

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 19, 2020 at 5:00 P.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 MARCH 17, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 9, 15, 18, 19, 20, 21 & 23)**
5. **910 GAMBEL DRIVE**
The request of Riverside East Homebuilders (Owners), Coleen Gray-Turner (Representative) and No. 10 Design Group. (Surveyor) concerning the property located at 910 Gambel Drive, being Lot 3, Block A, Quail Run, Phase 1, as follows:
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a model home for a period of one year in an R-1 (One Family Residential) District.
6. **2207 GALLAGHER DRIVE**
The request of David Pierce (Owner) concerning the property at 2207 Gallagher Drive, being a part of Lots 12-15, Block 2, Redick Addition, containing 1.57 acres, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Taxidermy Studio in a C-2 (General Commercial) District.
7. *** 3200 EAST U.S. HIGHWAY 75**
The request of Hearrell Enterprises, Inc. (Owners), Curate Studios (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property at 3200 East U.S. Highway 75, being 1.812 acres in the Flemming Jennings Survey, Abstract No. 638, as follows:
Planning and Zoning Commission
Site plan approval for Family of Faith Church.

8. **4114 TEXOMA PARKWAY**
The request of LCA Properties, LLC (Owners), Todd Kofsky (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4114 Texoma Parkway, being 0.499 acres in the W. F. Patterson Survey, Abstract No. 969, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile repair including transmission, performance tuning, engine repair, brakes, steering, suspension, oil change and alignments in a C-2 (General Commercial) District.
9. *** 1901 SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Nascoga Federal Credit Union (Owners), 4U Credit Union (Tenant), EIKON Consulting Group (Civil Engineer/Architect), Robert Stengele, PE (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property at 1901 South FM 1417 (Heritage Parkway), being Lot 7R, Block 1, Park Plaza Addition, Replat Lots 6 & 7, as follows:
Planning and Zoning Commission
Site Plan approval for 4U Credit Union with Drive Thru.
10. **1300 SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Wyldewood Homes (Owners), Tim Pike (Representative), David Vilbig, Vilbig and Associates (Civil Engineer) and Amazing Construction (Architect) concerning the property located at 1300 South FM 1417 (Heritage Parkway), being Lots 2-6, Block 6, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows:
Board of Adjustments
Exception, variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (13) to allow an 11.2' masonry fence surrounding a mini-warehouse facility in lieu of the allowed 8' in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
11. **1201 SOUTH MONTGOMERY STREET**
The request of Ulises A. Henriquez Lopez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1201 South Montgomery Street, being the west 89.2 feet of Lot 1, Block 6, Jones & Wainrights Addition, as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.
Board of Adjustments
Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow an existing nonconforming structure located on the side street property line in lieu of the required 10' and 1.2' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District.
12. **914 SONGBIRD LANE**
The request of Westar Home Builders LLC (Owners), Highland Homes (Prospective Buyer) and Cody Rutledge (Representative) concerning the property located at 914 Songbird Lane, being Lot 17, Block 14 of the Preserve Addition, Phase II, as follows:
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection

(4) to allow a model home for a period of one year in an R-1 (One Family Residential) District.

13. **329 WEST TENNESSEE STREET**

The request of Carl Bussey (Owner), Shearer Design & Associates (Representative) and Rhodes Surveying (Surveyor) concerning the property at 329 West Tennessee Street, being part of Lot 4 and all of Lot 5, Block D, Ed Moore's Fairground Addition, as follows:

Planning and Zoning Commission

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

14. **5901 SOUTH U.S. HIGHWAY 75**

The request of Mayfield McCraw (Owner) and Sam Hosch, Zachry Corporation (Applicant) concerning the property located at 5901 South U.S. Highway 75, being 35 acres in the John Chronister Survey, Abstract No. 248, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District.

15. *** 2103 WEST HOUSTON STREET**

The request of G&S Investing, LLC (Owners), Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Rauhaus Freedenfeld & Associates (Architect) concerning the property at 2103 West Houston Street, being 1.013 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for Lange Veterinary Hospital.

16. **729 BLANTON DRIVE**

The request of Denise Evans and Brianna Chapin (Owners) and Tim Pike, Wyldewood Homes (Representative) concerning the property located at 729 Blanton Drive, being Lot 1, Block 1, Sunset Crossing, as follows;

Board of Adjustments

Exception and Variance approval under Ordinance No. 2280, Section 7, Subsections (5)(a) and (13) to allow a 3' setback from the Washington Street property line for a 6' fence in lieu of the required 25' in an R-1 (One Family Residential) District.

17. **4032 BELMONT BOULEVARD**

The request of Wyldewood Homes (Owners) and Tim Pike (Representative) concerning the property located at 4032 Belmont Boulevard, being Lot 1, Block 3, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows;

Board of Adjustments

Exception and Variance approval under Ordinance No. 2280, Section 7, Subsections (13)(h) to allow a 2' setback from the Ascot Avenue property line for a 6' privacy fence in lieu of the required 25' in an R-1 (One Family Residential) District.

18. * **1410 SOUTH CROCKETT STREET**
The request of Rodger Rawlins (Owner), Richard Rawlins (Applicant) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1410 South Crockett Street, being 0.373 acres in the Sam Blagg Survey, Abstract No. 56, also being Lot 2, Block 6, B.H. Moore Heirs Addition, as follows:
Planning and Zoning Commission
Replat approval of Rawlins Addition, a Replat of part of Lot 2, Block 6, B. H. Moore Heirs Addition.
19. * **405 & 415 SOUTH DEWEY AVENUE**
The request of Ty and Saira Osmani (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 405 and 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Final Plat approval of Osmani Addition.
20. * **415 SOUTH DEWEY AVENUE**
The request of Ty and Saira Osmani (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 405 and 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Site plan approval for an addition to the Convenience Store/Fueling Station.
21. * **5800 BLOCK NORTH U.S. HIGHWAY 75**
The request of TJ Thomason Enterprises, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 5800 block North U.S. Highway 75, being Lots 1 & 2, Block 1, Thomason Addition, as follows:
Planning and Zoning Commission
Replat approval of Thomason Addition.
22. **1201, 1203 & 1205 SOUTH FIRST STREET**
The request of Tobar Properties (Owner), NTS Designs, Nathan Gray (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the properties at 1201, 1203 and 1205 South First Street, being Lots 6R, 7R and 8R, Block 4 of the Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow three duplexes in an R-1 (One-Family Residential) District.
23. * **2408 NORTH TRAVIS STREET**
The request of Shane Brem (Owner), Texoma Roofing (Tenant) and Clint Buttrill (Representative) concerning the property at 2408 North Travis Street, being 1 acre in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Site plan approval for an accessory building for Texoma Roofing.
24. **ADJOURNMENT**

25. **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 14, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of May, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 05/19/2020

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

Issue:

**APPROVE MINUTES OF THE REGULAR MARCH 17, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

March 17, 2020 Draft Minutes

STATE OF TEXAS

§

March 17, 2020

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 17, 2020.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 18, 2020 regular meeting and the February 26, 2020 Training Workshop. Motion by Commission Member Wood to approve the Minutes as written. Second by Vice-Chairman Elliott. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CITIZEN'S REQUESTS

Chairman Mahone asked if there were any citizen's request to address the board on any of the items on the agenda other than the public hearing items.

CITIZEN'S REQUEST

CONSENT AGENDA (ITEMS 8, 12, 13 & 14)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF STONE CASTLE INVESTORS, LLC (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 515 BETHANY ROAD, BEING 2.301 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, ALSO BEING ALL OF LOT 5 OF BETHANY ROAD ESTATE NO. II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BETHANY ROAD ESTATES, NO. II LOTS 5R-1 & 5R-2 IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 515 Bethany Road in northeast Sherman in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to replat the property into two 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 GEORGE HANCOCK (OWNER), PLAIN AND SIMPLE INVESTMENTS, LLC (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1493 FM 697, BEING 11 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HANCOCK RANCH IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 1493 FM 697 in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two 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.

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KIRK AND KARL ALLEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 10.25 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF POST OAK PLACE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

REPLAT BETHANY
ROAD ESTATES, NO
II, LOTS 5R-1 & 5R-2
(ETJ)
515 BETHANY RD.
(STONE CASTLE
INVESTORS, LLC)

FINAL PLAT –
HANCOCK RANCH
(ETJ)
1493 FM 697
(GEORGE
HANCOCK)

PRELIMINARY &
FINAL PLAT – POST
OAK PLACE (ETJ)
300-400 BLKS. E.
SHERMAN ST.
(KIRK & KARL
ALLEN)

The property is located in the 300-400 blocks of East Sherman Street in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into fifty-one 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 TOBAR PROPERTIES LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2701 DRIPPING SPRINGS ROAD, BEING 0.817 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT NO. 503, ALSO BEING ALL OF LOT 6, BLOCK 31, HILLTOP ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 6, BLOCK 31, HILLTOP ESTATES.

REPLAT LOT 6,
BLOCK 31, HILLTOP
ESTATES
2701 DRIPPING
SPRINGS ROAD
(TOBAR
PROPERTIES, LLC)

The property is located at 2701 Dripping Springs Road; the southeast corner of Dripping Springs Road and Cox Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

TEMPORARY USE PERMIT (RENEWAL)

THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

RENEW TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP RENEWAL –
SNOW CONE STAND
1802 E. HOUSTON
ST.
(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 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

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

A letter was received from Aziz UL Hassan Family LP, 18 Links Estates, Denison, TX

"I'd like to open by firmly presenting an observation over the last few years. Traffic management is increasingly becoming a concern and the locals are baring the constrains of this state, especially during school seasons. The opening of this stand will undoubtedly exploit this issue as vehicles have been seen parked on the road next to the establishment just south of the proposed property."

"Furthermore, I'd like to bring to light the vision we share for this intersection. Currently, we are executing a restructuring initiative with the goal of introducing a contagious, fresh image and a truly branded experience for our locals. In order to stimulate this behavior, we have acquired/are acquiring nearby properties to introduce upscale retail developments that we hope one day will flourish this intersection. A snow cone stand will only hinder this vision as properties tend to depreciate. I urge the good-natured people of Sherman to make the right decision."

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit Renewal to allow a snow cone stand in a C-1 (Retail Business) District located at 1802 East Houston Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF EISENHOWER TEXOMA LTD (OWNERS) AND ERINN TEAGUE, (TENANT/APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1735 TEXOMA PARKWAY, SUITE 105, BEING 5.34 ACRES IN THE J.B. MCANAIR 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 PERMANENT MAKEUP/MICRO-BLADING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP – PERMANENT
MAKEUP/MICRO-
BLADING
1735 TEXOMA
PARKWAY, STE. 105
(EISENHOWER
TEXOMA LTD)**

Erinn Teague, 4246 Highway 69, Denison, TX

Ms. Teague appeared to represent the request and answer any questions. The property is located at 1735 Texoma Parkway, Suite 105 between Broughton Street and North Grand Avenue; Big Apple Salons. The property is zoned a C-2 (General Commercial) District.

Ms. Teague explained, "I would like to offer permanent makeup and micro-blading to my clients at the salon. I have been doing hair since 2001 and recently became certified to do permanent makeup. I took the certification in Dallas; it was a three-day course. It required testing on live models; which I have done. It also required taking blood borne pathogen training and I have completed that. I plan to continue my business at this location. 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 Specific Use Permit.

ACTION TAKEN.

Motion by Commission Vice-Chairman Elliott to approve the Specific Use Permit to allow permanent makeup/micro-blading in a C-2 (General Commercial) District located at 1735 Texoma Parkway, Suite 105 subject to the Staff Review Letter and limited to Erinn Teague. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF DELMAR HILL (OWNER), CHINIQUA HILL (REPRESENTATIVE), LITTLE ZEBRA CHILD DEVELOPMENT CENTER (TENANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

Delmar & Chiniqua Hill, 1211 Blanton Drive, Sherman, TX

Mr. and Mrs. Hill appeared to represent this request and answer any questions. The property is located at 1211 Blanton Drive between Hunt and Belden Streets. The owner purchased the property in 2015 to open a licensed child care facility (Little Zebra Child Development Center) to be used for the care and educational development of young children from zero to five years of age. Hours of operation are 6 a.m. to 6 p.m., Monday through Friday. The maximum number of students are 15. They are a registered Child Care Home licensed by the Texas Department of Family and Protective Services.

SUP RENEWAL –
PRESCHOOL
LEARNING CENTER
ADDITION
1211 BLANTON DR.
(DELMAR HILL)

At the February 16, 2016, Planning and Zoning Commission

Meeting, Mr. and Mrs. Delmar Hill requested a Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District. After hearing the opposition in regard to the incompatibility of the proposed use from the neighborhood, the Planning and Zoning Commission voted 8/0 to deny the Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District at 1211 Blanton Drive.

On February 23, 2016, Mr. Hill filed an appeal of the Planning and Zoning Commission's denial of the proposed Specific Use Permit as allowed by City Code. The City Council heard the appeal at the March 21, 2016 meeting and adopted Ordinance No. 5943 to allow a daycare/preschool/educational development center effective for one year, subject to reapplication in one year and the Staff Review Letter.

They reapplied to the February 21, 2017, Planning and Zoning Commission and the request was denied 3/2. They appealed to the City Council and was approved subject to the Staff Review Letter and a three-year expiration (Ord. 6014)

Mr. Hill explained, "We are requesting approval for an ongoing Specific Use Permit for Preschool for Little Zebra's located at 1211 Blanton Drive. We are hoping to continue the Specific Use Permit without time limits. We have compiled with everything the City has asked us to do."

Appearing from the audience:

Bill Snead, 1205 Blanton Drive, Sherman, TX

Mr. Snead stated, "there is no problem with the traffic, the traffic flows freely morning and evening. Everything is perfect."

Charles Carey, 1700 W. Belden, Sherman, TX

Mr. Carey explained he is retired from the Highway Patrol Department; "I worked thirty-nine years before retiring. I have seen a lot of good and a lot of bad and too much sadness in my life. I love to see children playing and enjoying themselves. When they moved in the day care center, it was the greatest thing I saw, it's a good asset for Sherman. Mrs. Hill is a teacher herself and she does a good job with those children. She brings in things for them to see such as boats, motorcycles, fire trucks, everything she can think of and they sit in the front yard and there are three or four adults behind them; watching the kids. It is a pleasure to see the kids enjoying themselves. The kids do not get mistreated, the children love her and they both love them like they are their own kids. I live across the street and I would like them to continue the daycare."

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

Letters received:

Karen & Bert Bond, 2301 Canyon Creek Dr., Sherman, TX

"My husband and I have a 3-year-old grandson (Warren) who attends Little Zebras Pre-School at 1211 Blanton Drive. Compared to the other Sherman pre-schools that our 4 older grand children have attended this school is undoubtedly the best. I have been impressed by what Warren has learned: Respect, discipline, and good Christian values, along with all the regular school lessons. We have never had any problems with traffic or parking at the school. We support Little Zebras and hope it's allowed to remain in operation at its current location."

Bo Bond, 1208 Western Hills Dr., Sherman, TX

"My name is Bo Bond, and my youngest son Warren Bond attends the Pre-School for Little Zebras located at 1211 Blanton Dr. in Sherman. He just turned 3, and has attended the school for almost a year now. Warren absolutely loves Mrs. Hill, her staff, and all his friends at the school. It's come to my family's attention that there may be some concerns with regards to the school, its location, and possible traffic issues. I hope my input below helps you resolve any possible concerns."

"To our knowledge, there's never been a complaint against the school for street congestion or issues with traffic. The street doesn't seem to be a place for high traffic, and I've never personally witnessed any traffic congestion myself. My family lives in Western Hills, just two streets over, so we're certainly familiar with the streets in this area. Given the limited number of kids attending the school, and the fact that parents are dropping off (and picking up) their kids within a 1-2-hour window every morning and afternoon, we rarely even see another parent while dropping off (or picking up) our child. All of the teachers park their cars in the drive way, so there's no congestion there either. From what I've seen and witnessed every day, without exception, there are no traffic issues related to the Pre-School for Little Zebras."

"My wife (Andrea Bond) and I absolutely love this school and what it's done for our son (as well as other kids we know and go to church with). Little Zebras has helped Warren become more independent and accountable, even at such a young age. He's has learned to respect others in his class, respect authority, control his tone and volume with others, how to play well with others, learned what teamwork is, prays for his friends and food every day, along with all the specific curriculum that will prepare him for kindergarten. We're truly blessed to have found a spot for our child at this school. My family fully supports Mrs. Hill and her staff, and needs this school to continue teaching and preparing our child in the God fearing way that they do. It is my request that you allow this school to continue to function in the same capacity that they've always functioned, and in an even great capacity

than before if possible. My wife and I appreciate your time and attention to this letter, and look forward to many great days ahead at the Pre-School for Little Zebras.”

Kimberly Donnell, 1806 Westside Dr., Sherman, TX 75092

“As a parent of a former and future Little Zebra, I wish to express my opinion in the matter of the zoning permit for Preschool for Little Zebras at 1211 Blanton Drive, Sherman, TX 75092 up for discussion at the March 17, 2020 meeting of the Planning and Zoning Commission, The opportunities generated by the location of the school, quality of preschool education, and love felt from the director and teachers for my child are top reasons for my love of the facility. The impact the Preschool for Little Zebras made on my family will be forever cherished.”

“Due to its unique location on a quiet neighborhood street with sidewalks, students at the Preschool for Little Zebras are given opportunities to explore their surroundings in a safe, controlled environment. There are multiple child care centers in the area that are on busy streets, even highways. This makes a walk down the street to learn about the changing of the seasons, where to find address numbers on homes, or different types of transportation up close impossible. It was on these walks that my daughter learned where to find our house number and eventually learned our address. It hadn't occurred to me that my 4-year old would need to know her address, but in an emergency, it can be priceless.”

“Access to the school is a great quality of Preschool for Little Zebras. Parking is not difficult and the size of the school makes it easy to get in and out. There was always a limited number of parents arriving to pick up and drop off, so the process was always quick. I always felt my daughter was safe with the doors locked, tucked away in a quiet neighborhood where the location doesn't stand out as a child care facility.”

“The quality of education at Preschool for Little Zebras is exceptional. Opportunities to learn are in every crevice of the facility - play activities inside and outside, dancing, creating art, story-telling, and praying. My daughter came home excited to tell me about a wide range of topics, some that ended up being a learning opportunity for me. One of the most valuable lessons my entire family learned from Mrs. Hill and her staff (more like family) is how to love one another. The Little Zebras are taught from the beginning that each one of them matters and to treat each other as such. They are given the chance to greet each other, serve one another, and lead prayer as part of their rotating weekly responsibilities - behaviors that can be built upon as they grow.”

“Preschool for Little Zebras is so much more than a preschool - it feels more like an extension of home, the location, home, and director create a learning environment

unrivaled by large centers in churches or large buildings. Please allow Mrs. Hill to keep all of our Little Zebras (current and future) at the current location and continue to learn in an organic environment that feels more like home than a child care center.”

Katie Dupuis, 2810 Windsor Dr., Sherman, TX

“Our son attends The Preschool for Little Zebras. The preschool is located on Blanton Drive, a two-lane residential street in Sherman. Of all the times we have either dropped off or picked up our son, there has never been congestion preventing throughput of traffic, regardless of time of day. I, as well as the other parents whose children attend the daycare, have always been able to get in and out quickly without delay, especially since we all come at varying times. I have never witnessed nor heard of any issues with congestion and do not anticipate any in the future.”

“Any zoning changes made in regards to the school have a significant impact to many children and parents that must be acknowledged. Specifically, our son has progressed drastically in his academic and social skills since he has become a “Zebra.” He loves learning and is already beginning to read at age 3. He names his teachers and classmates individually with a loving smile on his face. And we are excited to enroll his sister in the same school later this year as a result.”

“I am so impressed at how prepared my children will be when it is time for them to enroll in Kindergarten because of the love and dedication showed by the preschool. Their contribution to this community should be supported in the years to come. Thank you for your consideration of this matter.”

David Dooley, 1727 N. Binkley, Sherman, TX

“Please continue the SUP for the Little Zebras Daycare. They really are one of the best, if not the best daycare in Sherman. They are very clean and strict about city policies. They even made me start parking the right direction in the street when picking my kid up, lol. Great establishment. Thank you for your consideration.”

Jessica Benivamonde, 2905 Cathleen Ln., Sherman, TX

“This letter is regarding the Pre-School for Little Zebras upcoming evaluation by the Planning & Zoning Committee. Pre-School for Little Zebras is an outstanding school that offers a great academic program, teaches the students good morals and most of all Mrs. Hill demonstrates love and compassion to every one of her little zebras. As a parent to a special needs child it is not easy to find someone willing to take on the responsibility of teaching your child or even trust that they will know how to handle a server meltdown.”

“In 2016 my husband and I were faced with the challenge of finding a local school that could teach an autistic child but a

phone call from Mrs. Hill changed our lives forever. She gave us hope after being declined by several schools claiming they did not feel comfortable or did not have the proper training to allow an autistic child in their classrooms. Pouring my heart out to a stranger letting all the emotions of a sad, terrified, helpless mother Mrs. Hill listened, understood and assured me that she could teach Christian (our son) since she had worked at Fred Douglas Early Childhood Center for years prior. Mrs. Hill was the answer to our prayers and will forever be a huge part of Christians life. Being Mrs. Hill's first student Christian spent a lot of one on one time with her for the first few months, but it was exactly what our nonverbal son needed. Christian quickly started reciting words and before we knew it, he was able to communicate with us again. Along with communicating he learned how to write his letter, spell his full name which is 20 letters long and could tell us all about the planets in the solar system before the age of 4. Christian graduated from Pre-School for Little Zebras last summer and is excelling as a kindergartner at Percy W Neblett Elementary School. His teachers continuously ask what school he attended before since they are amazed by how academically advanced, he is for his age."

"I hope this letter gives clarity and insight into why Pre-School for Little Zebras is much needed and deserves a permanent place in our community."

Becka Gudge, S1328 W. Woodard, Denison, TX

"Please allow Preschool for Little Zebras to continue operating at 1211 Blanton Drive in Sherman. My son has been attending this preschool for about a year and a half now and has learned so much. Mrs. Hill and her staff are amazing and really prepare the kids for Kindergarten. They provide so many amazing experiences for the kids and my son is excelling here. I drop him off every morning around 7:30 and pick him up around 4:30. There is never any traffic or congestion on the street. There may be one or 2 other parents dropping off or picking up at the same time as me, but there is always plenty of parking. I have never seen an issue with traffic flow at this location. Thank you for your consideration!"

Cicily Stone, 301 N. FM 1417 (Heritage Parkway), Sherman, TX

"I am a current employee of Pre-School for Little Zebras owned and operated by Delmar and Chiniqua Hill. I have been an employee since August 2018. I am a certified teacher certified to teach grades 4th through 8th grade. I have an alternative teaching certification and because of limited classroom experience Pre-School for Little Zebras was the only facility that extended an employment opportunity to me. I am very grateful for the opportunity the Hills have given me. My previous job was in corporate America and although a decent salary it was just a job that lacked

substance. Over the last year and a half, I absolutely love my job and see it not as a job but a career.”

“Pre-School for Little Zebras is dedicated to shaping and developing well round cultured individuals. The curriculum follows the state of Texas’ mandated preschool guidelines and one of the few facilities in the Sherman/Denison area that is a part of Texas Rising Star with a four-star rating. Each of the employees is dedicated to ensure that the two to five-year old children in our care receive the best education possible. Each employee of Pre-School for Little Zebras has obtained more than the recommended training ours mandated by the state.”

“Mr. and Mrs. Hill are dedicated to maintaining a safe environment for all the students, employees, and visitors arriving and departing from the Pre-School for Little Zebras. There is not a lot of congestion on the street, and the flow of traffic has not increased as a result of the business being in a residential area. Employees and students arrive and depart at staggered times of the day to avoid congestion. The Hills strongly encourage employees, parents, and visitors to utilize the driveway for parking, drop-offs, and pickups which limits the amount of parked cars on the street and it reduces the safety risk for all individuals.”

“This facility is a source of income for me and an opportunity for me to grow in my profession, and I hope the planning and zoning commission board takes my input into consideration. The facility is a tremendous asset to the community. Please grant the facility an ongoing permit.”

Chad & Haylea Dooley, 1027 W. Sycamore, Sherman, TX

“I am writing to inform you of how much I appreciate Preschool for Little Zebras, owned and operated by Chiniqua Hill. My twins are two and a half and have been attending Mrs. Hill's pre-school since August 2019. My twins enjoy waking up every day to go see Mrs. Hill and her enthusiastic staff. They warmly welcome them daily, and send them home with smiles and stories of their fun filled day.”

“When dropping my twins off, I always have a safe parking spot to unload them. There is not a flow of traffic with cars passing by which eases my concerns when unloading two small children. There also isn't any congestion with other parent(s) picking up their children. I have never struggled for a safe parking spot due to congestion.”

“As an educator myself, education and safety are on the forefront when it comes to raising my children. Since attending Mrs. Hill's school, my children have learned their numbers, shapes, colors, cultural songs, pledge of allegiance, character traits, and many other categories. My children are thriving in this atmosphere and are above the mainstream academic level since attending. Mrs. Hill and her staff are highly dedicated to keeping my children safe. I

feel confident leaving them with them on a daily basis. I do not feel as though there are safety issues with parking, inside, or in the backyard.”

“This is the best preschool I have seen in my eight years of education. I hope you and your staff take me seriously when I say this is the best atmosphere for my kids. I am highly satisfied with Pre-School for Little Zebras.”

Andrea Bond, Western Hills, Sherman, TX

“My name is Andrea Bond; my youngest son Warren Bond attends the Little Zebras pre-school located at 1211 Blanton Dr. Sherman. I cannot tell you enough how much this school means to us. My son Warren is the youngest of three children and the first one to attend School for Little Zebras. This is, by far, one of the greatest preschools in the area. When Warren comes home from school, you can tell he's had an awesome day. The teachers there show so much love and kindness and it shows up in the children that attend.”

“Warren has so many best friends there. At the age of 2 ½, Warren knew his ABC's, how to count to 20, and was completely potty-trained. He respects authority, has learned to control his tone and volume with others, and prays for his friends and food every day. To my knowledge, there is a waiting list to attend this school.”

“If there are concerns about the residential area, we have had absolutely no issue with traffic or parking. Parents drop off and pick up at different times. I live on Western Hills, just two blocks over, and this is not an area for high traffic.”

“I feel truly blessed to have found a spot for my child at this school. I highly recommend it to families with preschool aged children. We fully support Mrs. Hill and her staff. We need this school to continue teaching and preparing our child and other children for kindergarten. It is my request that you allow this school to continue. I appreciate your time and attention to this letter. I look forward to many great days ahead at the School for Little Zebras.”

Carolyn Spencer-Harris, 2401 Friendship Road, Sherman, TX

“This letter is addressed to the Planning and Zoning board in the City of Sherman regarding an On-Going Permit for the Little Zebras Pre School to remain at its current location of 1211 Blanton Drive, Sherman, TX.”

“My name is Carolyn Frances Spencer-Harris. I am a resident of Sherman, TX. I live at 2401 Friendship Rd. My concern today is to support the ongoing operation of this Pre-School asking the City of Sherman to allow the school to remain in the same location which is in the heart of our community, and, a location which is convenient for the families which use this facility as an educational start for their children.”

"This is a wholesome, Christian family operating this Pre School for young minds, and I know some of the children who attend this school. It would be a shame if you all were to take their privilege and convenience of the said location at 1211 Blanton Drive, Sherman, TX."

"This school offers an organized, fun and wholesome curriculum and they teach more than academics. They teach social lessons regarding life as well as academia. I don't believe any of the parents are complaining about the locale and it would be a shame to force the school to relocate."

