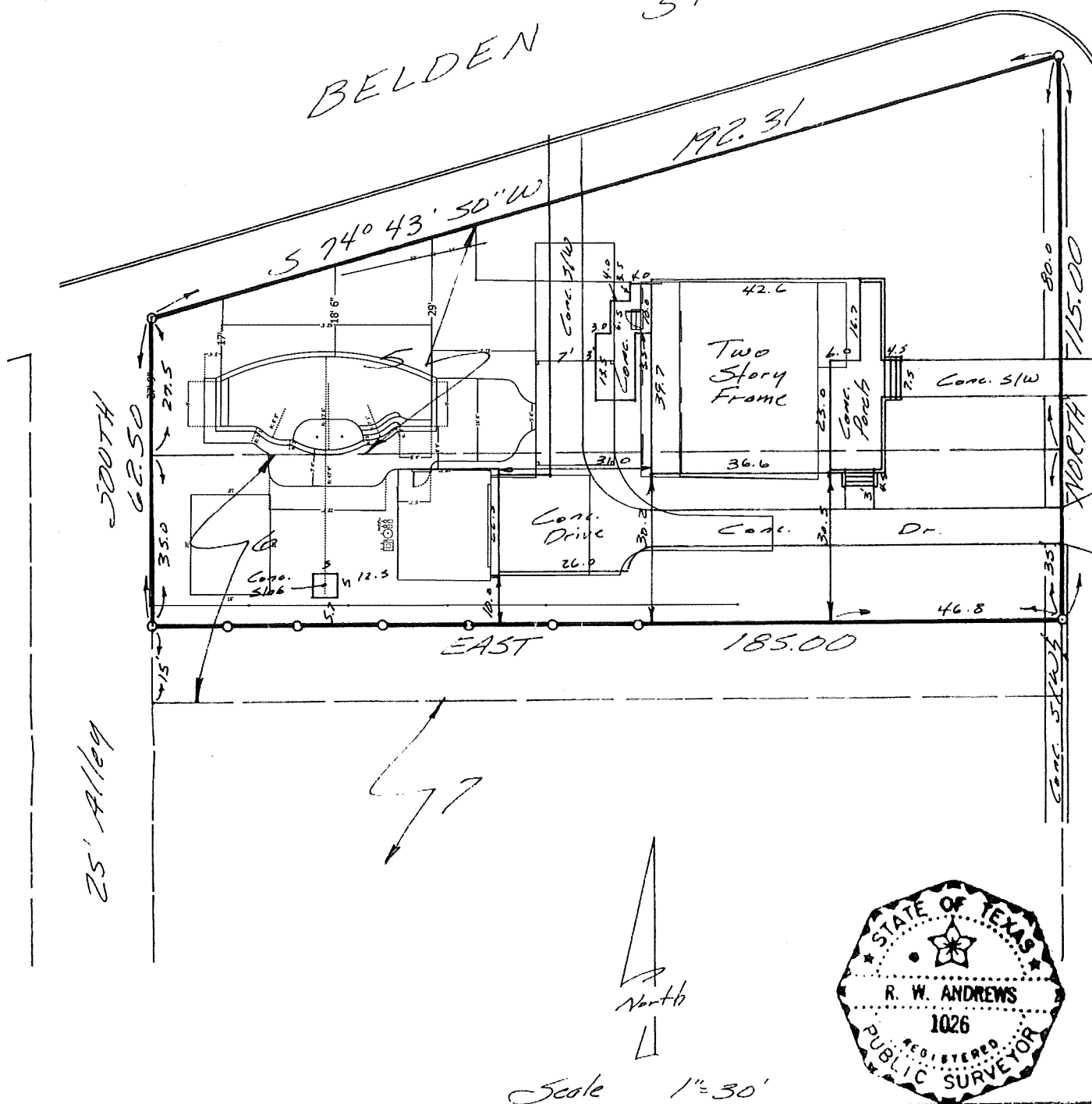
1316 North Hopson Street



Scale: $1/30'' = 1 \text{ ft}$

21
Thursday

BELDEN ST.



OWNER

RICHARD E. MYOTT

STAFF REVIEW LETTER

May 13, 2019

Joe Smith
1316 N. Hopson
Sherman, TX 75092

Texoma Country Pools and Spas
3811 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 14' side street setback along Belden Street for an in-ground swimming pool in lieu of the required 25' in an R-1 (One Family Residential) District or the property located at 1316 North Hopson Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 21, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. A minimum 4' fence with a self-locking gate is required surrounding the swimming pool.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. 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.