"I anticipate you will allow them to remain in their current location. Thank you for allowing me a voice in this matter."

Erie Williams, 309 W. King, Sherman, TX

"My name is Erie Williams and my kid attends Little Zebra Preschool. This school is so amazing, my kid loves being there and the staff. My child has been enrolled over a year now and she has blossomed, my child has learned so much, she can spell her name and recite her ABC's at age 3. My child will be ready for kindergarten upon graduating from little zebras. The streets are wide enough, there's not a lot of traffic during drop off or pick up. This school means so much to the community, and my family. I'm able to go to work and not have to worry about my child. Thank you for your time and allow Mrs. Hill to continue to be a blessing to our community."

Ertha Cannon, 1209 N. Leslie Ave., Sherman, TX

"These people are outstanding members of our church. Chiniqua is an incredible singer who is a member of the women's choir, praise team and women's association. Her voice is unbelievably beautiful. When I back to Sherman, after being gone for 45 years, I returned to Greater New Hope Church which I had attended since birth. I came back to care for my mother, who died shortly thereafter. After hearing Chiniqua's soul inspiring voice, I asked her to sing at my mom's funeral, which she graciously accepted. My family members were impressed and deeply moved by her song, for which I will always be thankful. You can feel her love for God and others when she sings. She talks about the children that she cares for at the pre-school, the love they have for her and the joy she has for providing a well-rounded and nurtured experience for the kids. Delmar Hill is a respected member who is a deacon at the church. The pre-school is a vital resource for the children whose parents are busy working to provide for them. They have a place they can stay with trusted individuals and grow up safely. There can never be enough hands to help raise children, it takes a village. The amount of inconvenience it places on neighbors is outweighed by its importance to those children. This is not some wild drunken party, but small children gathering together and play in a safe environment."

Carolyn R. Guess, 714 E. Rosedale St., Sherman, TX

"I am writing you on behalf of Delmar and Chiniqua Hill. They are the owners of the "Little Zebra's Day Care." Brother and Sister Hill are good and decent people. They are teaching the children in their care valuable life lessons. They teach academics as well as social skills."

"It would be a great loss for us to lose their school. Please think positively toward them. They are genuinely trying to teach skills to the children that will help them have a positive impact in the future and in their lives."

Daphne L. Wiley,

"I am writing today as a parent that has a child that attends preschool for Little Zebras. My son Julian has shown tremendous learning skills while attending Preschool for Little Zebras for the past two years. Preschool for Little Zebras and Mrs. Hill have allowed my child to grow and learn social skills as well. Mrs. Hill and her staff are excellent with our children and they are truly cultivating and creating strong future Sherman Bearcats!! The curriculum is Texas educationally based. So, as a concerned parent for the planning and zoning committee, I ask that you take into all consideration and allow preschool for little zebras to remain open and continue to be a pillar in our community. Thank you, and the kindest regards, a proud preschool for little zebras parent."

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a Preschool Learning Center in an R-1 (One Family Residential) District at 1211 Blanton Drive subject to the Staff Review Letter and limited to Mr. and Mrs. Delmar Hill. Second by Commission Member Manley.

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

VOTING NAY: DAVIS

MOTION CARRIED

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

VARIANCE

THE REQUEST OF MICHAEL E. RAINEY (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 820 SOUTH CROCKETT STREET, BEING A PART OF BLOCK 12 OF THE HARE AND RANDOLPH ADDITION, CONTAINING 0.424 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 1' SIDE YARD SETBACK

**VARIANCE – SIDE
SETBACK
820 S. CROCKETT
(MICHAEL E.
RAINEY)**

FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 8'6" IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Michael E. Rainey, 820 S. Crockett, Sherman, TX

Mr. Rainey appeared to represent the request and answer any questions. The property is located at 820 South Crockett Street between Tennessee and Moore Streets. The property is zoned an R-2 (Multi-Family Residential) District and located in the Historical Row District.

Mr. Rainey explained, "I currently have a deteriorated 2-car garage along the northern property line; I would like to replace it with a new garage in the same location. Due to the location of the driveway on the property, there is no other feasible location to construct a new building. The replacement building will be a one-story, two-car garage; approximately 630 square feet. Access to the garage will be through the existing driveway from South Crockett Street. The exterior will be LP Smart Side composite siding with a 50-year warranty. Paint colors and roofing will match the existing single-family dwelling. An insulated white, carriage house, double garage door with windows will be installed. "

Commission Member Davis asked if the building will be single-story and asked if it would have living quarters.

Mr. Rainey responded, "it will be a single-story; no living quarters."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 1' side yard setback for an attached garage in lieu of the required 8'6" in an R-2 (Multi-Family Residential) District at 820 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF 6M HOLDINGS, LTD (OWNERS), SUNBELT RENTALS, INC. (TENANT), DUSTIN TIPPETTS (REPRESENTATIVE), UPI BUILDERS (CONTRACTORS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 SOUTH SAM RAYBURN FREEWAY, BEING 9.27 ACRES IN THE

**EXCEPTION – FENCE
SUP – HEAVY
EQUIPMENT SALES
& RENTALS & WASH
BAY
910 S. SAM
RAYBURN FRWY.
(6M HOLDINGS, LTD)**

SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (7)(C) TO ALLOW A 4' WOOD FENCE, 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 40' IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW HEAVY EQUIPMENT SALES AND RENTALS AND WASH BAY WITH STUCCO AND METAL FINISHES AS SHOWN IN THE EXHIBIT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Bruce Clay, 900 S. Sam Rayburn Freeway, Sherman, TX

Mr. Clay appeared to represent the request and answer any questions. The property is located at 910 South Sam Rayburn Freeway between Center Street and Gateway Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Mr. Clay explained, "Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. They plan to stucco the front of the existing building, improve the parking lot, and erect a wood fence, 25' from the property line to protect the building and heavy equipment." They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services asked if they plan to stucco the existing building.

Mr. Clay responded, "yes, as it is shown on the drawings. The wash bay will be on the north side of the exiting building and the fence will be in line with the building."

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception to allow a 4' wood fence, 25' from the front property line at 910 South Sam

Rayburn Freeway subject to the Staff Review Letter.
Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow heavy equipment sales and rentals and wash bay with stucco and metal finishes as shown in the exhibit in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District at 910 South Sam Rayburn Freeway subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION AND VARIANCE

THE REQUEST OF STANLEY BLYTHE (OWNER) AND BRYAN WEISGERBER, CROSS ENGINEERING CONSULTANTS, INC. (REPRESENTATIVE/CIVIL ENGINEER), DAIRY QUEEN (TENANT) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5900 NORTH U.S. HIGHWAY 75, BEING 1.18 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) (A) AND SECTION 7, SUBSECTION (14)(I) TO ALLOW A 379 SQUARE FOOT, 75' TALL FREESTANDING SIGN, 13' FROM THE PROPERTY LINE ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 100' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL FREESTANDING SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.

EXCEPTION &
VARIANCE – SIGN
5900 NORTH U.S.
HWY. 75
(STANLEY BLYTHE)

(WITHDRAWN)

March 13, 2020 - A letter was received from the owner Stanley Blythe, 1105 Emerald Ct., Colleyville, TX to redraw the request.

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

SPECIFIC USE PERMIT

THE REQUEST OF VILLASENOR SANTOYO PROPERTIES, LLC (OWNERS), ALBERTO VILLASENOR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1000 NORTH TRAVIS STREET, SUITES P AND S, BEING 4.296 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 TWO EVENT CENTERS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

SUP – TWO EVENT
CENTERS
1000 N. TRAVIS, STE.
P & S
(VILLASENOR
SANTOYO
PROPERTIES, LLC)

Victor Garcia, 1000 N. Travis, Sherman, TX and Alberto Villaseñor, 1043 Hawkwood Way, Allen, TX

Mr. Garcia and Mr. Villaseñor appeared to represent the request and answer any questions. The property is located at 1000 North Travis Street, Suites P and S in the KAM KORNERS Shopping Center. The property is zoned a C-1 (Retail Business) District and also located in the O-1.2 (Sam Rayburn) Overlay District.

Mr. Garcia explained, “the owner purchased the property in November 2019 and it was sixty percent occupied at the time. They would like to operate two events centers; one in Suite P and the other in Suite S. The spaces are 2,752 square foot and 4,800 square foot. They would like to use them for banquet halls, birthday parties and other celebrations. Parking will be available in the parking lot; most of the events will be ongoing when the other businesses in the shopping center are closed.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked, “will there be any additional signage on the property. We have had a problem with the CBD signs along the highway; they have been told not to put the signs/banners up and they are not complying.”

Mr. Garcia stated, “I will let them know.”

Chairman Mahone asked, “will there be a kitchen onsite or will it mostly be food brought in.”

Mr. Garcia explained, “there will be a kitchen inside one of the lease spaces.”

Mr. Shadden explained, “they would need to renovate the space, install a grease trap, if you have cooking facilities, you will need vent-a-hoods and an ansul system; get with the Fire Marshal for those requirements. Will you be renting it out for private parties?”

Mr. Garcia responded, “yes, it will be private parties.”

Mr. Shadden asked, “will they be having dancers, like strippers; we don’t want a sexual oriented business at this location.”

Mr. Garcia responded, “no; it is family oriented.”

Mr. Shadden asked if they would be fine limiting it to family oriented parties.

Mr. Garcia responded, “yes.”

Commission Member Davis asked about the façade at the back of the building, “which looks like a back of a building with loading docks; are you leaving that or will you be renovating it.”

Mr. Garcia explained, “they will paint the back and the parking will be improved.”

Chairman Mahone asked about the sound system; “I assume you will have music or bands at times.”

Mr. Garcia responded, yes, “music and bands.”

Chairman Mahone asked, “are your familiar with the sound ordinances you will need to comply with.”

Mr. Garcia explained, “we will look into that and comply.”

Chairman Mahone asked Mr. Garcia if he had seen the Staff Review Letter especially item #2 “All illegal signage on the premises must be removed and in compliance with the sign ordinance.”

Mr. Garcia responded, “we will comply.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for two event centers in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District at 1000 North Travis Street, Suites P and S subject to the Staff Review Letter, limited to the current property owner (Villasenor Santoyo Properties, LLC) and only family oriented events. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF DR. JAMES OLIN (OWNER) AND DANIEL WORRELL, (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 823 NORTH TRAVIS STREET, BEING A PART OF THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, CONTAINING 94 X 150 FEET OF LAND, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCES UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (9) TO ALLOW THE FOLLOWING:

- PROPOSED LOTS 2 & 3 – 30' LOT WIDTHS, 2820 SQ. FT. IN LIEU OF THE REQUIRED 40' LOT WIDTH, 4,000 SQUARE FOOT FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.
- PROPOSED LOT 4 – 35' LOT WIDTH, 3290 SQ. FT. IN LIEU OF THE REQUIRED 40' LOT WIDTH, 4,000 SQUARE FOOT FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.
- PROPOSED LOTS 1-4 – TO ALLOW A 30' FRONT SETBACK IN LIEU OF THE MAXIMUM 25' FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW ATTACHED PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.

Daniel Worrell, 2509 Remuda Dr., Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located at 823 North Travis Street; the southeast corner of Travis and College Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Worrell explained, "I would like to construct four attached townhomes on four proposed lots in the downtown Sherman area. I am requesting smaller lot widths and size variances to create small (1,200-1,600) square foot uniform units of 30' widths with xeriscape back yards that will virtually eliminate maintenance but still provide enough room for pets and children to play. I am also requesting larger front setbacks in order to cut down on the slope of the proposed driveways to allow safer backing out and guest parking." He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Worrell asked about the detention required on the lot.

Wayne Lee, Director of Engineering, explained "you are adding more impervious surface, that is part of our ordinances. I will be glad to discuss it with you."

Commission Member Davis asked, "why are they calling this a patio home when it is actually a townhome."

**VARIANCES – LOT
WIDTHS, FRONT
SETBACK**

**SUP – ATTACHED
PATIO HOMES
823 N. TRAVIS
(DR. JAMES OLIN)**

Mr. Shadden explained, “they are attached with a fire wall, but they are on separate lots; each one will be individually owned.”

Commission Member Manley asked about the xeriscape yard.

Mr. Worrell explained, “it is low maintenance, less water usage. The idea is to sell these homes individually and they be affordable. You don’t have to mow the yard or have a large water bill to maintain the yard.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for variances to allow 30’ lot widths, 2820 square foot lots on Proposed Lots 2 and 3 and 35’ lot width, 3290 square foot on proposed Lot 4, and to allow a 30’ front setback on proposed Lots 1-4 at 823 North Travis Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Specific Use Permit to allow attached patio homes in a C-1 (Retail Business) District at 823 North Travis Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

PLANNING & ZONING COMMISSION MINUTES – MARCH 17, 2020

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
5:40 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 05/19/2020

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

Issue:

CONSENT AGENDA (ITEMS 7, 9, 15, 18, 19, 20, 21 & 23)

List of Agenda Items:

7. * 3200 EAST U.S. HIGHWAY 82

The request of Hearrell Enterprises, Inc. (Owners), Curate Studios (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3200 East U.S. Highway 82, being 1.812 acres in the Fleming Jennings Survey, Abstract No. 638, as follows:

Planning and Zoning Commission

Site plan approval for Family of Faith Church.

9. * 1901 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Nascoga Federal Credit Union (Owners), 4U Credit Union (Tenant), EIKON Consulting Group (Civil Engineer/Architect), Robert Stengele, PE (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property at 1901 South FM 1417 (Heritage Parkway), being Lot 7R, Block 1, Park Plaza Addition, Replat Lots 6 & 7, as follows:

Planning and Zoning Commission

Site plan approval for 4U Credit Union with Drive-Thru.

15. * 2103 WEST HOUSTON STREET

The request of G&S Investing, LLC (Owners), Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Rauhaus Freedenfeld & Associates (Architect) concerning the property at 2103 West Houston Street, being 1.013 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for Lange Veterinary Hospital.

18. * 1410 SOUTH CROCKETT STREET

The request of Rodger Rawlins (Owner), Richard Rawlins (Applicant) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1410 South Crockett Street, being 0.373 acres in the Sam Blagg Survey, Abstract No. 56, also being Lot 2, Block 6, B.H. Moore Heirs Addition, as follows:

Planning and Zoning Commission

Replat approval of Rawlins Addition, a Replat of part of Lot 2, Block 6, B. H. Moore Heirs Addition.

19. * 405 & 415 SOUTH DEWEY AVENUE

The request of Ty and Saira Osmani (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 405 and 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Osmani Addition.

20. * 415 SOUTH DEWEY AVENUE

The request of Ty and Saira Osmani (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Site plan approval for an addition to a Convenience Store/Fueling Station.

21. * 5800 BLOCK NORTH U.S. HIGHWAY 75

The request of TJ Thomason Enterprises, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 5800 block North U.S. Highway 75, being 4.074 acres in the A.C. Smith Survey, Abstract No. 1561 and being Lot 1, Block 1, Thomason Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Block 1, Thomason Addition.

23. * 2408 NORTH TRAVIS STREET

The request of Shane Brem (Owner), Texoma Roofing (Tenant) and Clint Buttrill (Representative) concerning the property at 2408 North Travis Street, being 1 acre in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an accessory building for Texoma Roofing.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

910 GAMBEL DRIVE

The request of Riverside East Homebuilders (Owners), Coleen Gray-Turner (Representative) and No. 10 Design Group. (Surveyor) concerning the property located at 910 Gambel Drive, being Lot 3, Block A, Quail Run, Phase 1, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a model home for a period of one year in an R-1 (One Family Residential) District.

Background:

The property is located at 910 Gambel Drive off Quail Run Road in the Quail Run, Phase One Addition. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Temporary Use Permit to allow a model home for a period of one year. The model home will be a 2,694 square foot, two-story home with the garage converted into two offices and a display area.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Riverside East Homebuilders (Owners)

Coleen Gray-Turner (Representative)

No. 10 Design Group. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

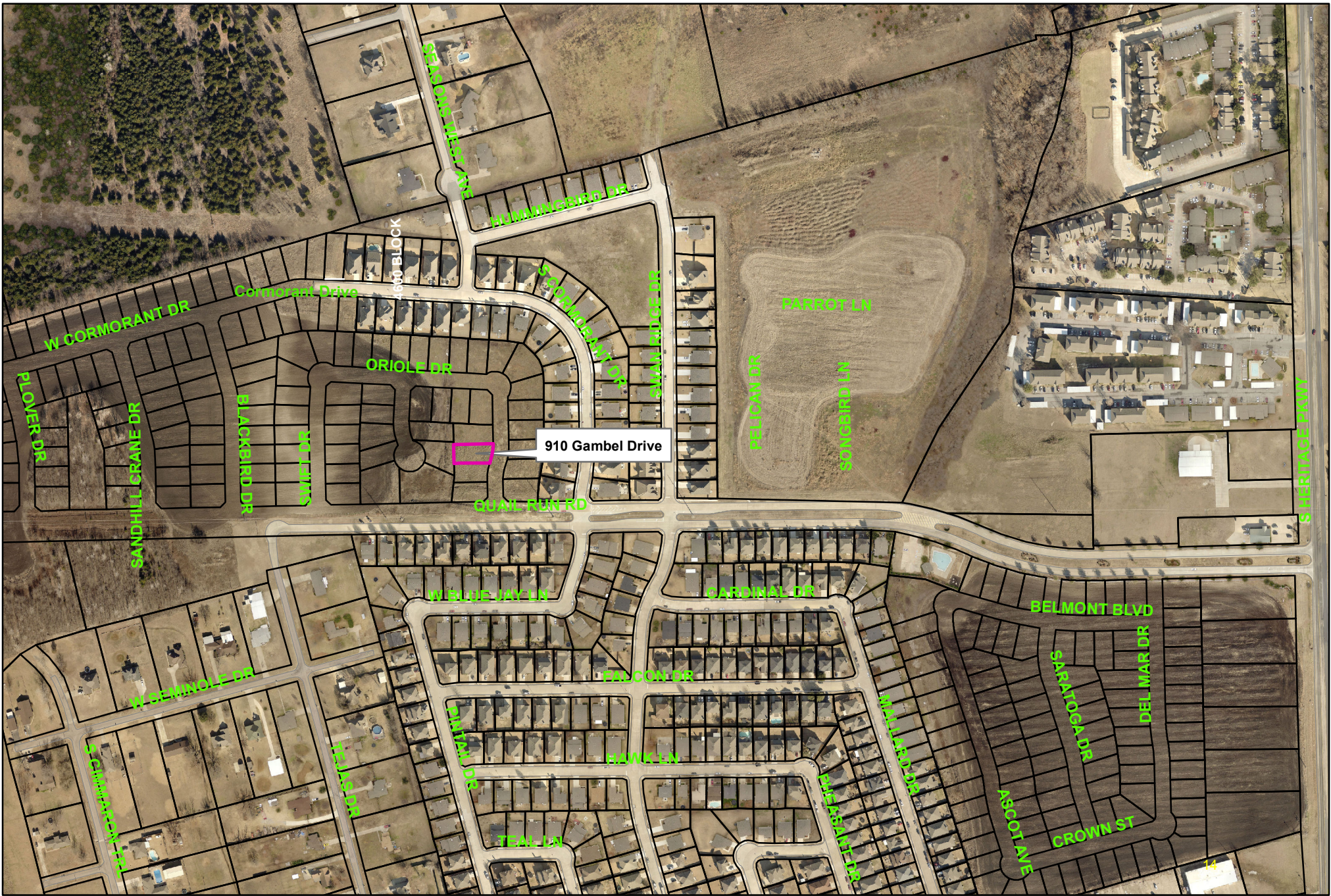
Building Elevations

Building Elevation Colors

Floor Plan

Landscape Plan

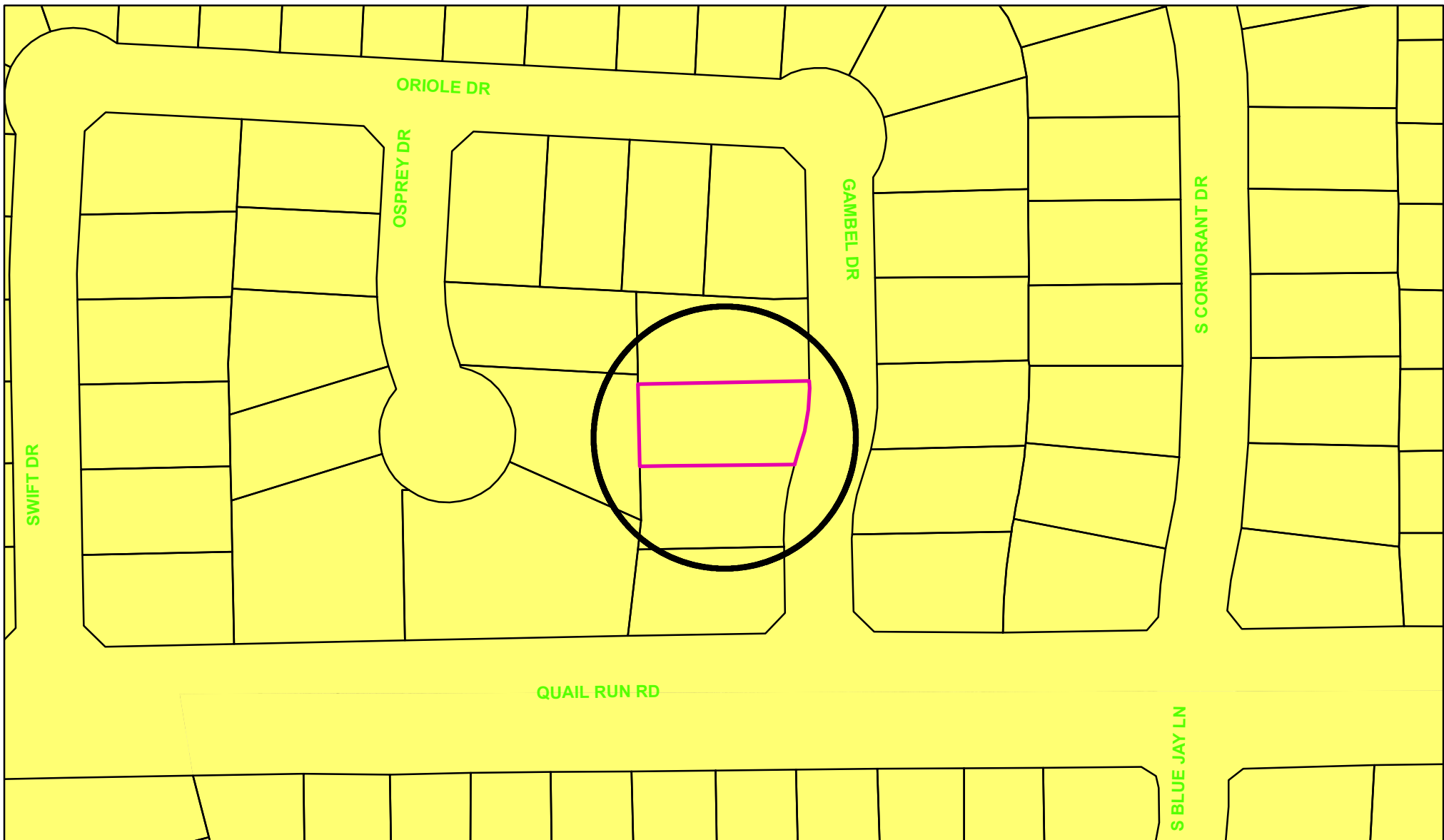
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

910 Gambel Drive


$$1 \text{ in} = 400 \text{ ft}$$



Zoning - 910 Gambel Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

910 Gambel Drive





RIVERSIDE HOMEBUILDERS

March 4, 2020

RE: 910 Gambel Drive
Lot 3 Block A
Quail Run Phase I

Riverside East Homebuilders request to use the above address in Quail Run Phase I as a model home. The model home is a 2,694 sqft two story home with the garage temporarily converted into two offices and a display area. There is a faux wall on the interior of the garage door, plan set attached.

Materials and Exterior Colors Include:

- *Acme King Size Brick – “Sable Oak” – see attached picture sample
- * Cementitious fiber shingle siding at gables and cementitious lap siding on second story-painted “divine white” – see attached picture sample
- *30 year architectural shingles – Rustic Black- see attached picture sample
- *Window trim and gutters painted “black fox” – see attached picture sample
- *Beams on front porch and wood brackets over gables to be stained “Charwood” - see attached picture sample

If you have any questions or need additional information, please do not hesitate to call me. We are excited to be a part of the Sherman community.

Coleen Gray-Turner
Riverside East Homebuilders
cgray-turner@rshomebuilders.com
(817)953-3308



ADDRESS: 910 CAMDEN DRIVE

LOT: 3

DATE: 01-24-19

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

DATE: 01-24-19

DATE: 01-24-19

DATE: 01-24-19

DATE: 01-24-19

DATE: 01-24-19

DATE: 01-24-19

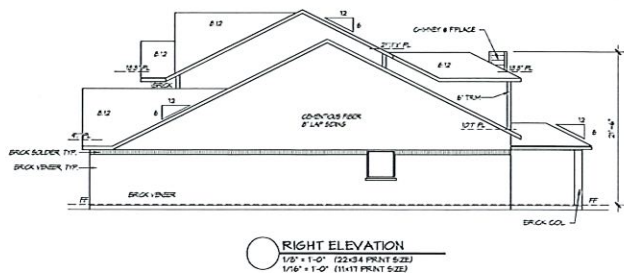
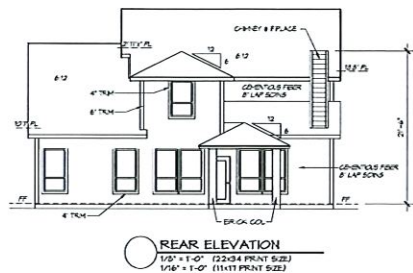
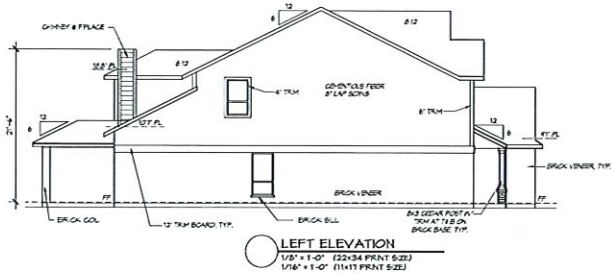
DATE: 01-24-19

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DATE: 01-24-19

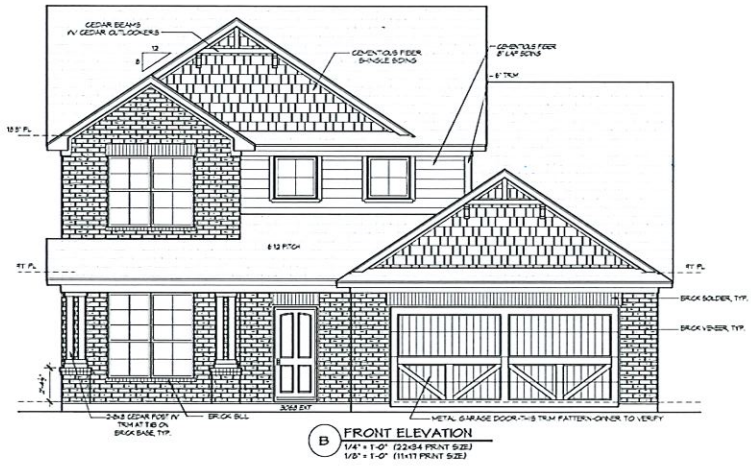
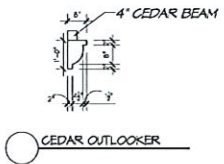
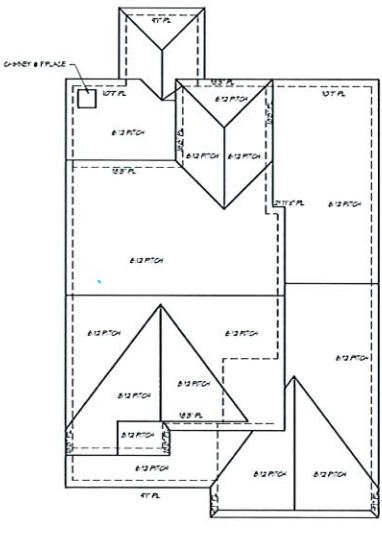
DATE: 01-24-19

DATE: 01-24-19



	FRONT ELEVATION	RIGHT ELEVATION	LEFT ELEVATION	REAR ELEVATION
1. Gross Area	384	1065	1288	482
2. Gross Area of Brick	320	482	482	0
3. Area of Brick Openings	86	18	18	0
4. Net Brick Area	234	464	464	0
5. Gross Area of Siding	64	623	648	482
6. Area of Siding Openings	18	0	18	143
7. Net Siding Area	46	623	630	339
8. Total Net Area	280	1087	1094	339
9. Brick %	84%	42%	41%	0%
TOTAL BRICK COVERAGE = 41%				

*ALL SIDING INDICATIONS TO BE CEMENTITIOUS FIBER = 100% MASONRY





ACME BRICK KING SIZE - SABLE OAK



SHERWIN WILLIAMS-DIVINE WHITE-SW6105
GABLES, GARAGE DOOR, FRONT DOOR AND TRIM

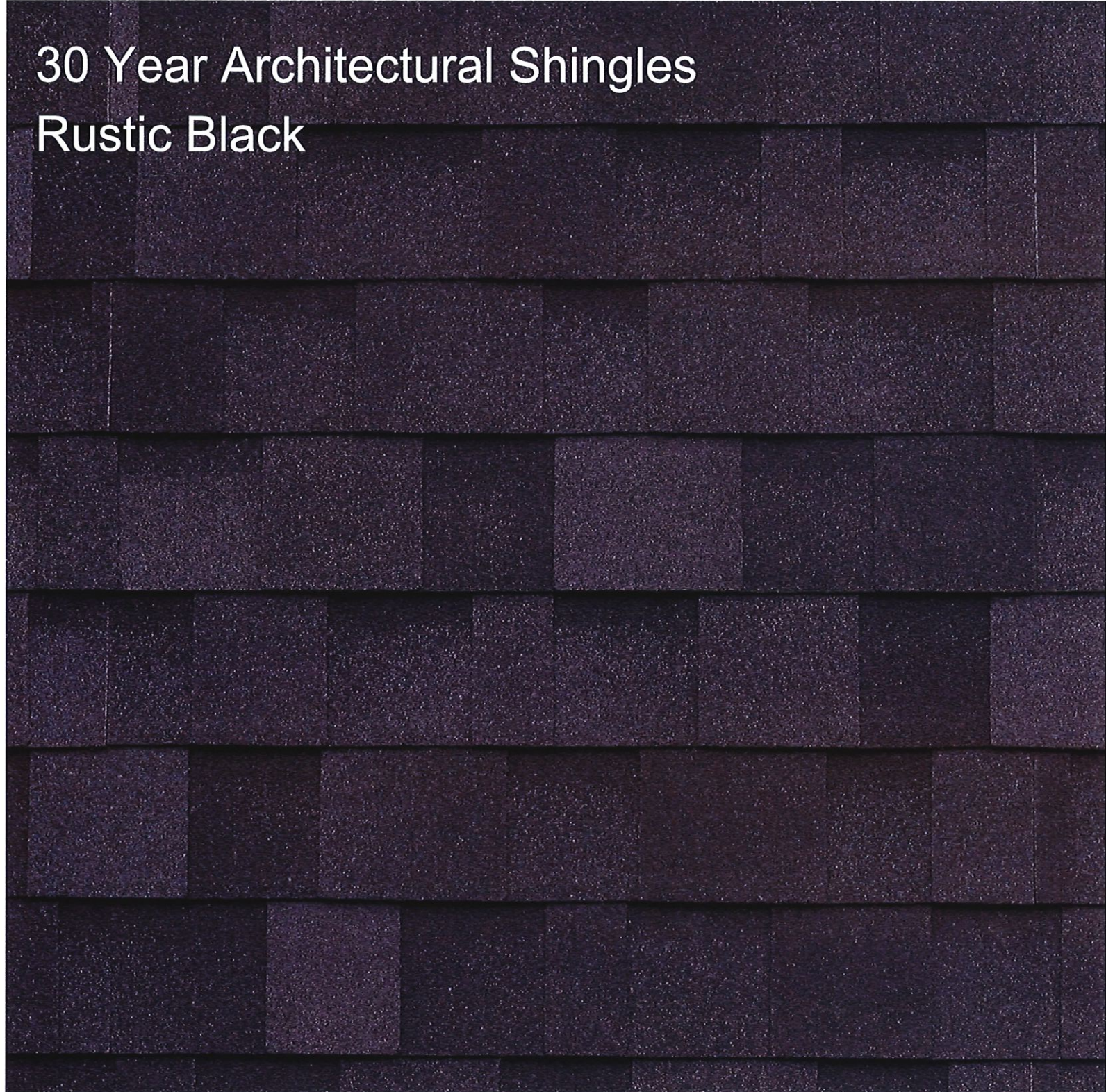
SHERWIN WILLIAMS-BLACK FOX-SW7020
WINDOW TRIM AND GUTTERS

SHERWIN WILLIAMS-STAIN COLOR CHARWOOD-SW3542
BEAMS ON FRONT PORCH AND WOOD BRACKET OVER GABLE



30 Year Architectural Shingles

Rustic Black





BUILDER TO MATCH OPENING IN FAUX
WALL TO WINDOW IN GARAGE DOOR
ONCE GARAGE DOOR IS INSTALLED.

EXTERIOR FRAMING SQUARE FOOTAGE	
AREAS	SQ. FT.
LOWER FLOOR	246 SF
UPPER FLOOR	857 SF
	3273 SF

EXTERIOR FRAMING INCLUDE LIVING AREA,
GARAGE, AND COVERED PORCH/PATIO

[illegible]

-24-19

BRISCOE

RIVERSIDE
HOMEBUILDERS

JOHN NO 191939 STOCK NO. ADDRESS: 910 GAMBEL DRIVE

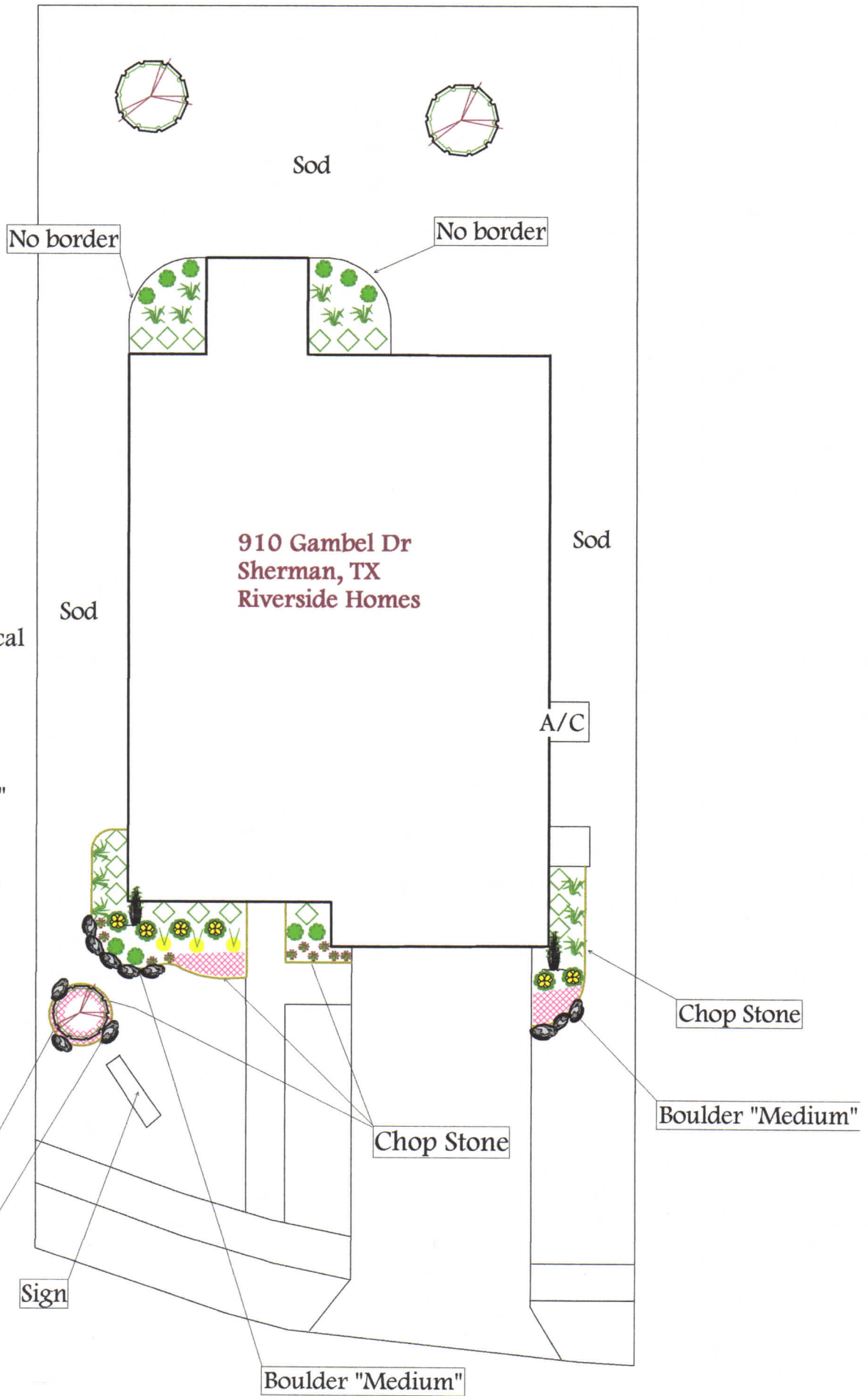
Lot 3

DATE: 6-24-19
12-02-19

219 N. WALNUT CREEK, DR. WAMPSFIELD, IL. 70063
TEL. 017.477.1329 FAX. 017.477.3063

219 N. WALNUT CREEK DR. MARSHFIELD TX. 76063
METRO 817.477.1529 FAX 817.477.3053

- Plant material**
-  Hardwood tree 3.6" cal
 -  Holly 15 gal
 -  Burford Holly
 -  Ligustrum "Sunshine"
 -  Liriope 3 gal
 -  Yucca "Color Guard"
 -  Indian Hawthorn
 -  Liriope
 -  Seasonal color
 -  Moss Boulders



STAFF REVIEW LETTER

May 11, 2020

Riverside East Homebuilders
Coleen Gray-Turner
3045 Lackland Road
Ft. Worth, TX 76116

No. 10 Design Group
219 N. Walnut Creek Dr.
Mansfield, TX 76063

Dear Applicants,

The request for a Temporary Use Permit to allow a model home for a period of one year in an R-1 (One Family Residential) District for the property located at 910 Gambel Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow a model home sales center will expire on May 19, 2021 (if approved); renewal of the request will be required if the model homes sales center is to remain after that time.
4. After the Temporary Use Permit expires, parking spaces shall be provided for one (1) space per bedroom.
5. Parking is permitted on paved surfaces only; concrete or asphalt.
6. Flag Signs/Banners are not allowed.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Trash receptors and portable toilet must be located on private property only; these items will not be permitted within the right-of-way.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the Engineering Department.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2207 GALLAGHER DRIVE

The request of David Pierce (Owner) concerning the property at 2207 Gallagher Drive, being a part of Lots 12-15, Block 2, Redick Addition, containing 1.57 acres, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Taxidermy Studio in a C-2 (General Commercial) District.

Background:

The property is located at 2207 Gallagher Drive between Texoma Parkway and Frisco Road; Spirit Ink, LP is the tenant. The property is zoned a C-2 (General Commercial) District. Mr. Pierce recently became a State Licensed Taxidermist and he would like to open Trophy Shed Taxidermy, LP inside his existing business; Spirit Ink, LP.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

David Pierce (Owner)

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:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

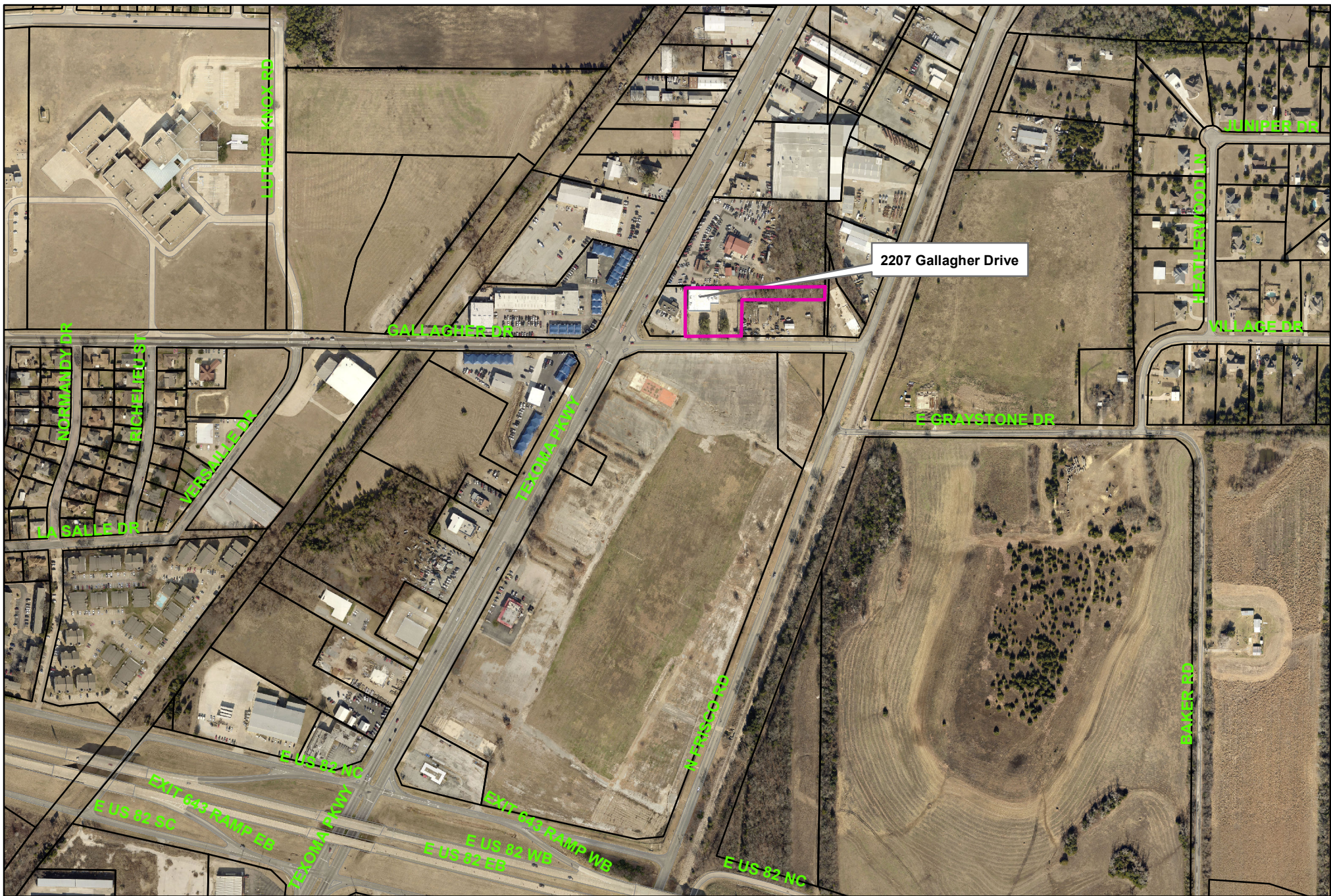
Narrative

Site Plan

Floor Plan

Building Elevations

Staff Review Letter

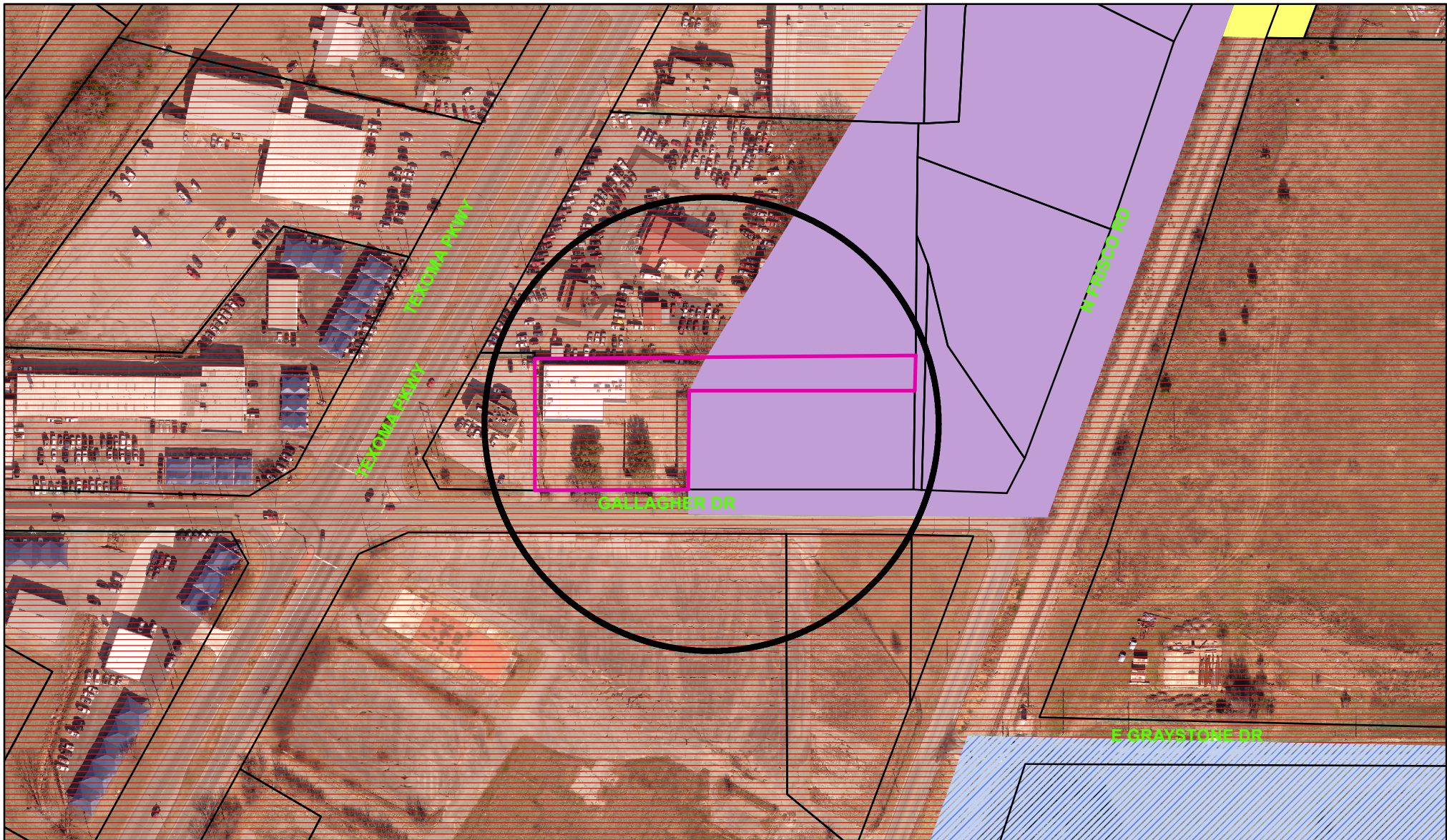


City of Sherman, Texas
Developmental Services Department

2207 Gallagher Drive



1 in = 500 ft



Zoning - 2207 Gallagher Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

2207 Gallagher Drive



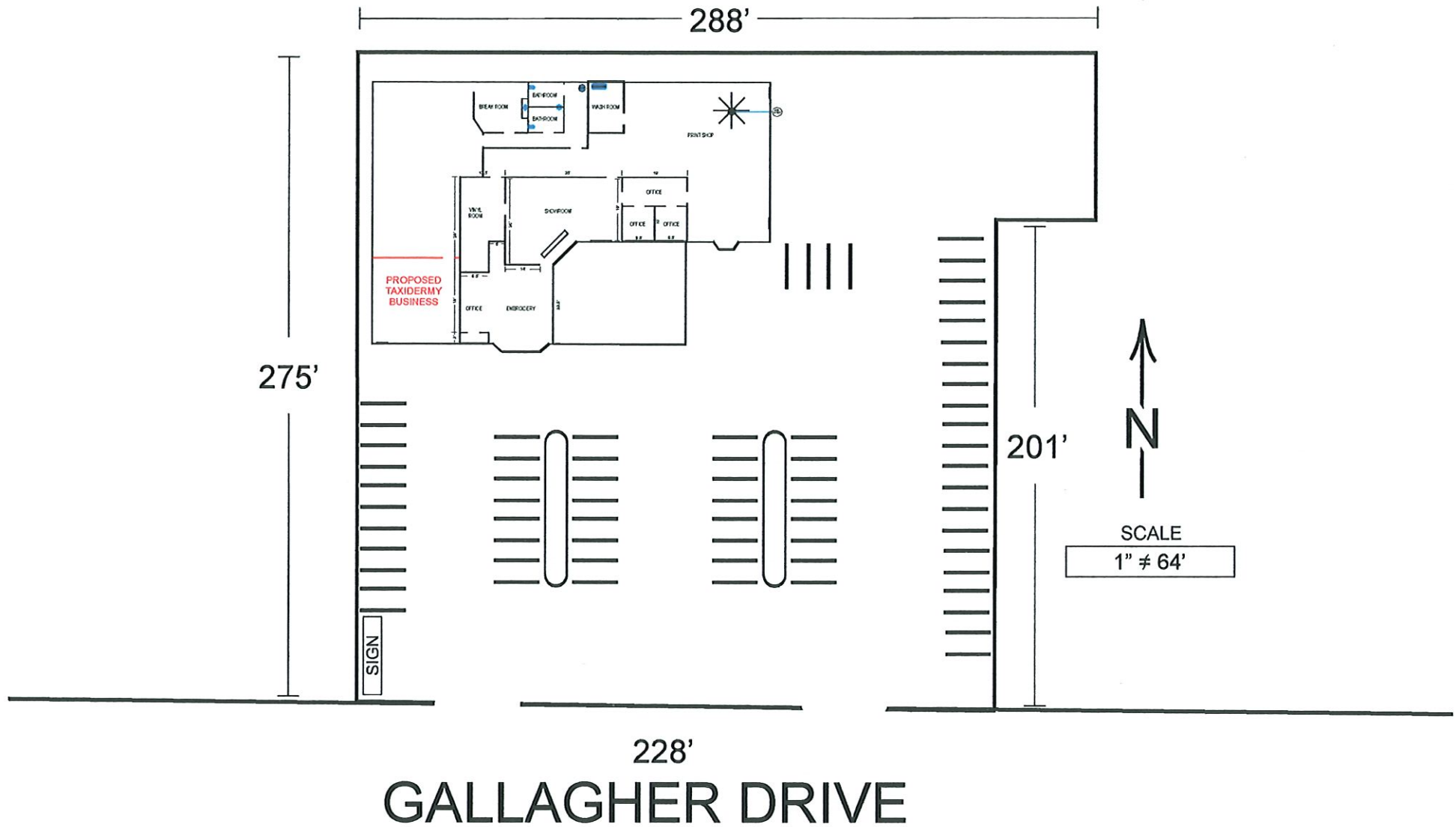
My name is David Pierce and I own and operate Spirit Ink, LP, located at 2207 Gallagher Drive in Sherman. I recently graduated school to become a state certified taxidermist, and it is my intent to use a portion of my building at 2207 Gallagher to open Trophy Shed Taxidermy, LP.

This property is currently zoned in the C-2 district. I am asking for approval of a Specific Use Permit to allow me to conduct business as a taxidermist at the mentioned address.

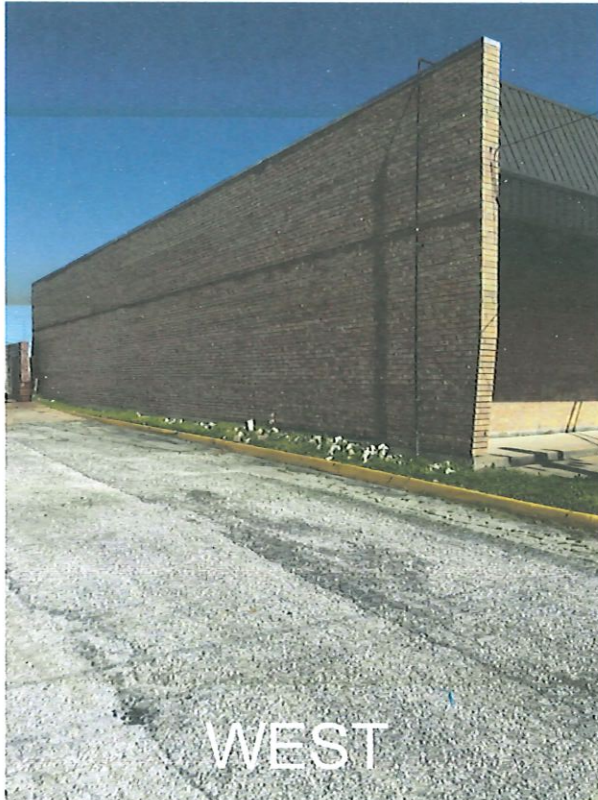
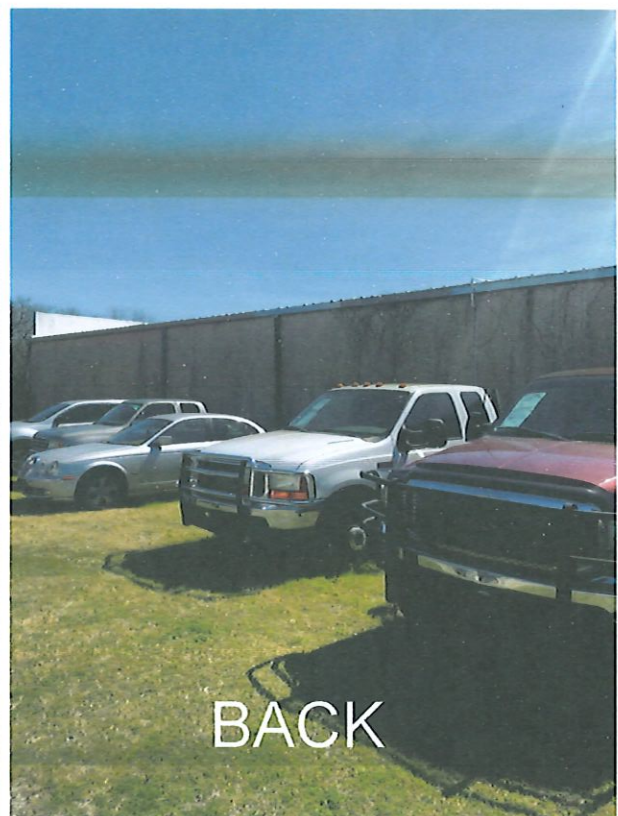
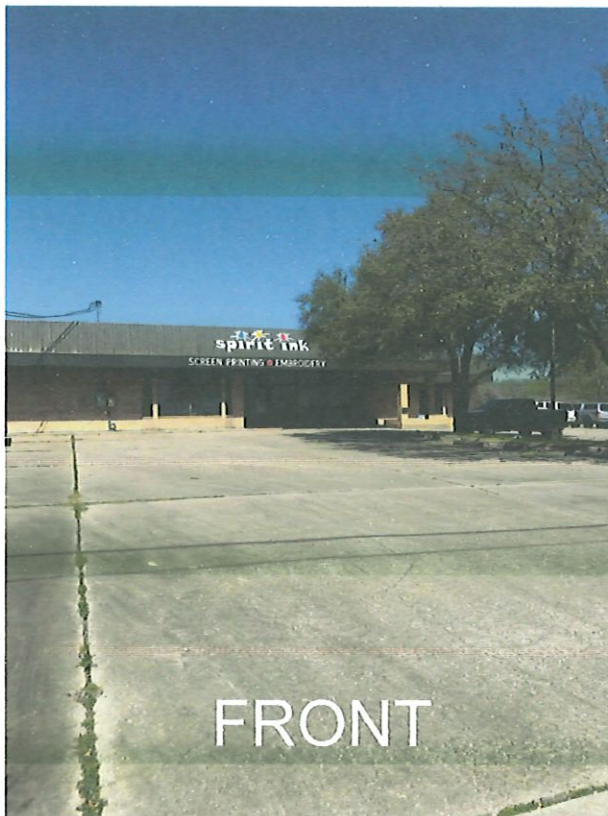
Please see attached for specific building location and proposed allocation of the building for the taxidermy studio.

Thanks for your consideration.

2207 GALLAGHER DRIVE
DAVID PIERCE: OWNER







STAFF REVIEW LETTER

May 11, 2020

David Pierce
1201 W. Woodard St.
Denison, TX 75020

Dear Applicant,

The request for a Specific Use Permit and site plan approval to allow a Taxidermy Studio in a C-2 (General Commercial) District for the property located at 2207 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only; concrete or asphalt.
4. Shall comply with all EPA, City, Federal and State regulations for this use.
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 the Engineering Department.

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

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

If additional information or clarification is needed, do not hesitate to contact 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
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

7.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3200 EAST U.S. HIGHWAY 75**

The request of Hearrell Enterprises, Inc. (Owners), Curate Studios (Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property at 3200 East U.S. Highway 75, being 1.812 acres in the Flemming Jennings Survey, Abstract No. 638, as follows:

Planning and Zoning Commission

Site plan approval for Family of Faith Church.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Hearrell Enterprises, Inc. (Owners)

Curate Studios (Architect)

Helvey-Wagner Surveying (Surveyor)

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

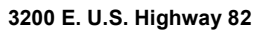
Survey

Site Plan

Building Elevations

Floor Plan

Staff Review Letter



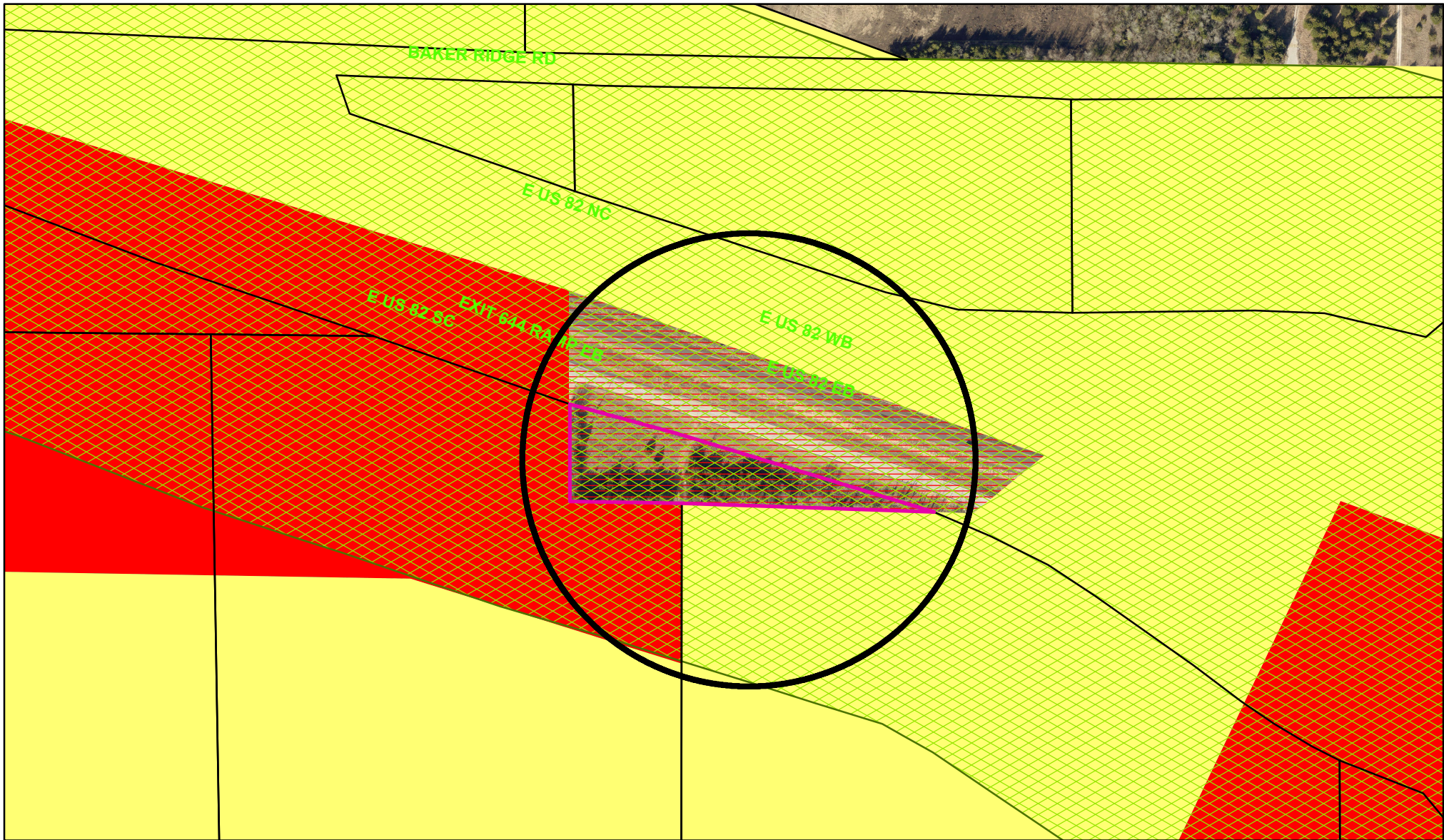
3200 East U.S. Highway 82



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 1,200 \text{ ft}$$



Zoning - 3200 East U.S. Highway 82

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

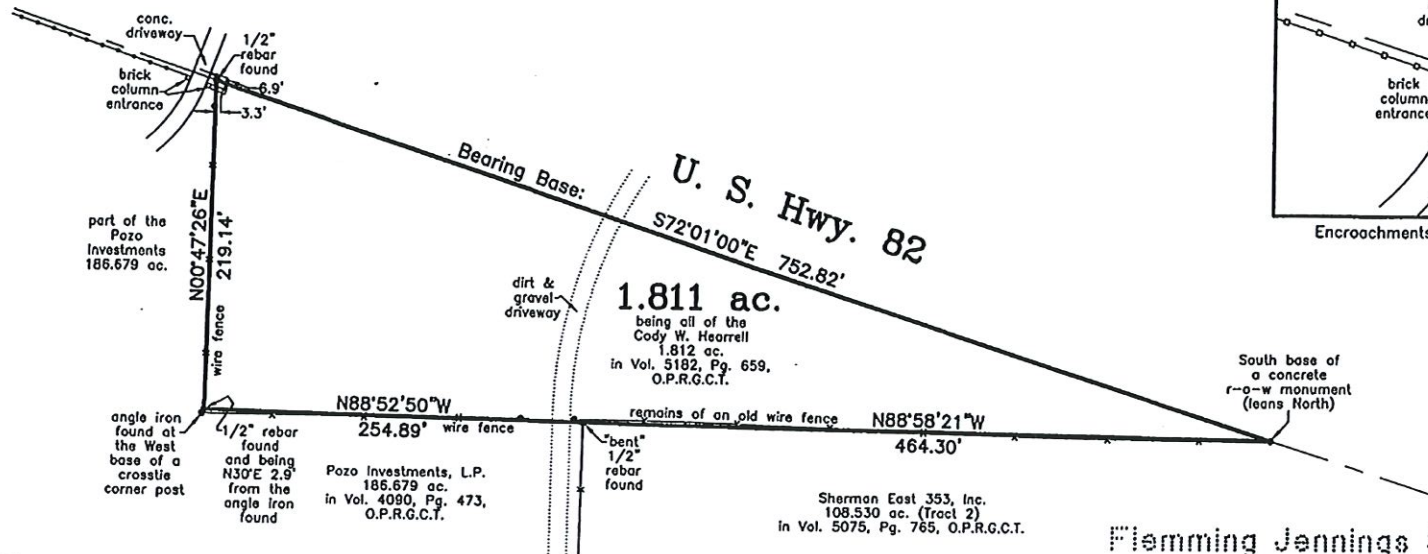


NOT TO SCALE

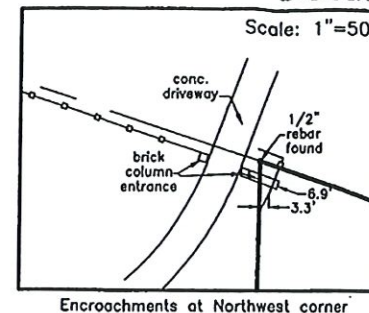
1 in = 300 ft

Job No. BGS131019

Note: See "Detail" for dimensions for encroachments at the Northwest property corner.



Detail



Boundary Survey only

find or set property corners
existing utilities were not addressed
during the course of this survey

Owner: Cody W. Hearrell

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

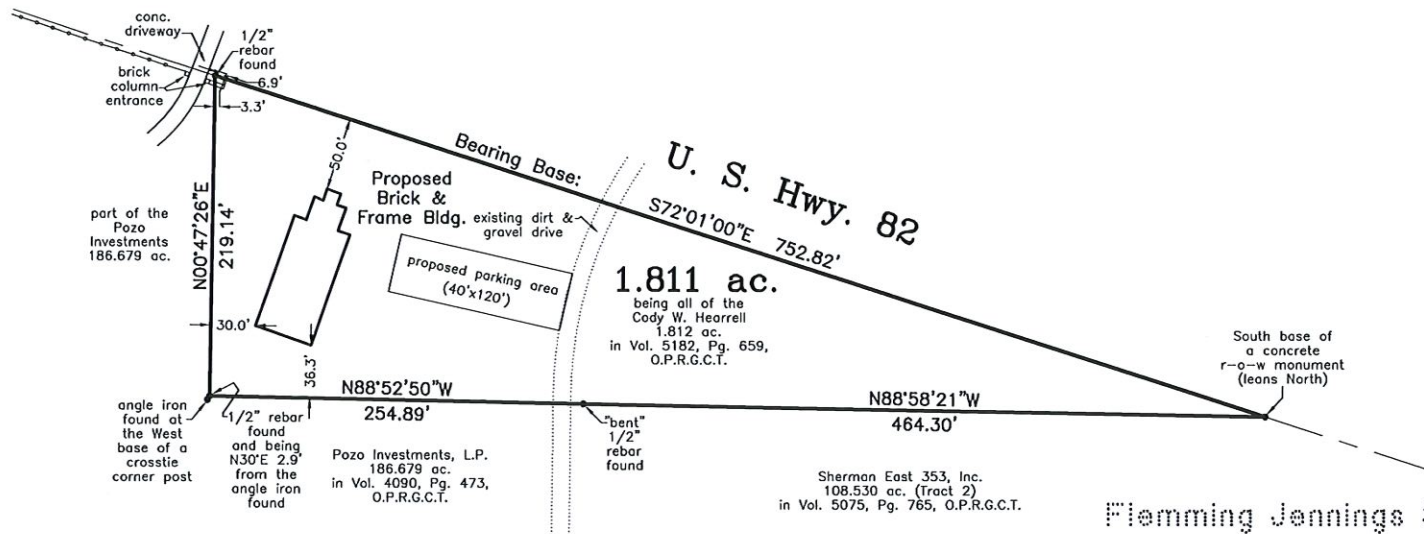
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

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



Kate A. Wagner, R. P. L. S. No. 6578
Copyright/Date: September 24, 2019

Site Plan for: Family of Faith Church



Flemming Jennings Survey
Abstract No. 938
Grayson County, Texas

GRAPHIC SCALE



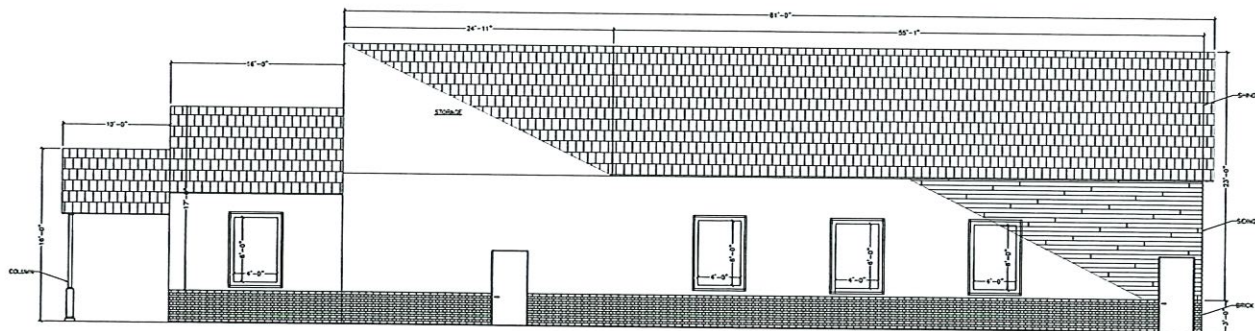
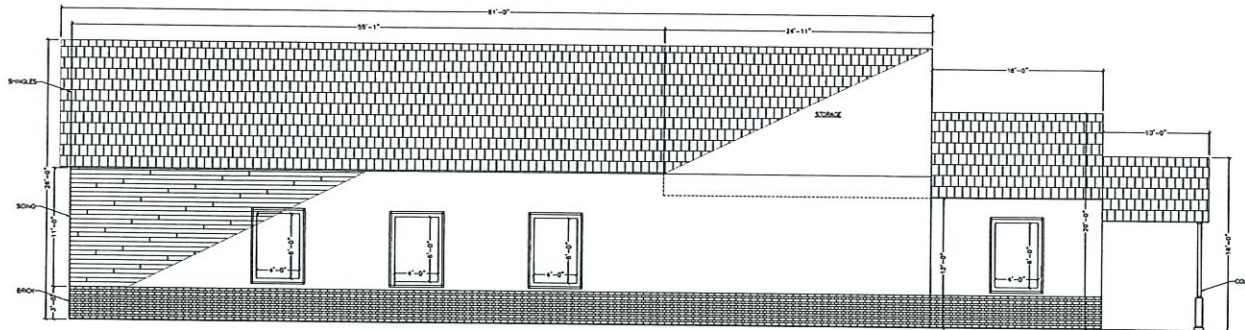
(IN FEET)
1 inch = 100 ft.

Owner: Cody W. Hearrell

Job No. BGS490320

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

Date of Preparation: March 25, 2020



1 EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"
3466 USABLE SQUARE FEET

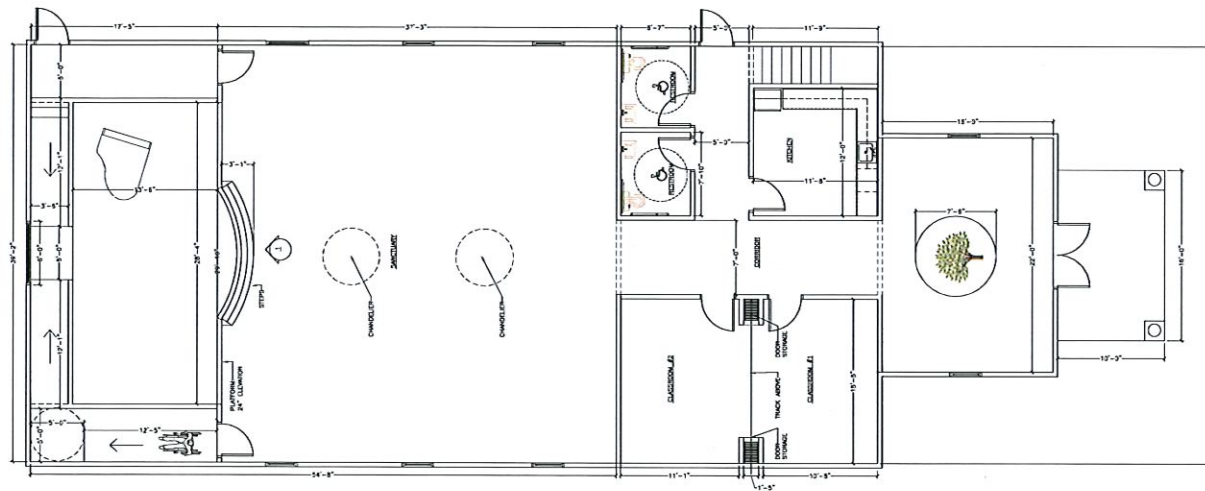


FAMILY OF FAITH CHURCH

ISSUES/ REVISIONS	
#	DATE
PRELIM	2.10.20
REV. 1	2.20.20

EXTERIOR
ELEVATIONS

ID 2-02



1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 3466 USABLE SQUARE FEET



FAMILY OF FAITH CHURCH

ISSUES/ REVISIONS	
#	DATE
PRELIM	2.10.20
REV. 1	2.20.20

PLAN

ID -101

STAFF REVIEW LETTER

May 11, 2020

Hearrell Enterprises Inc.
Stephen Hearrell
2008 Norwood St.
Sherman, TX 75092

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

Dear Applicant,

The request for site plan approval for the property located at 3200 East U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property unless an exception is granted.
4. Parking shall be provided for one space for every seven (7) seats; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. A ten (10) foot landscape and irrigated buffer strip along Highway 82 must be provided and maintained.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approach must meet City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department. Coordination with Engineering for drive approach location is recommended.
11. Water pro-rata will be due at the time of development.
12. On-site sewage facility is required.
13. Parking will be permitted on private property only.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

8.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4114 TEXOMA PARKWAY

The request of LCA Properties, LLC (Owners), Todd Kofsky (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4114 Texoma Parkway, being 0.499 acres in the W. F. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile repair including transmission, performance tuning, engine repair, brakes, steering, suspension, oil change and alignments in a C-2 (General Commercial) District.

Background:

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

The owner is requesting a Specific use Permit to allow automotive repair including transmission, performance tuning, engine repair, brakes, steering/suspension, oil change and alignments for his business A&B Automotive, which is currently located at 576 U.S. Highway 69, Denison Texas.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

LCA Properties, LLC (Owners)

Todd Kofsky (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

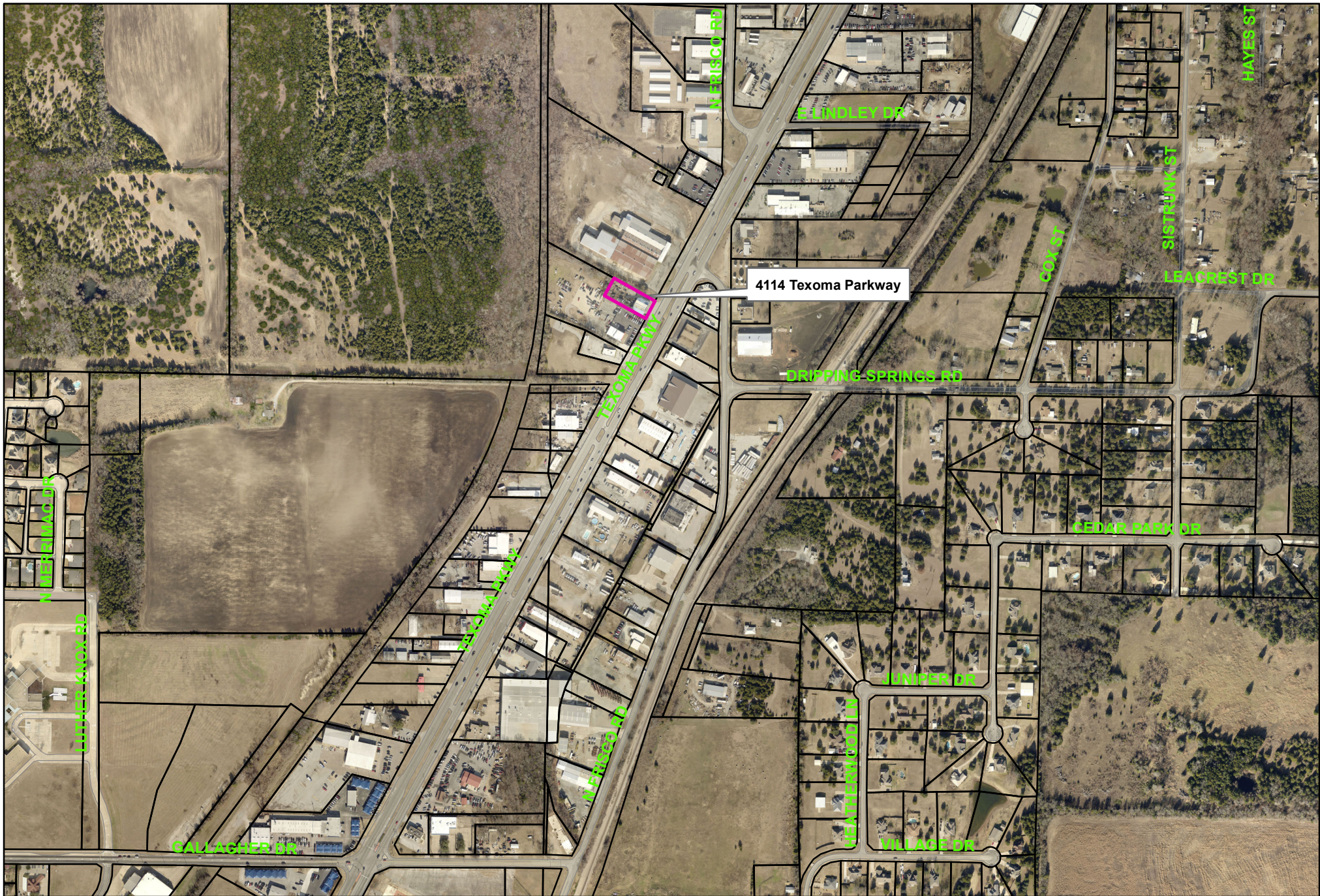
Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter



4114 Texoma Parkway

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 600 ft



Zoning - 4114 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
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



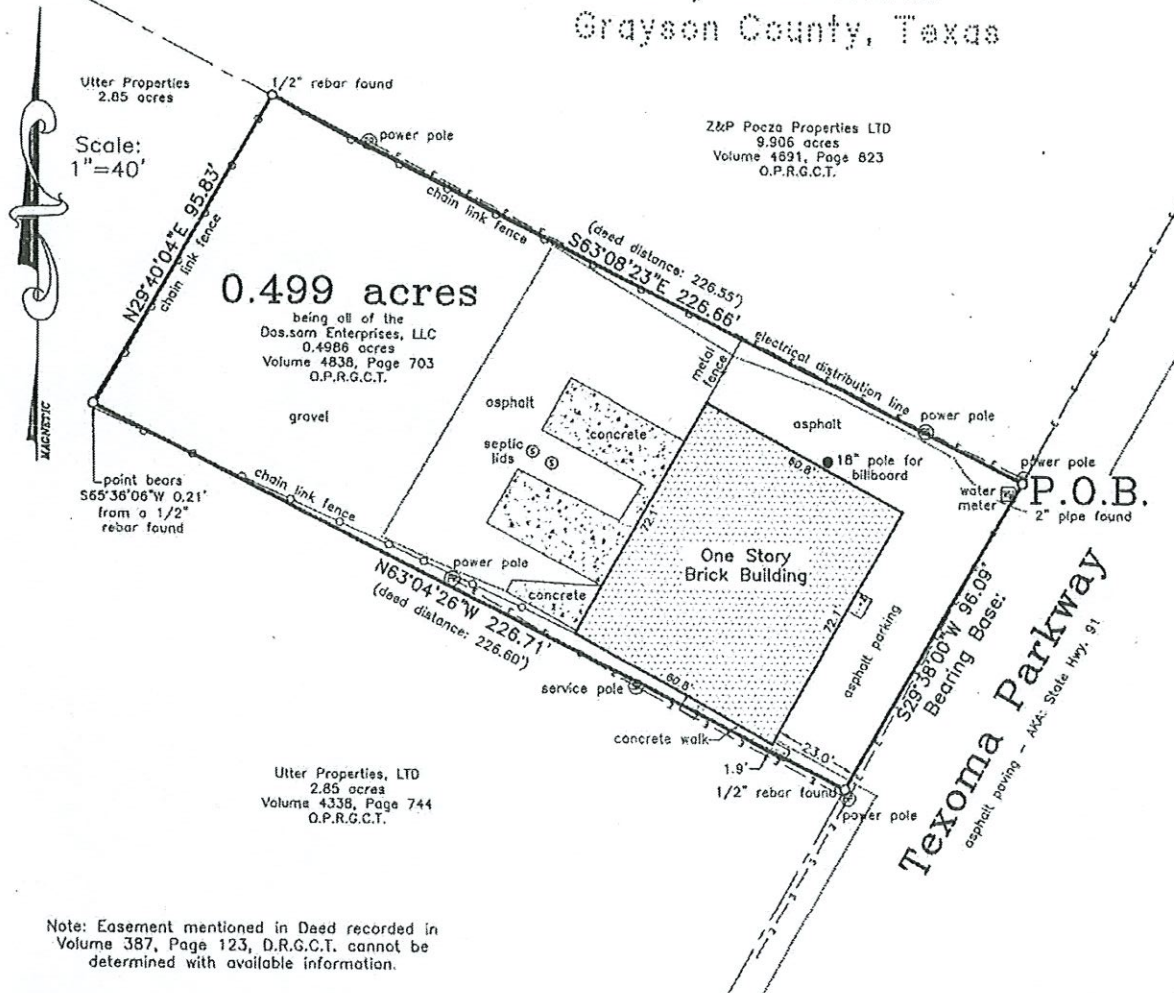
NOT TO SCALE

1 in = 100 ft

4114 Texoma Parkway



W.F. Patterson Survey
Abstract No. 969
City of Sherman
Grayson County, Texas



Owner: Das.som Enterprises, LLC
Buyer: Todd Kofsky &
Brenda Kofsky
Address: 4114 Texoma Parkway
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, Independent Bank and Red River Title Company 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 the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

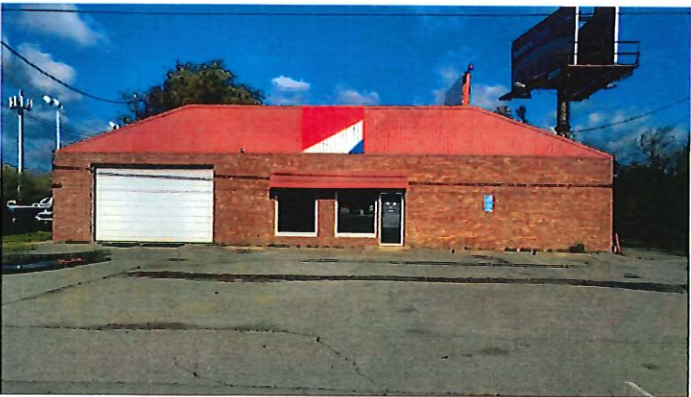
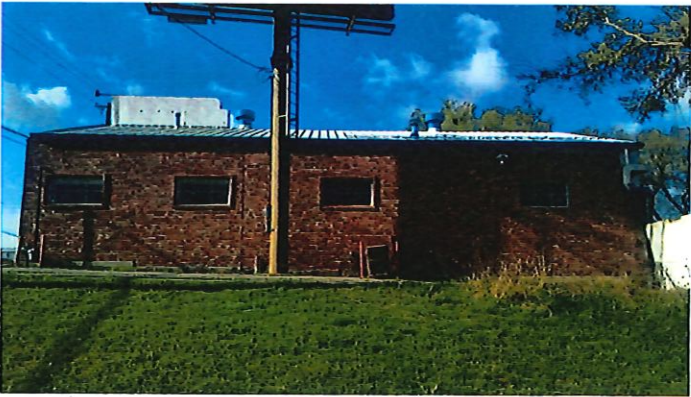
The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Job No. BGS040320

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



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 3, 2020



STAFF REVIEW LETTER

May 11, 2020

LCA Properties, LLC
565 Cleve Cole Rd.
Denison, TX 75021

Dear Applicant,

The request for a Specific Use Permit and site plan approval to allow automobile repair including transmission, performance tuning, engine repair, brakes, steering, suspension, oil change and alignments in a C-2 (General Commercial) District for the property located at 4114 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request concerning 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 is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts is allowed.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. 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.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

9.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1901 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Nascoga Federal Credit Union (Owners), 4U Credit Union (Tenant), EIKON Consulting Group (Civil Engineer/Architect), Robert Stengele, PE (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property at 1901 South FM 1417 (Heritage Parkway), being Lot 7R, Block 1, Park Plaza Addition, Replat Lots 6 & 7, as follows:

Planning and Zoning Commission

Site Plan approval for 4U Credit Union with Drive Thru.

Background:

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

The project consists of a 4,794 square foot building for a 4U Credit Union with drive thru. The exterior finishes will be brick and stone veneer with a standing seam metal roof. Parking will be provided for 45 spaces.

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Nascoga Federal Credit Union (Owners)

4U Credit Union (Tenant)

EIKON Consulting Group (Civil Engineer/Architect)

Robert Stengele, PE (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

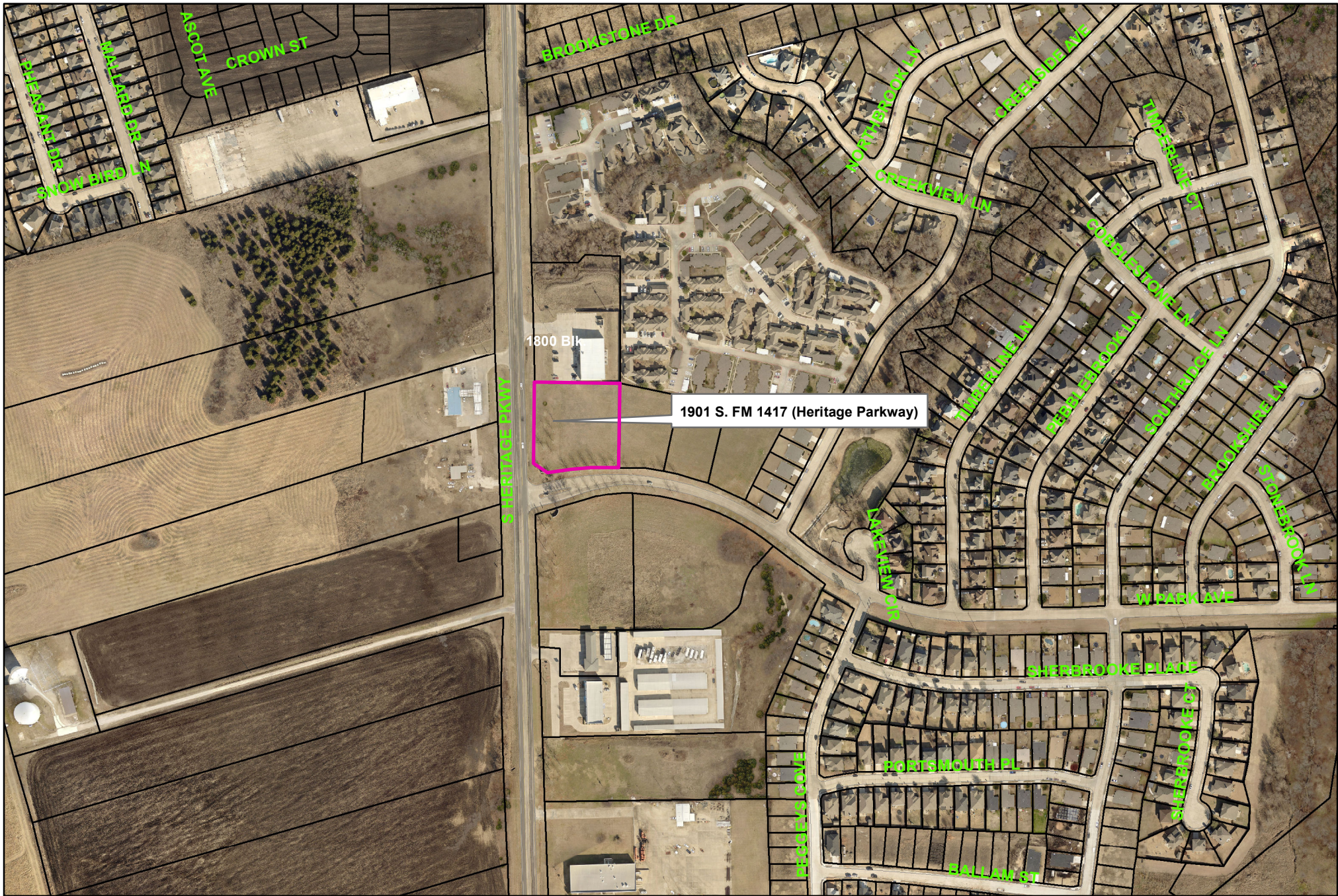
Location Map

Zoning Map

Site Plan

Building Elevations

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1901 South FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 400 ft



Zoning - 1901 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

 PROPERTY LINE
 ADJACENT PROPERTY LINE
 BUILDING SETBACK
 EASEMENT
 FIRE LANE STRIPING
 PROPOSED WATER LINE
 PROPOSED SANITARY SEWER LINE
 PROPOSED STORM SEWER LINE
 EXISTING WATER LINE
 EXISTING SANITARY SEWER LINE
 EXISTING STORM SEWER LINE
 EXISTING GAS LINE
 EXISTING OVERHEAD ELECTRIC LINE
 EXISTING UNDERGROUND ELECTRIC LINE
 EXISTING UNDERGROUND TELEPHONE LINE
 EXISTING UNDERGROUND CABLE LINE

4U CREDIT UNION SITE INFORMATION	
ZONING	C-1/ FM1417 OVERLAY DISTRICT
LOT AREA	5,000 SF MIN
LOT AREA PROVIDED	69,479.52 SF
FRONT YARD	25'
REAR YARD	15'
SIDE YARD	0'
LANDSCAPE REQUIREMENTS	10' ADJACENT TO STREET
PARKING REQUIREMENTS	24
PARKING PROVIDED	45
ZONING	C-1/ FM1417 OVERLAY DISTRICT
HARD SURFACE AREA	43,900.63 SF
LANDSCAP AREA	25,578.89 SF

WOLFE & BERKELEY CREDIT UNION SHERMAN

FOR CONSTRUCTION
IN PROGRESS

3/24/2020 2:21:47 PM
Issued Date: 3/26/2020
Project No: 20009

Drawn By:	TGS
Checked By:	RMS
Designed By:	TGS

Issue Record		
#	Description	Date

CONSTRUCTION
DOCUMENTS

SITE PLAN

1

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
DAVID K. ISBELL,
TX 37838 ON 3/26/2020.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

TDLR #

FOR CONSTRUCTION
IN PROGRESS

3/24/2020 2:21:47 PM

Issued Date: 3/26/2020
Project No: 20009

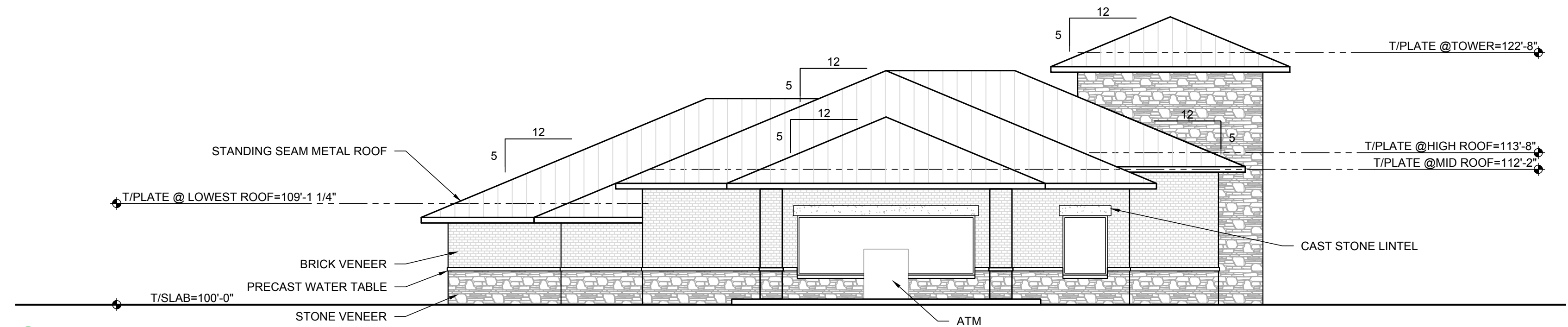
Drawn By: SLH
Checked By: DKI
Designed By: JTW

Issue Record		
#	Description	Date

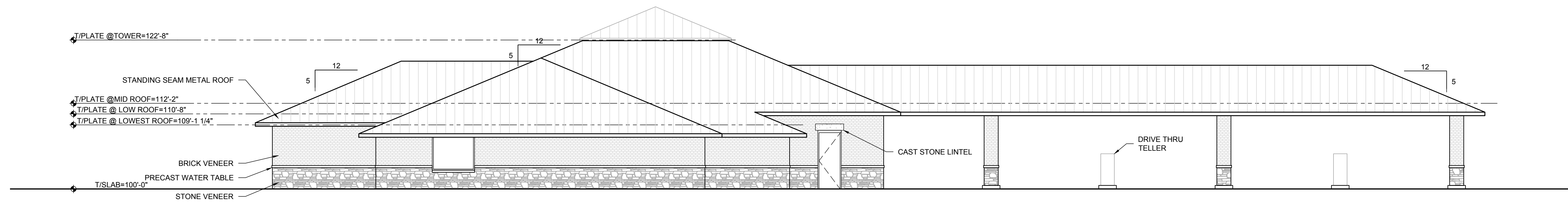
CONSTRUCTION
DOCUMENTS

BUILDING ELEVATIONS

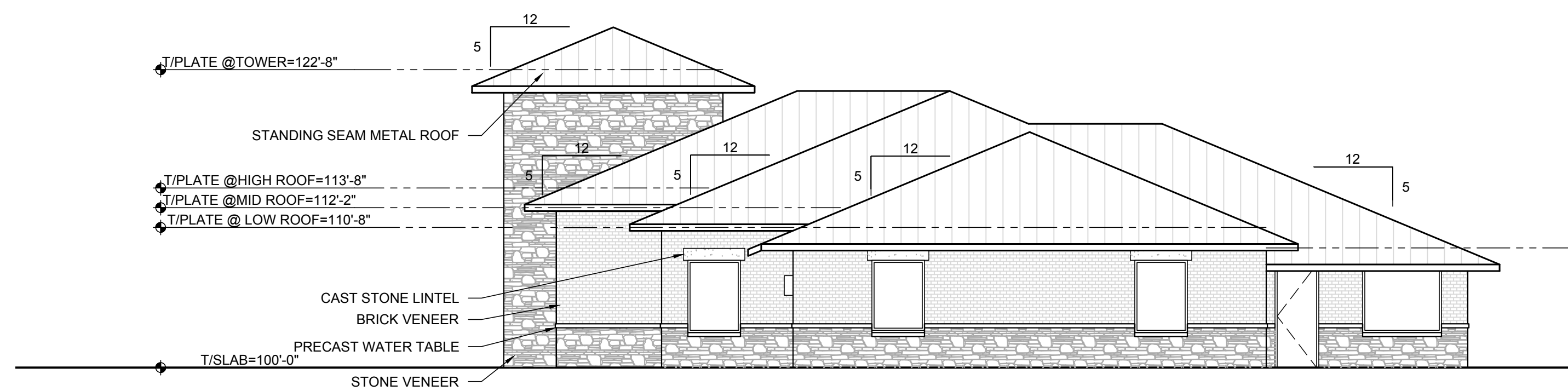
A3.1



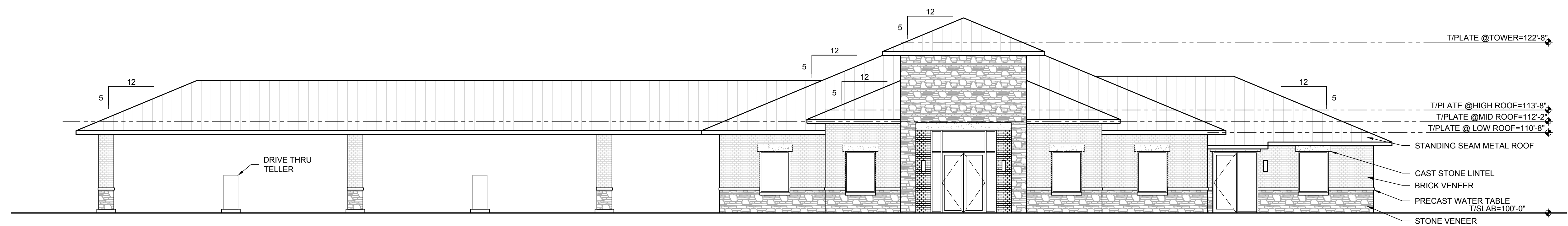
4 BUILDING ELEVATION - SOUTH
A3.1 SCALE: 1/8"=1'-0"



3 BUILDING ELEVATION - WEST



2 BUILDING ELEVATION - EAST
A3.1 SCALE: 1/8"=1'-0"



1 BUILDING ELEVATION - NORTH
A3.1 SCALE: 1/8"=1'-0"

STAFF REVIEW LETTER

May 11, 2020

4U Credit Union
Don Wood
1312 Lawrence St.
Gainesville, TX 76240

EIKON Consulting Group
Robert Stengele, PE
1405 W. Chapman Dr.
Sanger, TX 76266

Dear Applicant,

The request for site plan approval for 4U Credit Union with Drive-Thru for the property located at 1901 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. Parking shall be provided for one space for every 200 square feet; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. A ten (10) foot landscape and irrigated buffer strip along FM 1417 (Heritage Parkway) must be provided and maintained.
7. All parking shall be on private property and shall not encroach into the right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. One freestanding sign per development lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the Engineering Department.
14. Property to the North appears to be set up for joint access. Coordinate with adjacent owner for access to FM 1417 through existing approach.
15. 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.
16. Verify fire lane requirements with Fire Marshall.
17. The location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1300 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Wyldewood Homes (Owners), Tim Pike (Representative), David Vilbig, Vilbig and Associates (Civil Engineer) and Amazing Construction (Architect) concerning the property located at 1300 South FM 1417 (Heritage Parkway), being Lots 2-6, Block 6, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows;

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (13) to allow an 11.2' masonry fence surrounding a mini-warehouse facility in lieu of the allowed 8' in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located at 1300 South FM 1417 (Heritage Parkway) between Quail Run Road and Park Avenue. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District. The prospective buyer would like to construct a mini-warehouse facility (Affordable Storage) with approximately 550 units (82,400 square foot rentable). The exterior will be stone and EIFS (Exterior Insulation Finishing System) surrounded by a masonry wall for screening.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Wyldeewood Homes (Owners)

Tim Pike (Representative)

David Vilbig, Vilbig and Associates (Civil Engineer)

Amazing Construction (Architect)

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:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

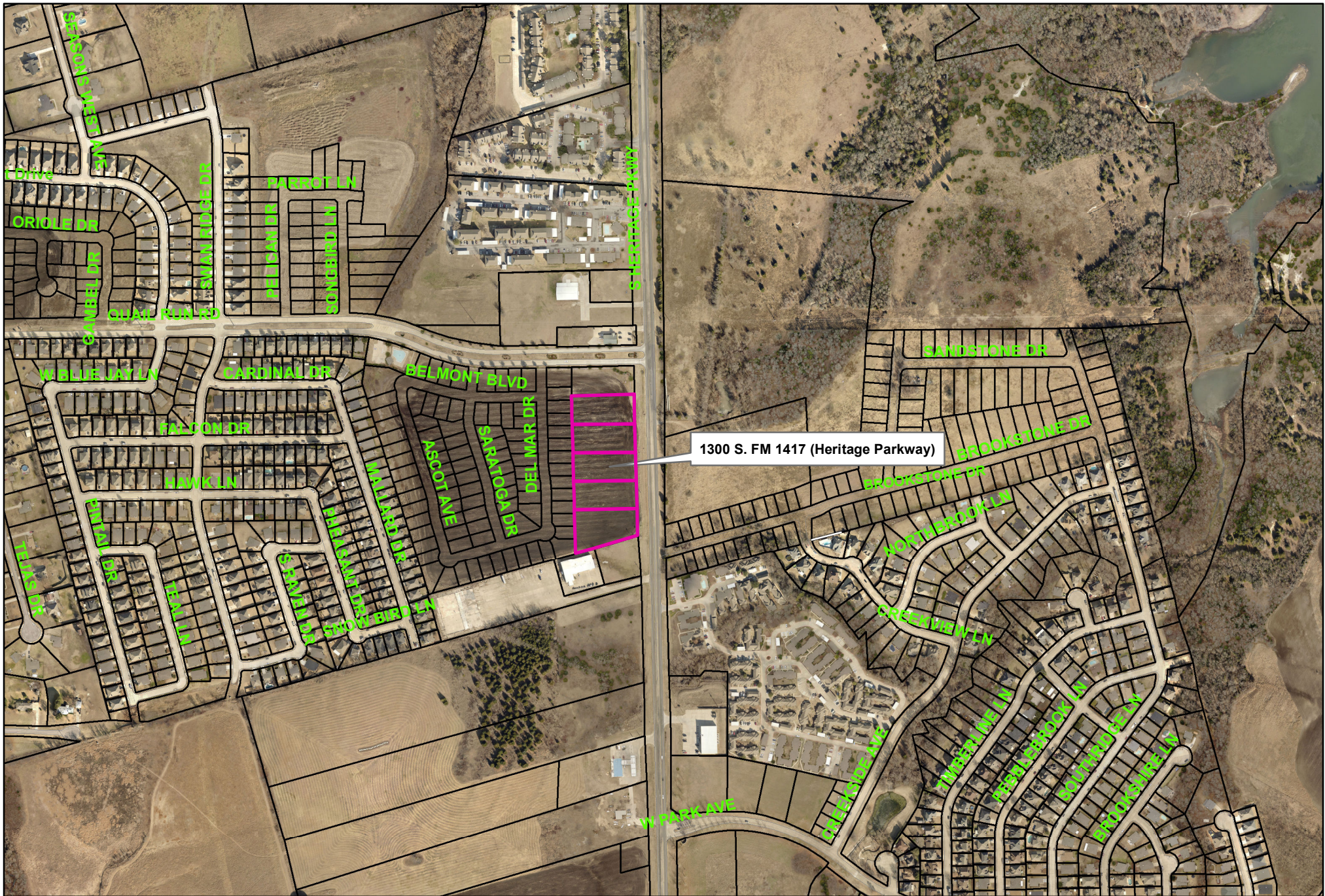
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter

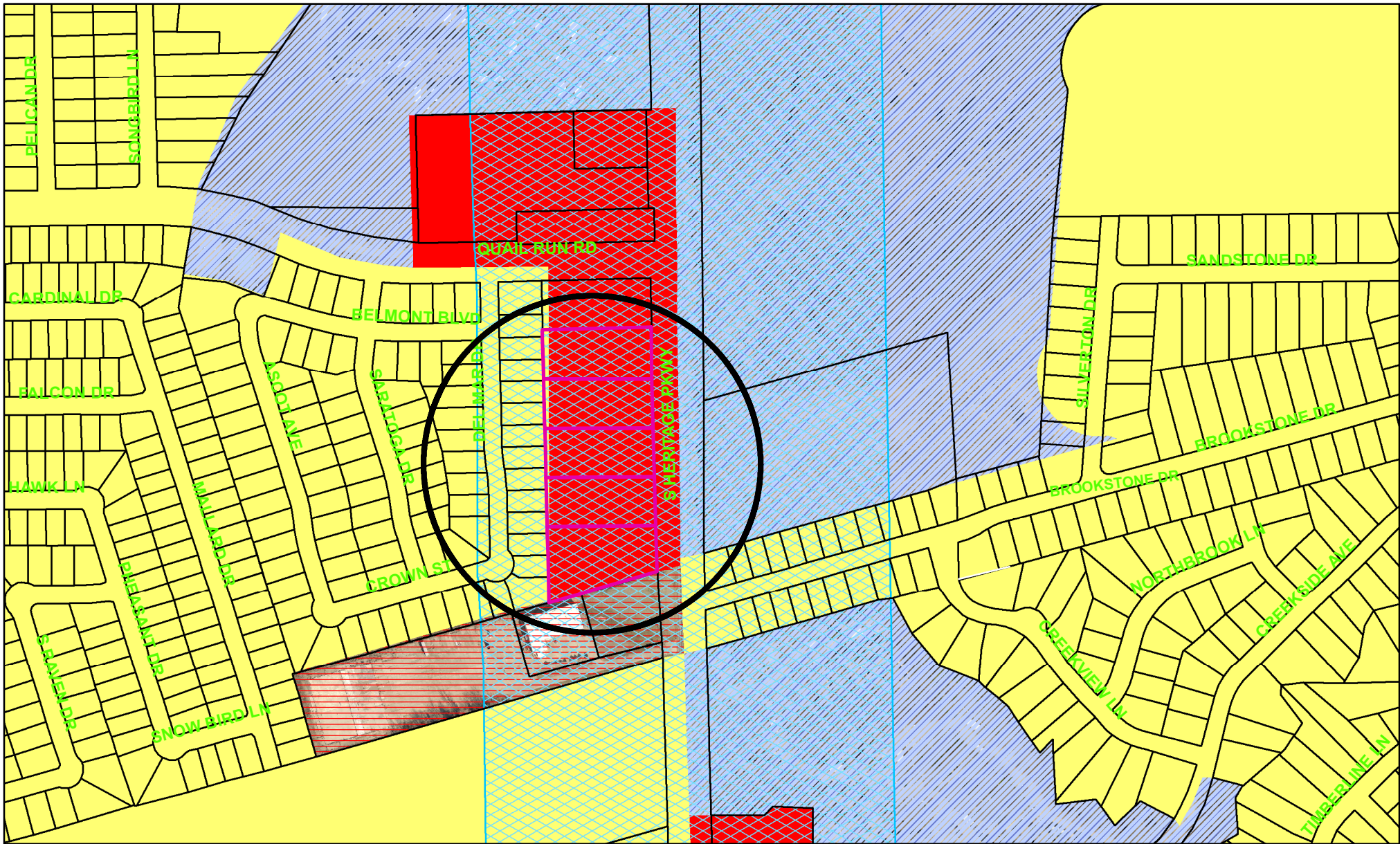


City of Sherman, Texas
Developmental Services Department

1300 South FM 1417 (Heritage Parkway)



1 in = 600 ft



Zoning - 1300 South FM 1417 (Heritage Parkway)

Legend

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



City of Sherman, Texas
Developmental Services Department

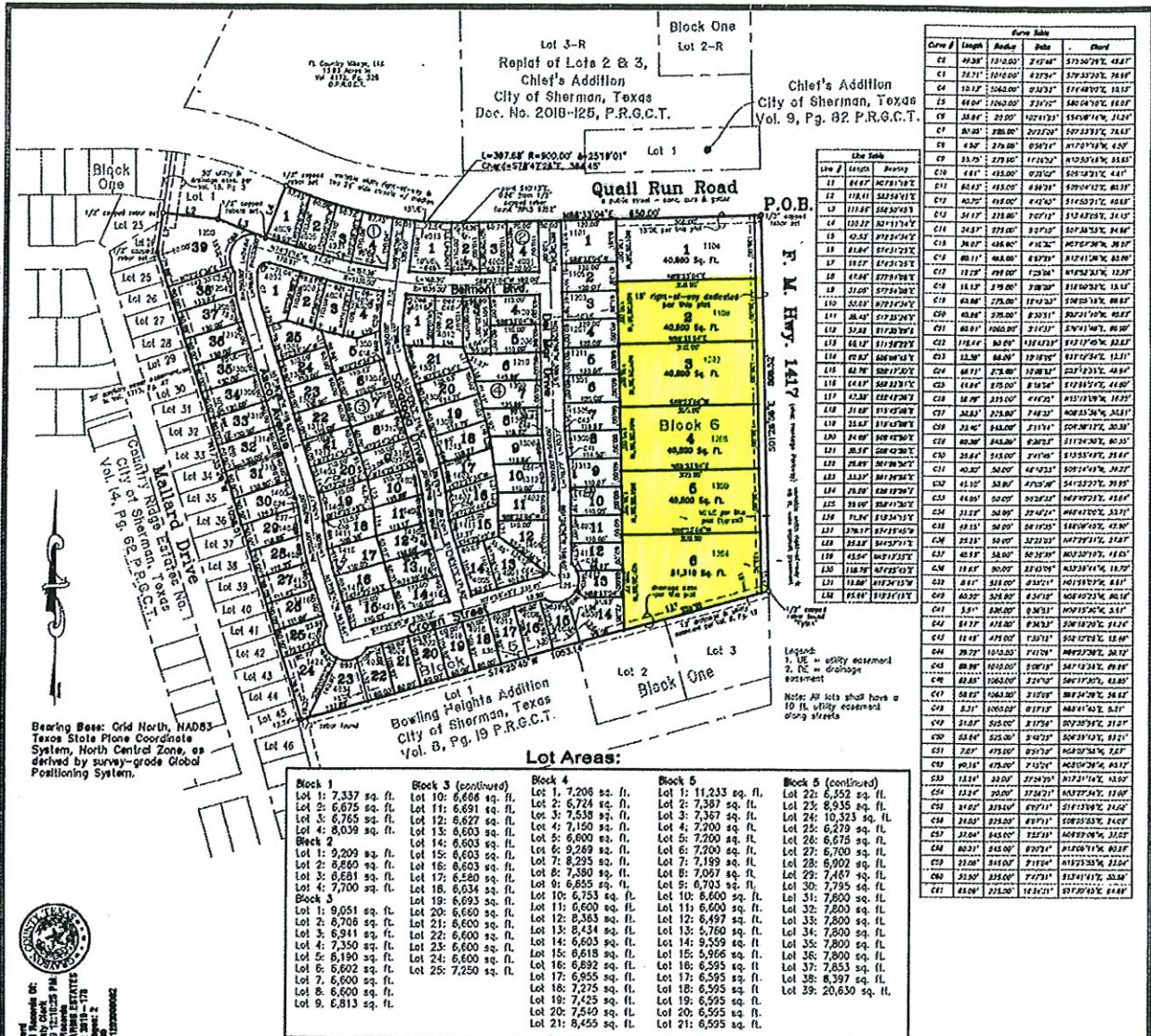


NOT TO SCALE

1 in = 366 ft

1300 South FM 1417 (Heritage Parkway)





Heritage Farms Estates

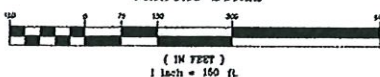
(being a Replat of Lot 2, Block A,
Country Ridge Estates No. 10)

to the

City of Sherman, Texas
26.106 Acres

in the
Elizabeth Jones Survey
Abstract No. 625

GRAPHIC SCALE



Site Location
(not to scale)



Page 1 of 2

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 Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing drains or drainage channels flowing along or across the addition and remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "A" (Areas determined to be outside 500-year floodplains) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100400 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Lots 1, 14, and 39, all in Block 5 are retention basins.

Job No. CG5561218

Helvey-Wagner Surveying, Inc.
222 N. Main St., Sherman, Texas 75002
Ph: (903) 463-6181 Fax: (903) 463-4068
Email: helveywagner@earthlink.net
Texas Board of Professional Land Surveying
Firm Registration No. 10085100

Owner:
Wyldeewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091



A photograph of a retail building with a large sign that reads "ALL ABOUT THE SMILE" and a smaller sign that reads "GOLD DENT". The building has a brick and stone facade with arched windows and a central entrance. A dark-colored truck is parked in front of the building.

A photograph showing the exterior of a modern, dark-colored building with a flat roof, situated on a grassy slope. To the left, a brick building is partially visible. The sky is clear and blue.

[illegible]

BE
AMAZING
CONSTRUCTION

3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

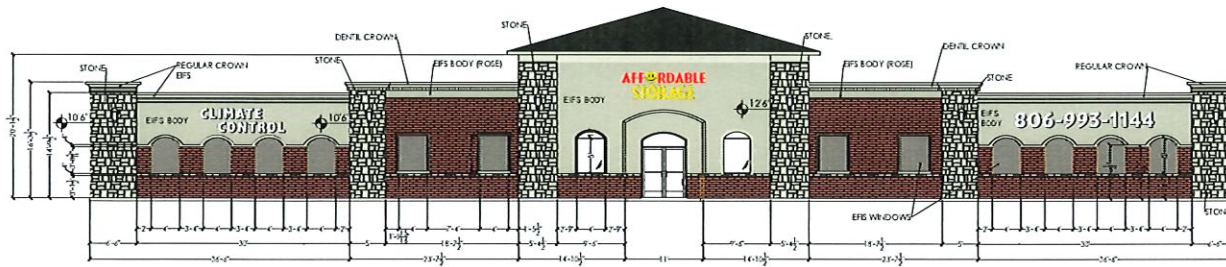


SIDE E & W
ELEVATION

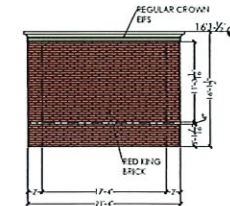
SCALE: 1" = 30'-0"

SHEET

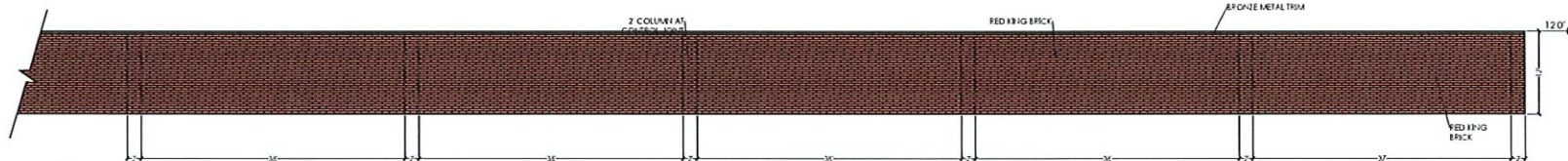
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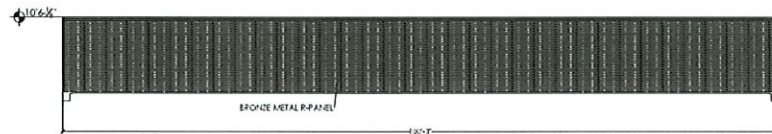
1
A1 FRONT OFFICE ELEVATION



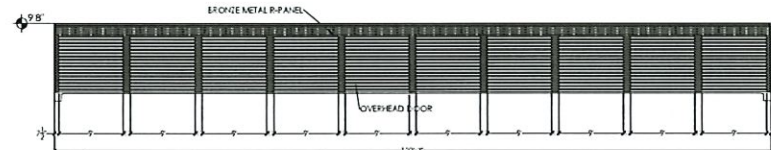
1
A1



2
A1 BRICK WALL ELEVATION



3
A1 STORAGE ELEVATION



3
A1

AFFORDABLE STORAGE
HERITAGE FARMS ESTATES
FM 1417, SHERMAN TX

DATE	EDDED	BY
11-20-2018	11-20-2018	11-20-2018

3110 FRANKFORD AVENUE
LUBBOCK TEXAS 79407

SIDE E & W
ELEVATION

SCALE 1/8" = 1'-0"

SHEET

A1

STAFF REVIEW LETTER

May 11, 2020

Wyldeewood Homes
Tim Pike
PO Box 911688
Sherman, TX 75091

David Vilbig, P.E.
517 W. Woodard St.
Denison, TX 75020

Dear Applicant,

The request for Specific Use Permit and site plan approval to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District for the property located at 1300 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into the right-of-way.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Parking is permitted on paved surfaces only (concrete or asphalt).
11. A ten (10) foot landscape and irrigated buffer strip along FM 1417 (Heritage Parkway) must be provided and maintained unless an exception is granted.
12. The trash dumpster will need to be located inside the main building area and screened.
13. One freestanding sign per development lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
14. Review the zoning and development ordinance for additional requirements.
15. 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:

16. Replatting of the property is required.

17. Privately owned and maintained detention in accordance with City criteria is required upon development. Engineering plans shall be provided to the City of Sherman for review and approval.
18. Sanitary Sewer must be extended to serve the property.
19. 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.
20. Overnight parking will not be permitted within an easement.
21. Entrance/Exit must be Right-in, Right-out only.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a stylized, flowing script.

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1201 SOUTH MONTGOMERY STREET

The request of Ulises A. Henriquez Lopez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1201 South Montgomery Street, being the west 89.2 feet of Lot 1, Block 6, Jones & Wainrights Addition, as follows;

Planning and Zoning Commission

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

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow an existing nonconforming structure located on the side street property line in lieu of the required 10' and 1.2' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 1201 South Montgomery Street; the southeast corner of Montgomery and Rosedale Streets. The property is zoned a C-1 (Retail Business) District and the owner is requesting a zone change to an R-1 (One Family Residential) District. The building has formerly been a restaurant and storage. The existing one story metal building is approximately 1,705 square foot and is located 1.2 feet from the front property line and protrudes across the property line on the north side. An encroachment easement was approved by Resolution 6607 at the March 16, 2020, City Council Meeting.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ulises A. Henriquez Lopez (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Building Elevations

Encroachment Easement

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1201 South Montgomery Street



NOT TO SCALE

1 in = 200 ft



Zoning - 1201 South Montgomery Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

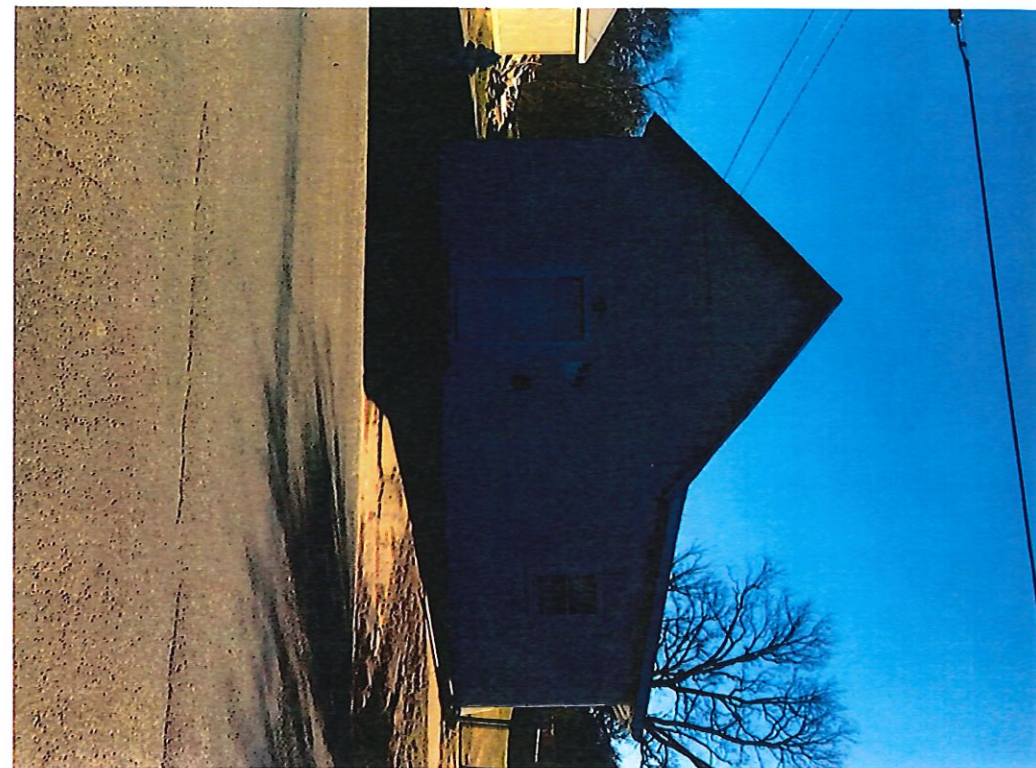
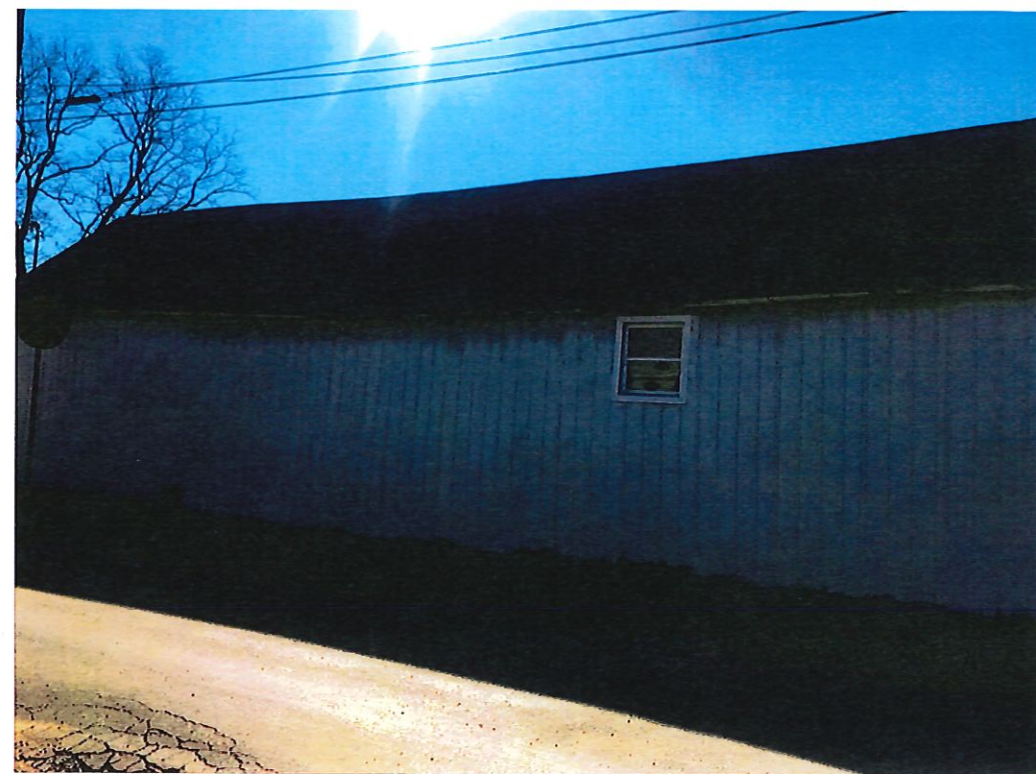
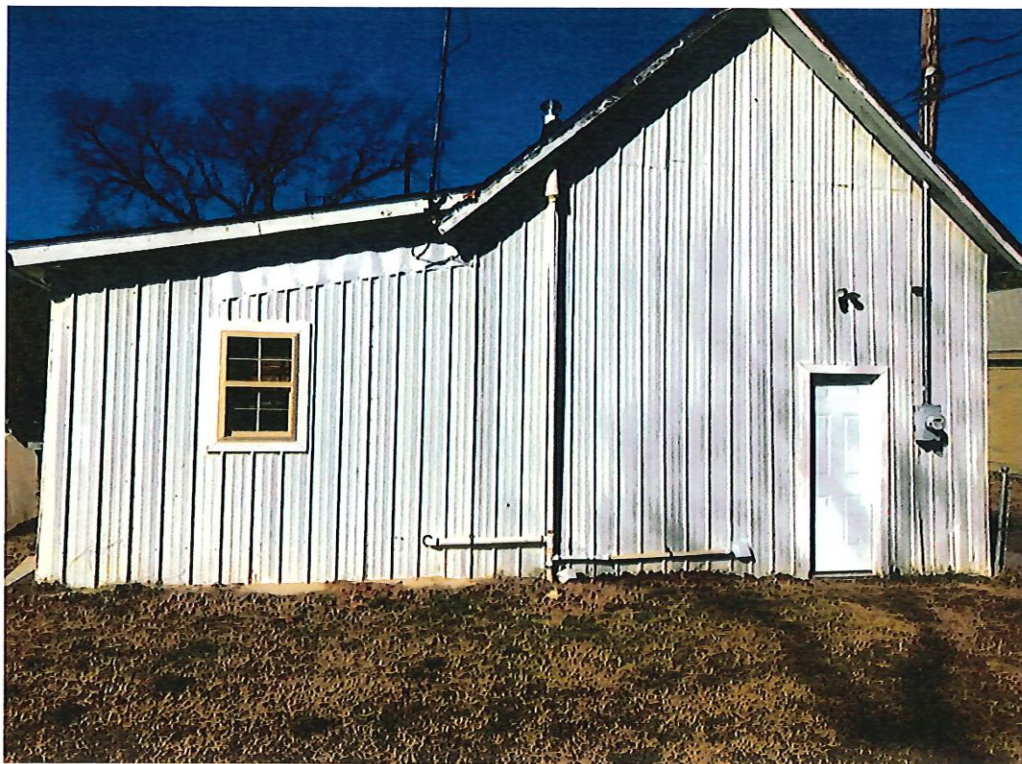


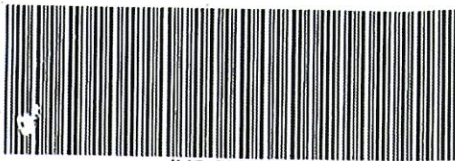
NOT TO SCALE

1 in = 60 ft

1201 South Montgomery Street







VG-286-2020-8214

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

Instrument Number: 2020 - 8214

Real Property Recordings

Recorded On: April 02, 2020 03:46 PM

Number of Pages: 8

Parties: SHERMAN CITY OF

" Examined and Charged as Follows: "

Total Recording: \$40.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 8214
Receipt Number: 20200402000064
Recorded Date/Time: April 02, 2020 03:46 PM
User: Cort M
Station: CLERK07

Record and Return To:

SHERMAN CITY OF
220 W MULBERRY

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

ENCROACHMENT EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR," in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **ULISES ADONAY HENRIQUEZ LOPEZ and MARIBEL ROMERO MANJIVAR** of Sherman, Texas, hereinafter called "GRANTEE," an encroachment easement to allow a one story metal commercial building to encroach a maximum of 1-foot, 2-inches within a platted public right of way along the north side of Lot 1, Block 6 of Jones and Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 S. Montgomery, in the City of Sherman, as shown on the Exhibit "A," attached hereto and incorporated herein for all purposes. Said encroachment easement shall be inferior, subordinate, and subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its heirs, successors and assigns, for the limited purpose of allowing a one story metal commercial building within the herein described encroachment area. GRANTEE agrees that all maintenance of the building shall be the responsibility of the GRANTEE without cost, fees or expense to GRANTOR.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR and any franchise utilities utilizing said right of way from any and all damages, actions, suits, claims, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorney fees which may occur in any manner by reason of any manner, fact, or thing arising from this conveyance and use of the area.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all claims for damages, costs or expenses, and shall include, but specifically not be limited to, the cost of repair, relocation, or removal of structure and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its heirs, successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the 26th day of March, 2020.

CITY:

CITY OF SHERMAN, a Texas home-rule
municipal corporation

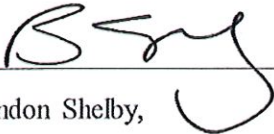
BY:



Robby Helton,
City Manager

Approved as to Form and Content:

By:



Brandon Shelby,
City Attorney

OWNER:

**ULISES ADONAY HENRIQUEZ
LOPEZ**, homeowner

BY:



Ulises Adonay Henriquez Lopez,
Homeowner

OWNER:

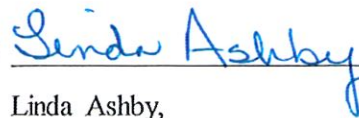
MARIBEL ROMERO MANJIVAR,
homeowner

BY:



Maribel Romero Manjivar,
Homeowner

Attest:



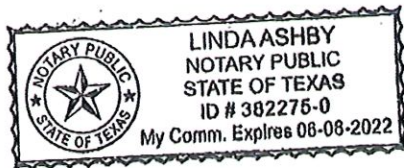
Linda Ashby,
City Clerk

STATE OF TEXAS §

§

COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on March 24, 2020, by Robby Heflon, City Manager of the **CITY OF SHERMAN**, a Texas home-rule municipal corporation, on behalf of said corporation.



Linda Ashby

Notary Public, State of Texas

Printed Name of Notary: Linda Ashby

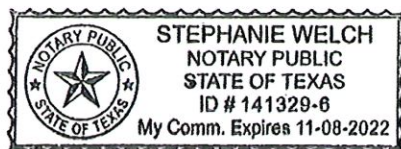
My Commissions Expires: 6/6/2022

STATE OF TEXAS §

§

COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on March 24, 2020, by Ulises Adonay Henriquez Lopez, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein.



Stephanie Welch

Notary Public, State of Texas

Printed Name of Notary: Stephanie Welch

My Commissions Expires: 11/8/22

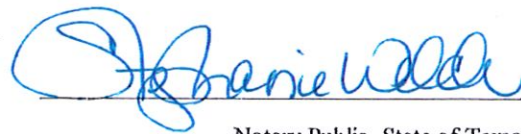
STATE OF TEXAS §

§

COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on March 26th, 2020, by Maribel Romero Manjivar, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein.





Notary Public, State of Texas

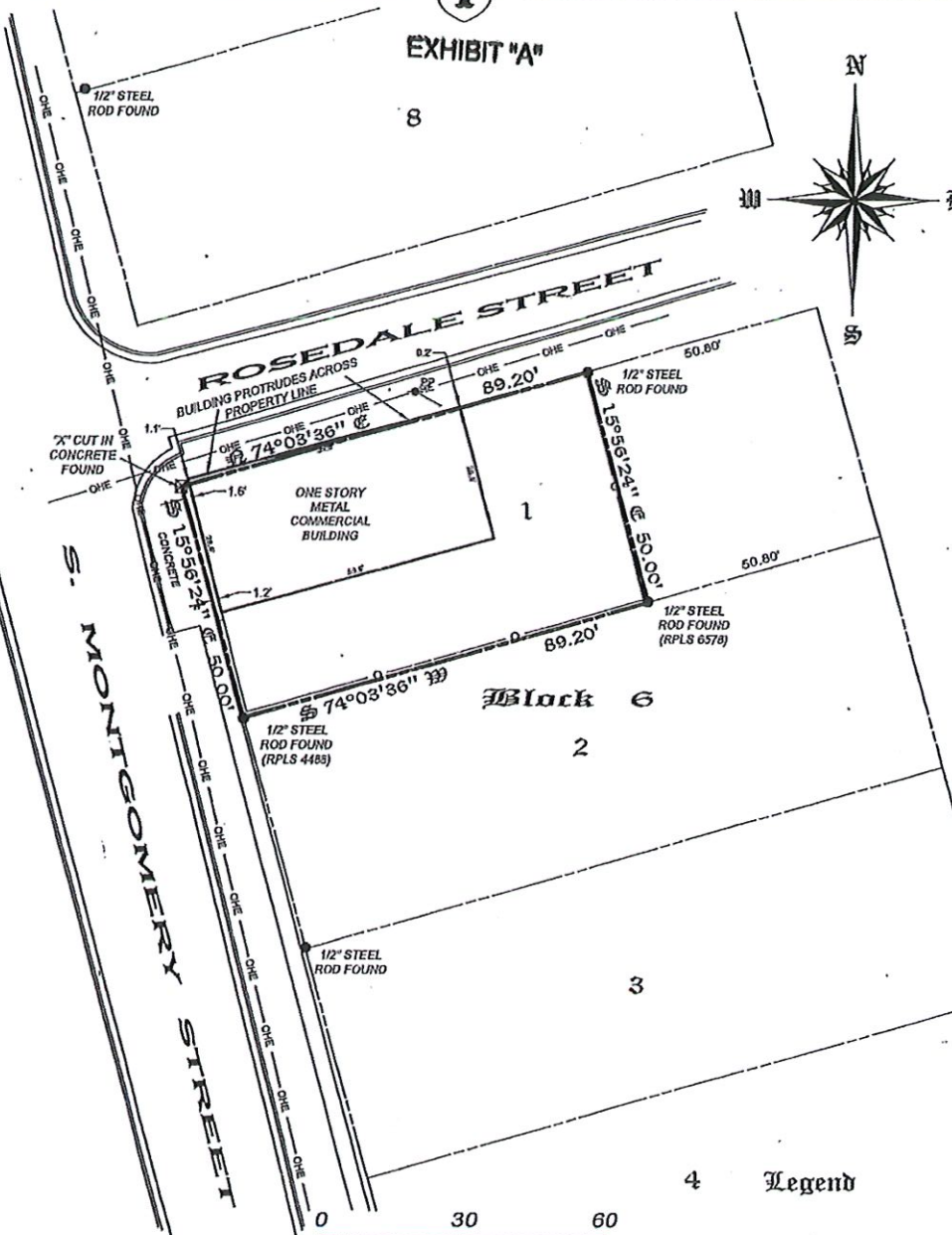
Printed Name of Notary:

Stephanie Welch

My Commissions Expires:

11/8/22

EXHIBIT "A"



- BASIS OF BEARINGS -
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 20th day of February, 2020, a survey was made on the ground of the property shown hereon, described as the West 89.2 feet of Lot 1, Block 6, JONES & WAINRIGHTS ADDITION, an addition to Sherman, Texas, as shown by plat of record in Volume 35, Page 96, Deed Records, Grayson County, Texas and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 1201 S. Montgomery St., Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

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



Copley Land Surveying

1702 Verbi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 20020076

RESOLUTION NO. 6607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO ULISES ADONAY HENRIQUEZ LOPEZ AND MARIBEL ROMERO MANJIVAR FOR THE ENCROACHMENT OF A ONE STORY METAL COMMERCIAL BUILDING WITHIN THE PLATTED PUBLIC RIGHT OF WAY ALONG THE NORTH SIDE OF LOT 1, BLOCK 6 OF JONES & WAINRIGHTS ADDITION, VOLUME 35, PAGE 96, DEED RECORDS, LOCALLY KNOWN AS 1201 SOUTH MONTGOMERY STREET IN THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement for the encroachment of a one story metal commercial building within the platted public right of way along the north side of Lot 1, Block 6 of Jones & Wainrights Addition, Volume 35, Page 96, Deed Records, locally known as 1201 South Montgomery Street in the City of Sherman, Texas, as shown on the Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 16th day of March, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY:

Linda Ashby
LINDA ASHBY, CITY CLERK

BY:

David Plyler
DAVID PLYLER, MAYOR

APPROVED AS TO FORM
AND CONTENT:

BY:

Brandon S. Shielby
BRANDON S. SHELBY,
CITY ATTORNEY

CERTIFIED COPY - DOCUMENT
THIS IS CERTIFIED TO BE A TRUE COPY
OF THE PERMANENT RECORD AS FILED IN
THE OFFICE OF THE CITY CLERK.

Linda Ashby
CITY CLERK, SHERMAN, TEXAS

3/26/20

1201 S. Montgomery



1 inch = 100 feet



STAFF REVIEW LETTER

May 11, 2020

Ulises A. Henriquez-Lopez
921 S. Hub St.
Sherman, TX 75090

Dear Applicant,

The request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District for the property located at 1201 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

914 SONGBIRD LANE

The request of Westar Home Builders LLC (Owners), Highland Homes (Prospective Buyer) and Cody Rutledge (Representative) concerning the property located at 914 Songbird Lane, being Lot 17, Block 14 of the Preserve Addition, Phase II, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a model home for a period of one year in an R-1 (One Family Residential) District.

Background:

The property is located at 914 Songbird Lane off Quail Run Road in The Preserve Addition, Phase II. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District was approved by the City Council, December 17, 2018 (Ordinance 6172). The owner is requesting a Temporary Use Permit to allow a model home for a period of one year. The model home will be a 3075 square foot, two-story home with the garage converted into two offices with a display area.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Westar Home Builders LLC (Owners)
Highland Homes (Prospective Buyer)
Cody Rutledge (Representative)

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:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

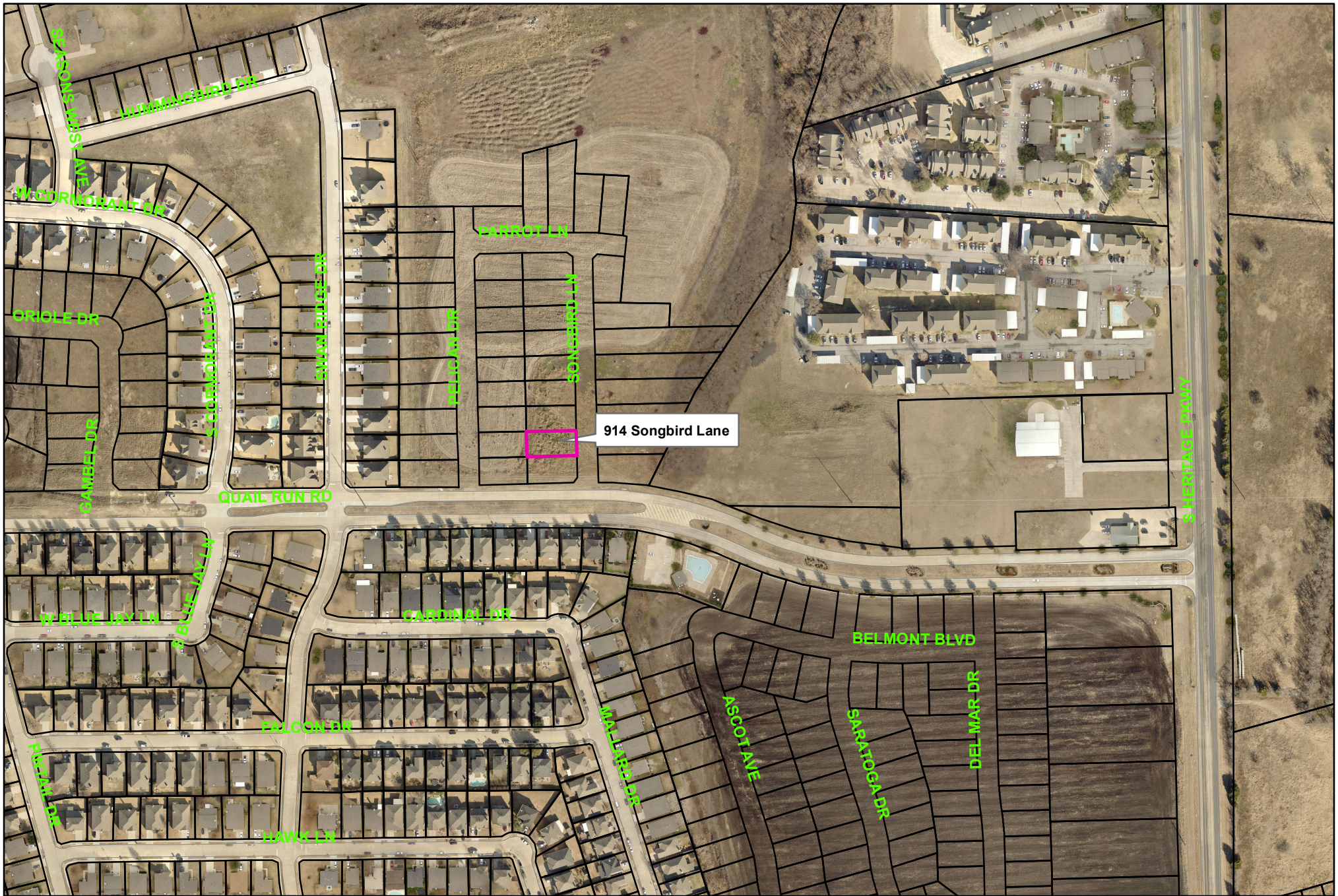
Site Plan

Building Elevations

Exterior Colors

Floor Plan

Staff Review Letter



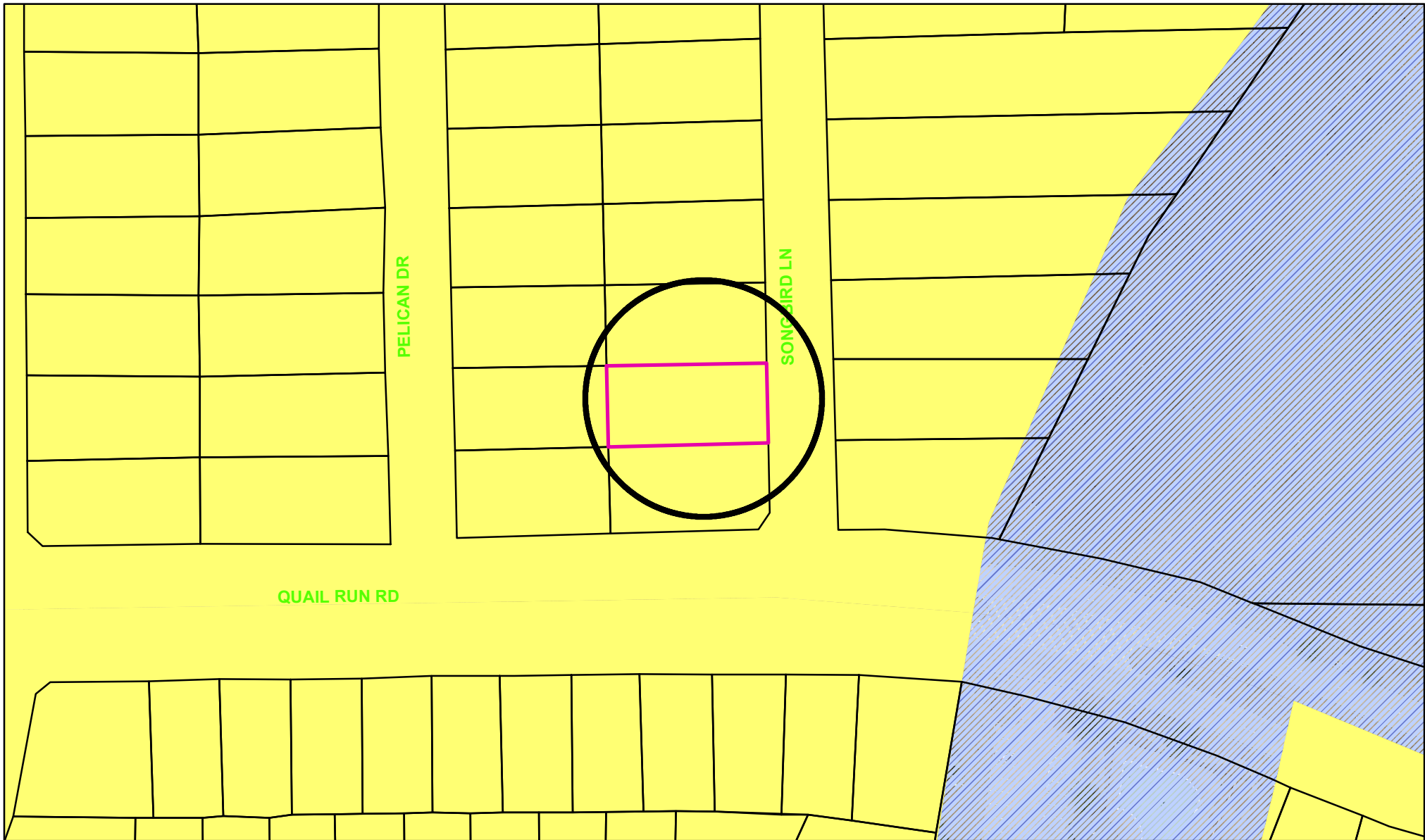
914 Songbird Lane

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 914 Songbird Lane

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



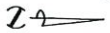
NOT TO SCALE

1 in = 100 ft

914 Songbird Lane

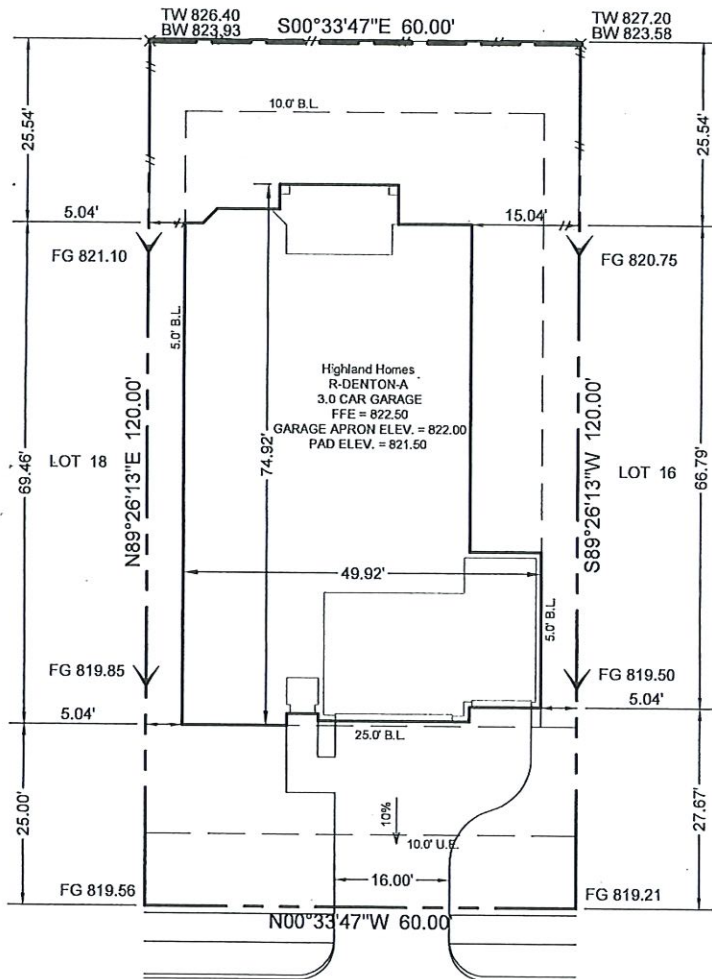


Grayson County
Lot Area: 7200 Sq.Ft.



SCALE: 1" = 20'

LOT 2



LEGEND:

FFE - FINISHED FLOOR ELEVATION
WC - WATER CONNECTION
SC - SEWER CONNECTION
G - GAS CONNECTION
FH - FIRE HYDRANT
▶ - ZERO LOT LINE
DG - DROP GARAGE W/ DISTANCE
FG - FINISHED GRADE
TW - TOP OF WALL
BW - BOTTOM OF WALL
BL - BUILD LINE
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
WE - WATER EASEMENT
--//-- - FENCE LINE
--- - WALL

NOTE: This plot plan does not represent an on the ground survey. All improvements shown hereon are for illustration purposes only. Builder to verify ALL information and actual improvement locations on this plot plan before construction. Refer to city and/or county approved subdivision construction documents for minimum slab elevation and drainage requirements. Improvements and elevations shown hereon are based on construction plans provided by Builder. Driveway slopes are calculated from garage apron to right-of-way line.

FLATWORK	SQ. FT.	AREAS	
Driveway:	627	Lot Area:	7200 s.f.
Citywalk:	240	House & Garage:	3077 s.f.
Approach:	165	House & Driveway:	3704 s.f.
TOTAL:	1032	Total Impervious:	3704 s.f.
SOD	SQ. YDS.		
Front:	131	House & Garage:	42.74 %
Left:	39	House & Driveway:	51.44 %
Back:	158	Impervious Coverage:	51.44 %
Right:	88		
TOTAL:	415	Fence:	131.0 l.f.

REV.	DATE	DESCRIPTION
1.	3/26/2020	Plot Plan, R-DENTON-A
2.		
3.		
4.		
5.		

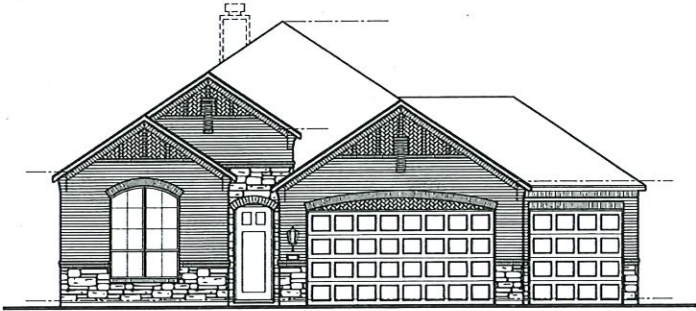


builder Highland Homes		
subdivision The Preserve at Country Ridge Estates		
lot 17	blk 14	phase / section II
address Songbird Lane		city Sherman, TX
date 3/26/2020		plan R-DENTON-A

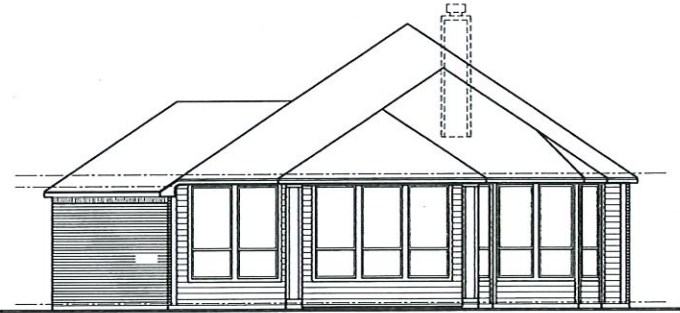
AREA CALCULATIONS			
DENTON - ELEVATION "A"			
FIRST FLOOR		2241	
MASTER BAY OPT.		19	
	TOTAL AREA	2260 S.F.	
GARAGE		642	
COVERED PORCH		22	
COVERED PATIO		61	
EXT. COVERED PATIO OPT.		90	
	TOTAL UNDER ROOF	3075 S.F.	
OVERALL WIDTH		49'-11"	
OVERALL DEPTH		74'-11"	

MASONRY CALCULATIONS			
DENTON - ELEVATION "A"			
OVERALL AREA			
ELEVATION	MASONRY	SIDING	MASONRY
FRONT	318 S.F.	0 S.F.	100%
REAR	6 S.F.	228 S.F.	3%
LEFT	683 S.F.	0 S.F.	100%
RIGHT	510 S.F.	38 S.F.	93%
OVERALL HOUSE	1517 S.F.	266 S.F.	86%

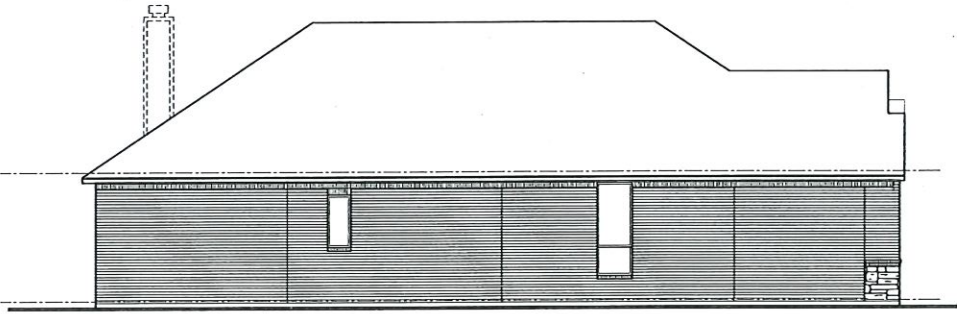
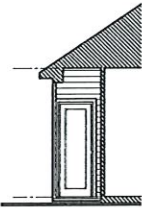
NOTE: WALL AREAS EXCLUDE DOORS & WINDOWS



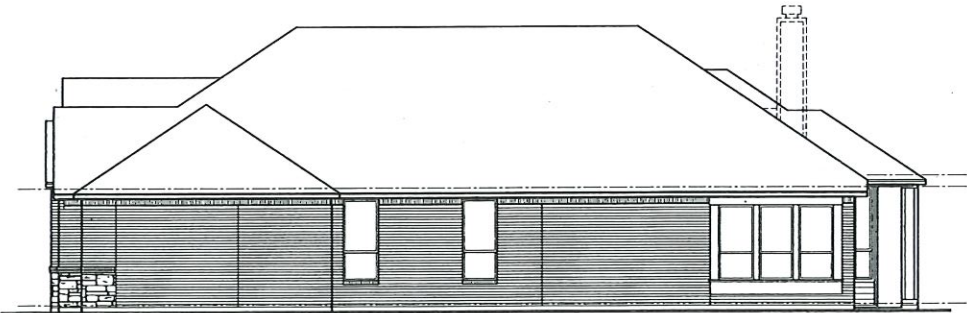
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



HIGHLAND
HOMES

5601 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 789-3500

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REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/14/19	REV #19-089 MAJOR PLAN REVISIONS	JK
2	4/29/19	REV #19-024 PATIO COLUMNS	JCB
3	5/13/19	RELEASE B & C ELEVATIONS	JCB
4	5/31/19	REV #19-038	JCB
5	6/21/19	REVISION #19-048	JCB
6	8/31/19	REV #19-067. UPDATE ELECTRICAL, UPDATE WINDOW GRIDS.	JK

SPECIAL START

JOB No: **866-001**
STATUS: **MODEL**
ADDRESS:
LOT 17, BLOCK 74
COMMUNITY:
THE PRESERVE 60's

PLAN INFORMATION

OPTION(S):
COVER SHEET
BASE

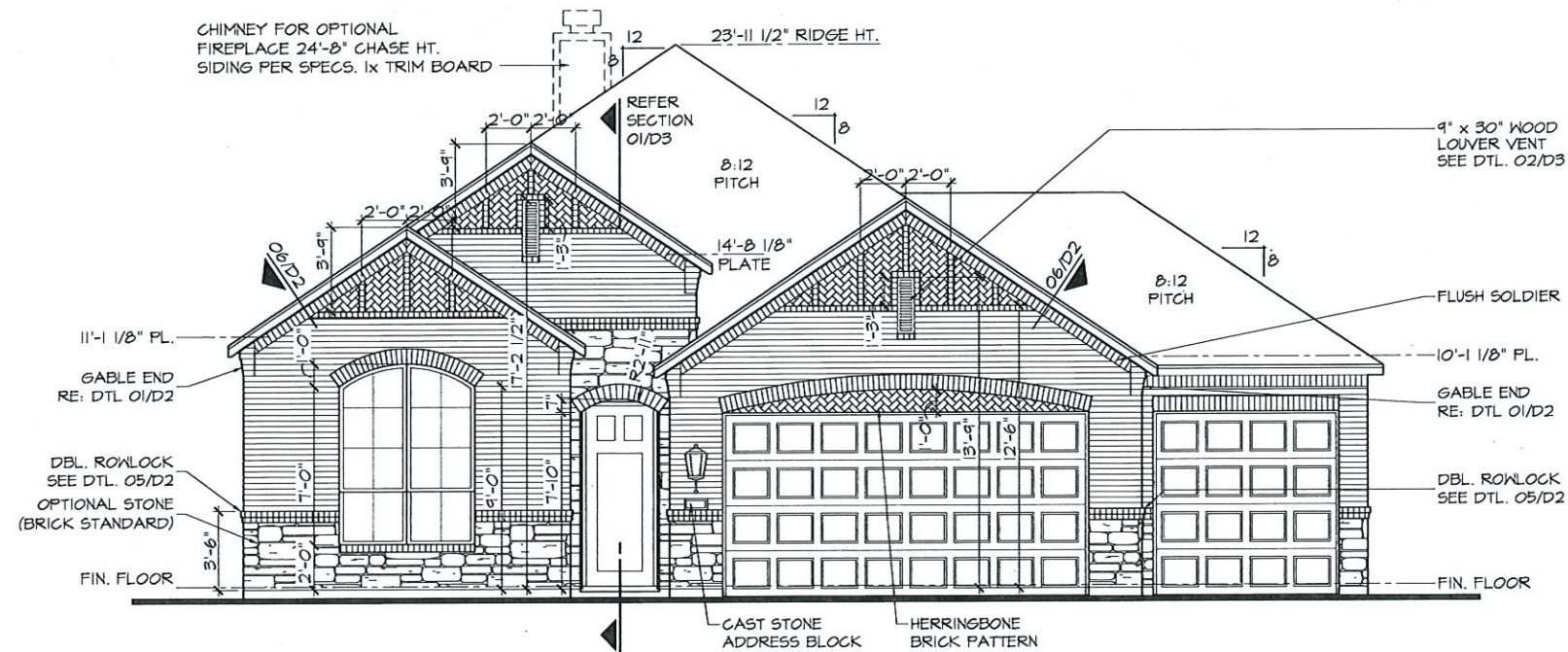
SHEET No: **0**

ELEVATION: **"A"**

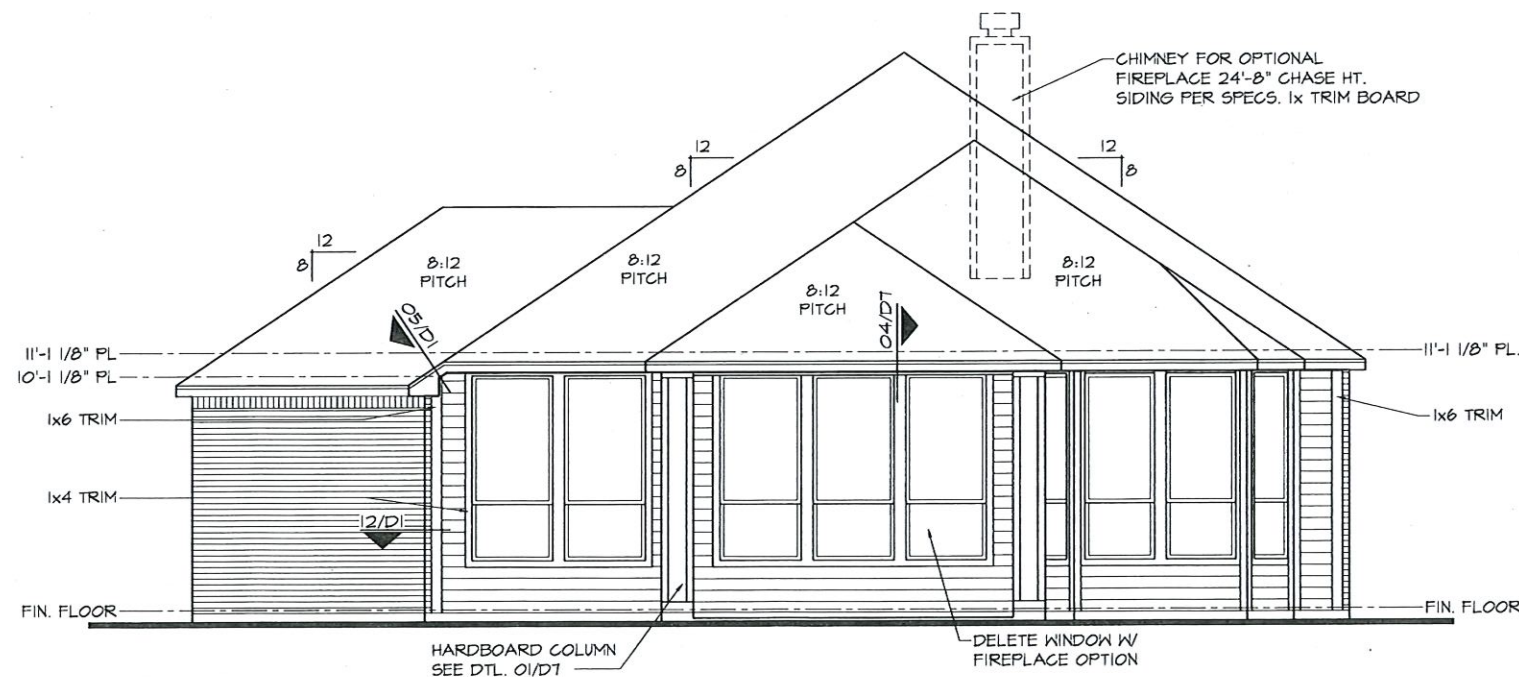
PLAN NAME:
DENTON

NOTE: SIDING TO BE FURRED
OUT FLUSH W/ BRICK.

NOTE: ALL SIDING & TRIM SHALL BE
OF CEMENTITIOUS MATERIAL.



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



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



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REVISIONS

BY	DATE	DESCRIPTION
JK	11/14/19	REV #19-089 MAJOR PLAN REVISIONS
JCB	4/29/19	REV #19-024 PATIO COLUMNS
JCB	5/13/19	RELEASE B & C ELEVATIONS
JCB	5/31/19	REV #19-038
JCB	6/21/19	REVISION #19-048
JK	8/31/19	REV #19-067. UPDATE ELECTRICAL, UPDATE WINDOW GRIDS.

SPECIAL START

JOB No: **866-001**
STATUS: **MODEL**
ADDRESS:
LOT 17, BLOCK 74
COMMUNITY:
THE PRESERVE 60's

PLAN INFORMATION

OPTION(S):
EXT PAT
EXT MBED

SHEET No: **1**
ELEVATION: **"A"**
PLAN NAME:
DENTON



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JCB	6/21/19	REVISION #19-048
JK	8/31/19	REV #19-067. UPDATE ELECTRICAL, UPDATE WINDOW GRIDS.

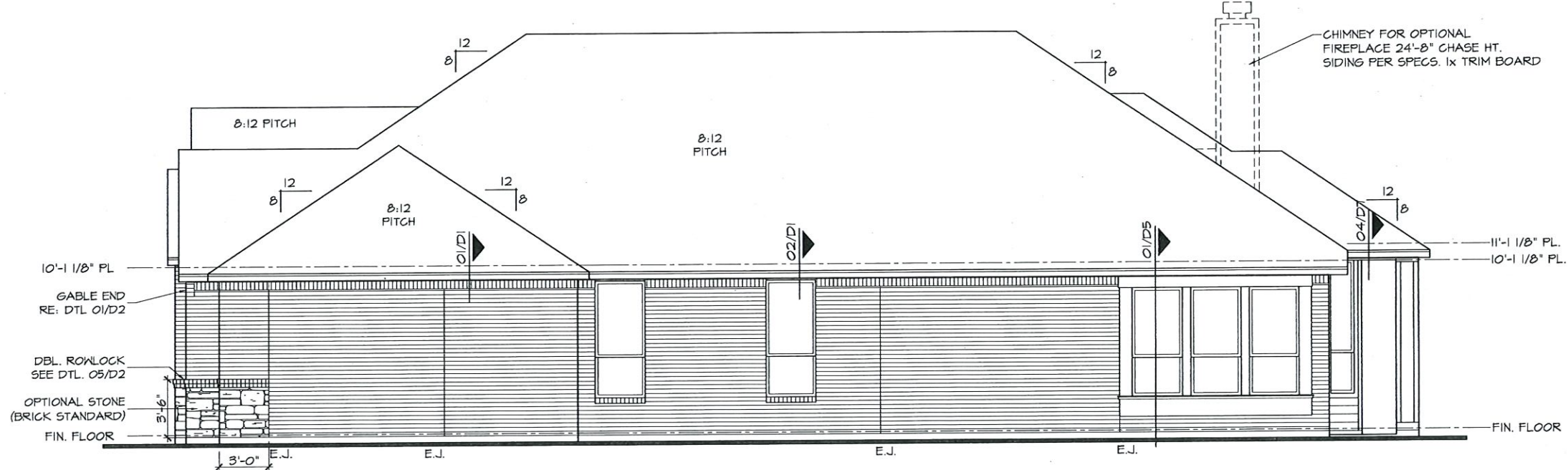
SPECIAL START

JOB No: **866-001**
STATUS: **MODEL**
ADDRESS:
LOT 17, BLOCK 74
COMMUNITY:
THE PRESERVE 60's

PLAN INFORMATION

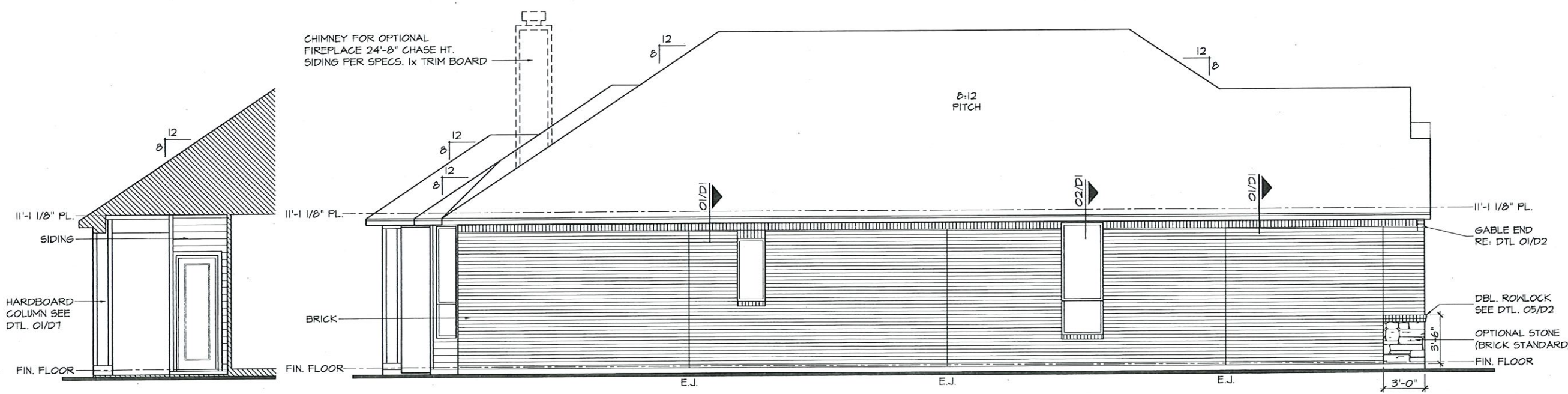
OPTION(S):
EXT PAT
EXT MBED

SHEET No: **2**
ELEVATION: **"A"**
PLAN NAME:
DENTON



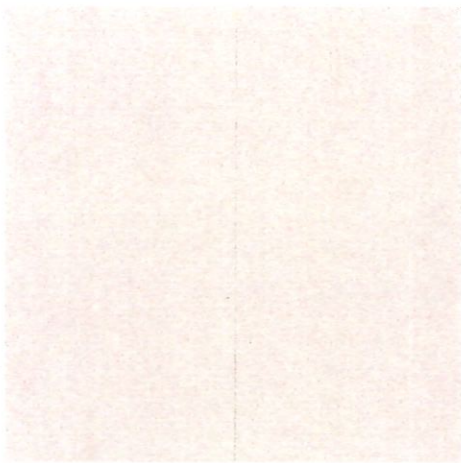
RIGHT ELEVATION

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

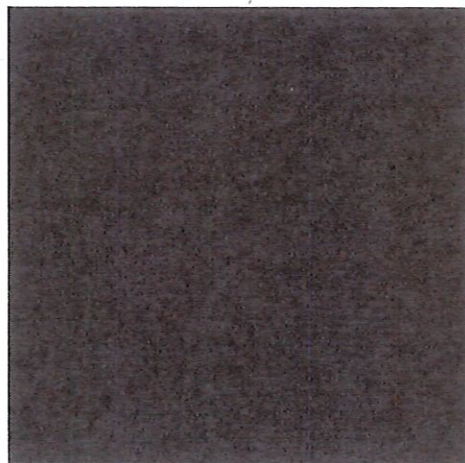


LEFT ELEVATION

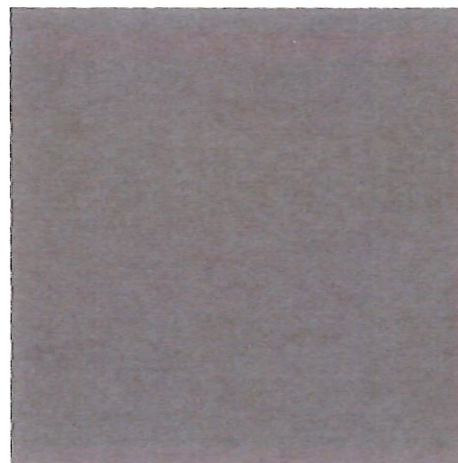
SCALE: 1/8" = 1'-0"



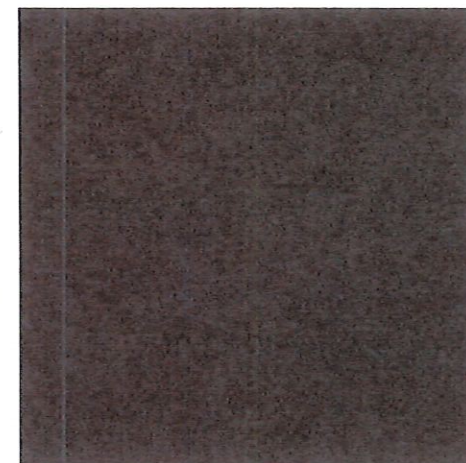
Stucco - Knitting Needles SW 7672



Fascia, Siding & Trim - Urbane Bronze SW 7048



Garage Door - Gauntlet Gray SW 7019



Stained Accents - Black Alder SW 3022



Roof Shingles - Owens Corning - Driftwood



Brick - Alpine Fog | Meridian Brick

Exterior Colors - Scheme 32

(DFW - Highland)



HIGHLAND
HOMES

Samples are representative, actual color may vary.

LINTEL SCHEDULE

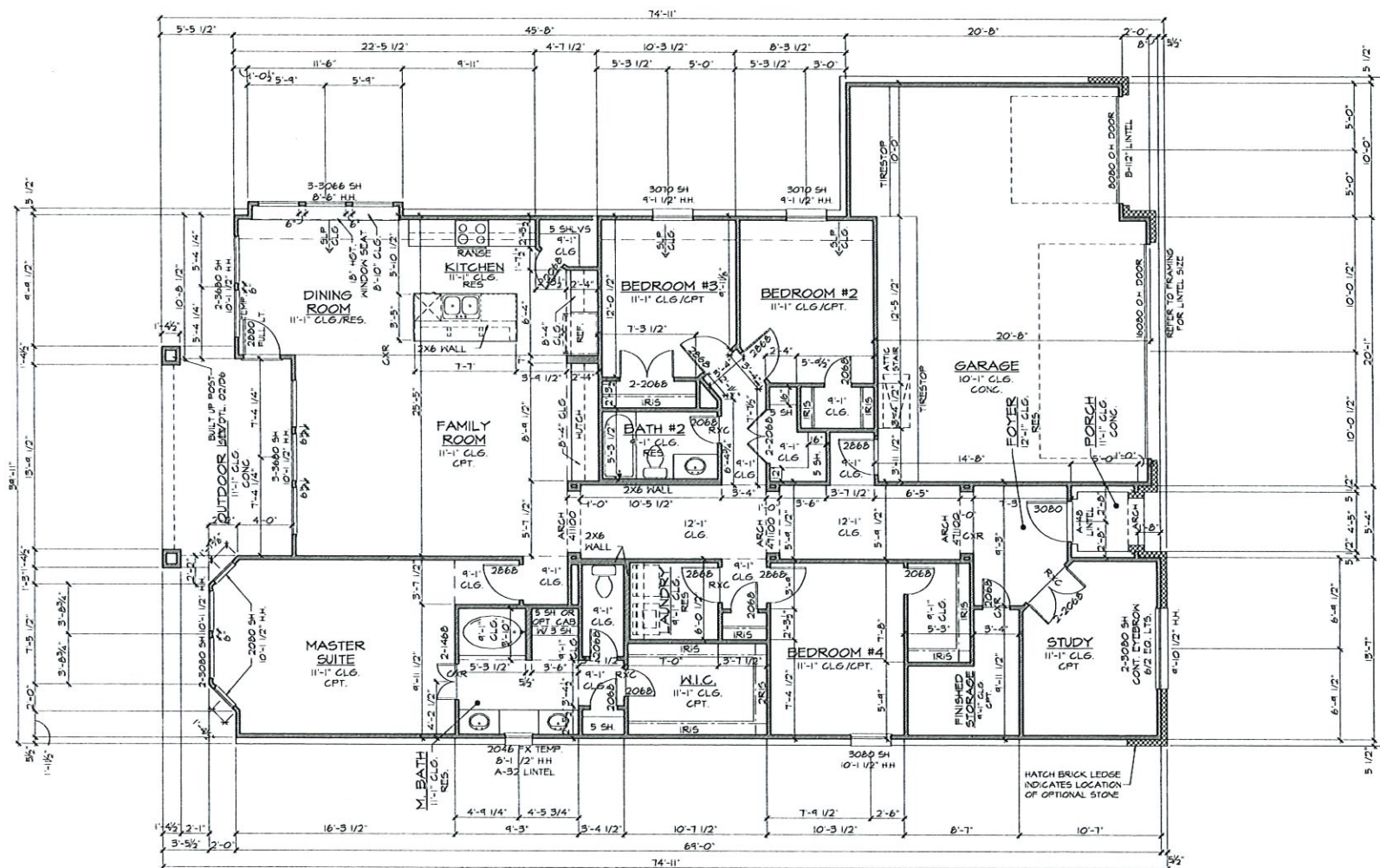
MARK	SIZE
A	3"x3"x1/4"
B	5"x3"x1/4"
C	6"x4"x3/8"
D	8"x4"x1/2"
E	8"x4"x3/4"
F	8"x4"x1"

LENGTH OF LINTELS IN NOTES IS SHOWN AT EACH OPENING WHERE A LINTEL IS REQUIRED WITH THE MARK FOR LINTEL SIZE. EXAMPLE: A14 = 3"x3"x1/4"x14'

ALL ANGLES ARE TO BE 10x20000psi A36 STEEL

GENERAL NOTES:

1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
2. ALL WALLS SHALL BE 3 1/2" UNLESS NOTED OTHERWISE



FIRST FLOOR PLAN

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



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(972) 781-3500

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REVISIONS

BY	DATE	DESCRIPTION
JK	5/11/14/19	REV #19-088 MAJOR PLAN REVISIONS
JCB	4/29/19	REV #19-024 PATIO COLUMNS
JCB	5/13/19	RELEASE B & C ELEVATIONS
JCB	5/21/19	REV #19-038
JCB	6/21/19	REV #19-048
JK	8/21/19	REV #19-067 UPDATE ELECTRICAL UPDATE WINDOW CROSSL

SPECIAL START

JOB No **866-001**
STATUS **MODEL**
ADDRESS **LOT 17, BLOCK 74**
COMMUNITY **THE PRESERVE 60's**

PLAN INFORMATION

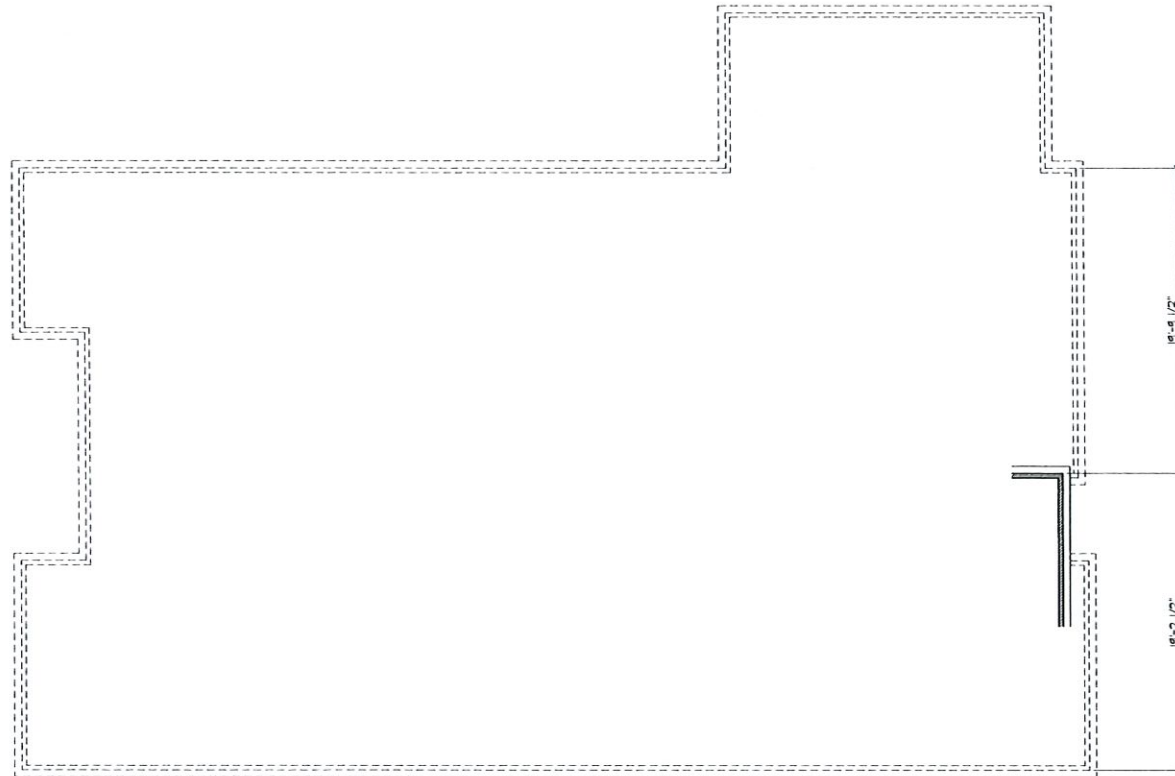
OPTION(S)
EXT PAT
EXT MBED

SHEET No **4**

ELEVATION **"A"**

PLAN NAME

DENTON



UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/14/19	REV #19-088 MAJOR PLAN REVISIONS	JK
2	4/29/19	REV #19-024 PATIO COLUMNS	UCB
3	5/13/19	RELEASE B.A.C. ELEVATIONS	UCB
4	5/31/19	REV #19-038	UCB
5	6/21/19	REVISION #19-048	UCB
6	8/31/19	REV #19-067 UPDATE ELECTRICAL UPDATE WINDOW GRIDS	JK

SPECIAL START	
JOB No	866-001
STATUS	MODEL
ADDRESS	LOT 17, BLOCK 74
COMMUNITY	THE PRESERVE 60's

PLAN INFORMATION	
OPTION(S)	BASE
SHEET No	5
ELEVATION	"A"
PLAN NAME	DENTON

STAFF REVIEW LETTER

May 11, 2020

Highland Homes
5601 Democracy Dr., Ste. 300
Plano, TX 75024

Cody Rutledge
5601 Democracy Dr., Ste. 300
Plano, TX 75024

Westar Homes Builders
Ron Westervelt
2410 Loy Lake Rd.
Sherman, TX 75090

Dear Applicants,

The request for a Temporary Use Permit to allow a model home for a period of one year in an R-1 (One Family Residential) District for the property located at 914 Songbird Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow a model home sales center will expire on May 19, 2021 (if approved); renewal of the request will be required if the model homes sales center is to remain after that time.
4. After the Temporary Use Permit expires, parking spaces shall be provided for one (1) space per bedroom, minimum two per unit.
5. Flag Signs/Banners are not allowed.
6. Parking is permitted on paved surfaces only; concrete or asphalt.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Trash receptors and portable toilet must be located on private property only; these items will not be permitted within the right-of-way.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the Engineering Department.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

13.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

329 WEST TENNESSEE STREET

The request of Carl Bussey (Owner), Shearer Design & Associates (Representative) and Rhodes Surveying (Surveyor) concerning the property at 329 West Tennessee Street, being part of Lot 4 and all of Lot 5, Block D, Ed Moore's Fairground Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 329 West Tennessee Street; the northeast corner of Tennessee and Rusk Streets. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District. The duplex will be approximately 1,966 square feet, three-bedroom, two-bath, one car garage on each side.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Carl Bussey (Owner)

Shearer Design & Associates (Representative)

Rhodes Sur Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Floor Plan

Building Elevations

Staff Review Letter



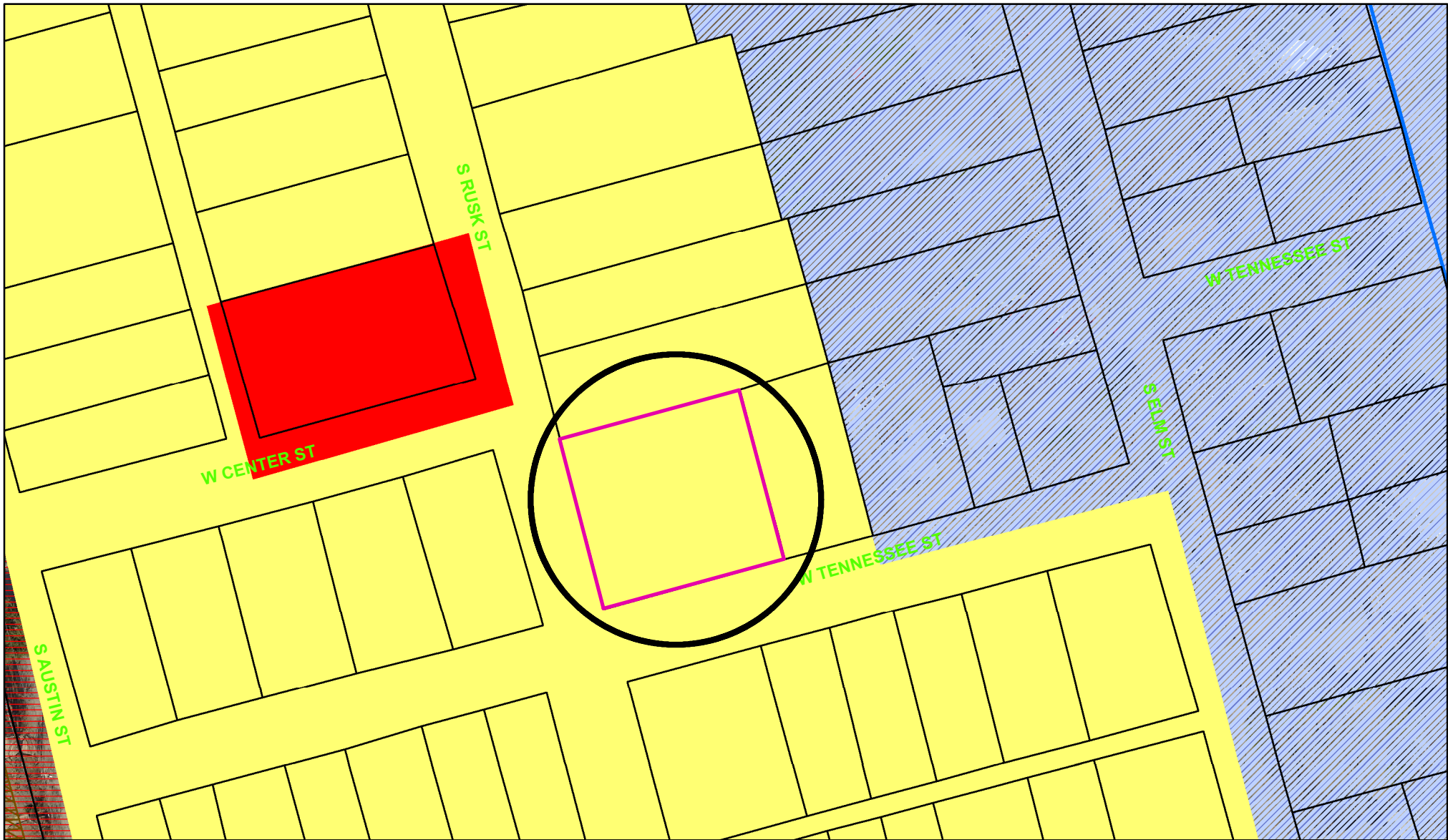
329 West Tennessee Street



City of Sherman, Texas
Developmental Services Department



1 in = 400 ft



Zoning - 329 West Tennessee Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

329 West Tennessee Street



1529 E. I-30, STE. 106
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

SURVEY PLAT



RHODES

Surveying

WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 319 W TENNESSEE STREET, in the city of SHERMAN, GRAYSON COUNTY Texas.

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING part of Lot 4 and all of Lot 5 in Block D of Ed Moore's Fairground Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 26, Page 259, of the Plat Records of Grayson County, Texas, being that same tract of land described as Tract 1, Tract 2, and Tract 3 in a deed to James L. Hill, Jr., as recorded in Volume 5440, Page 726, of the Deed Records of Grayson County, Texas, being a tract of land conveyed to James M. Bonenberger, as recorded in Instrument No. 2017-21804 of the Official Public Records of Grayson County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

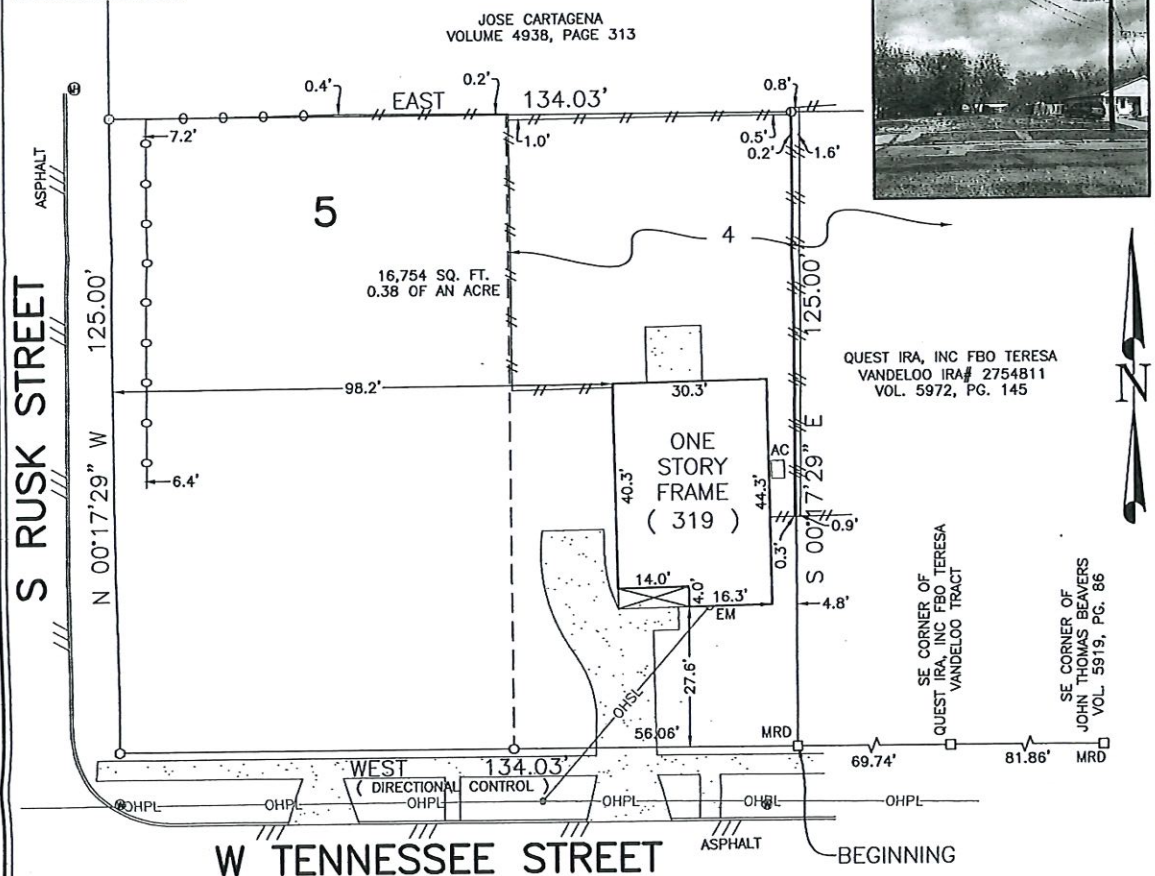
BEGINNING at a found 1/2-inch iron rod for corner on the north right-of-way line of W Tennessee Street, being the southwest corner of a parcel of land conveyed to Quest IRA, Inc., FBO Teresa Vandelloo IRA No. 2754811, as recorded in Volume 5972, Page 145, of the Deed Records of Grayson County, Texas, and being the southeast corner of said Bonenberger parcel;

THENCE along said right-of-way, West, passing a found 1/2-inch yellow-capped iron rod for reference at a distance of 56.06 feet, and continuing a total distance of 134.03 feet to a 1-inch iron pipe for corner, being the intersecting corner of the north right-of-way line of said W Tennessee Street and the east right-of-way line of S Rusk Street;

THENCE North 00 degrees 17 minutes 29 seconds West, along said S Rusk Street right-of-way, a distance of 125.00 feet to a set 1/2-inch yellow-capped iron rod for corner, being the southwest corner of a parcel of land conveyed to Jose Cartagena, as recorded in Volume 4938, Page 313, of the Deed Records of Grayson County, Texas;

THENCE East, leaving said right-of-way, a distance of 134.03 feet to a found 1/2-inch yellow-capped iron rod for corner, being the northwest corner of said Quest parcel;

THENCE South 00 degrees 17 minutes 29 seconds East, a distance of 125.00 feet to a PLACE OF BEGINNING and containing 16,754 square feet or 0.38 of an acre of land.



THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY METROPOLITAN ESCROW & TITLE, L.L.C. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 01/18/2019

G. F. No.: NEEDS TW

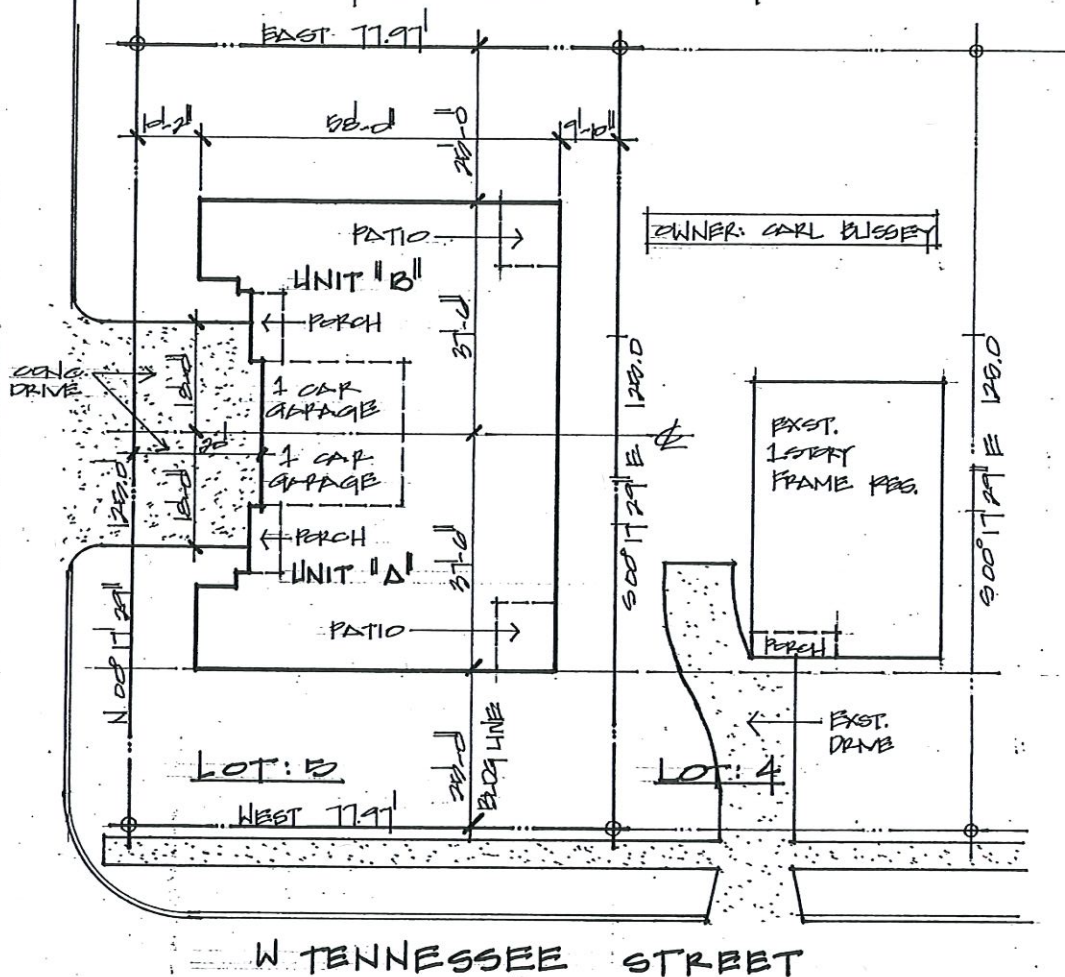
Job no.: 102960

Drawn by: XT

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
METROPOLITAN ESCROW & TITLE, L.L.C.

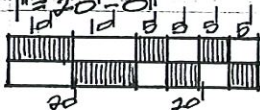
LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESERVED BUILDING
MRD	MONUMENTS OF RECORD DENSITY
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET X	
1/2" IRON ROD FOUND	
1" IRON PIPE FOUND	
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	





SITE PLAN

3/30/2020



VOLUME: 20, PAGE 259 PLAT RECORDS of GRAYSON CO.

OWNER: CARL BUSSEY
300 CREEK DR.
LEWISVILLE, TEXAS 75057
972-297-2915
BUSSEY@MUSTANGSFC.COM

SD&A

**415 West Main St.
Denison, Texas 75020
214-497-5466**

shearerdesign@yahoo.com

AREA UNITS A & B		
FIRST FLOOR LIVING (AC)	1554	SQ. FT.
TOTAL LIVING (AC)	1554	SQ. FT.
1 CAR GARAGE	260	SQ. FT.
PORCH	52	SQ. FT.
PATIO	43	SQ. FT.
TOTAL COVERAGE	1866	SQ. FT.

UNIT "B" FLOOR PLAN

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

UNIT "A" FLOOR PLAN