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

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

Respectfully,



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

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

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

May 3, 2019

Lawrence & Phyllis Davis
325 W. Belden
Sherman, TX 75092

RECEIVED

MAY 09 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 21, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Joe Smith (Owner) and Texoma Country Pools and Spas (Contractor) concerning the property located at 1316 North Hopson Street, being all of Lot 5 and the north 35' of Lot 6 of Randolph-Fairview Addition

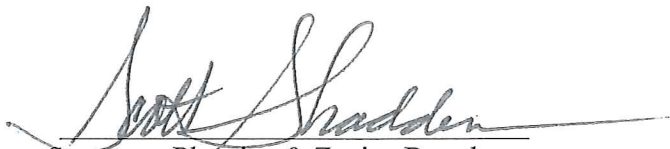
The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 14' side street setback along Belden Street for an in-ground swimming pool in lieu of the required 25' in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

We approve of the variance.

Lawrence Davis

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



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

20.

Meeting Date: 05/21/2019

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

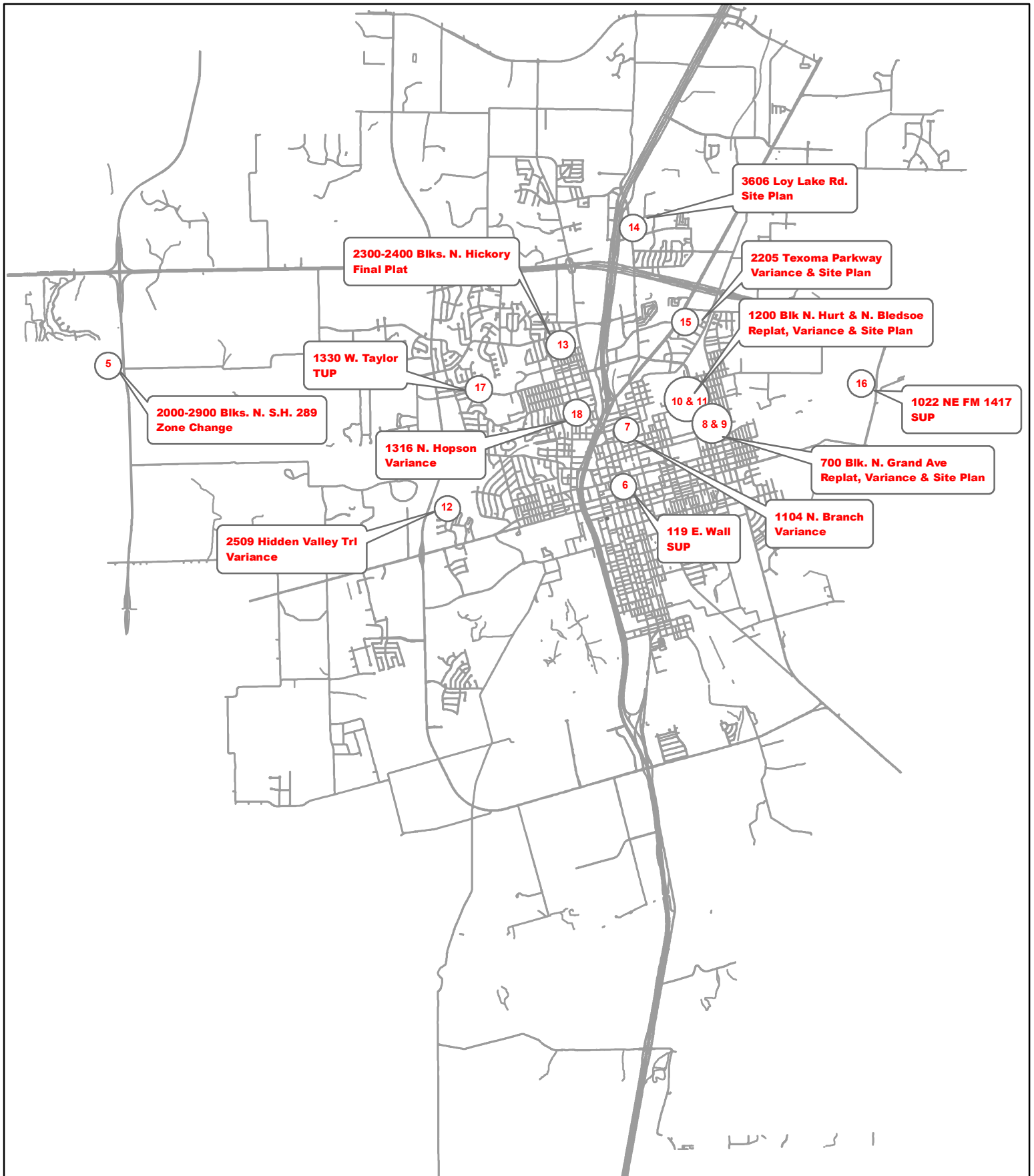
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting May 21, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet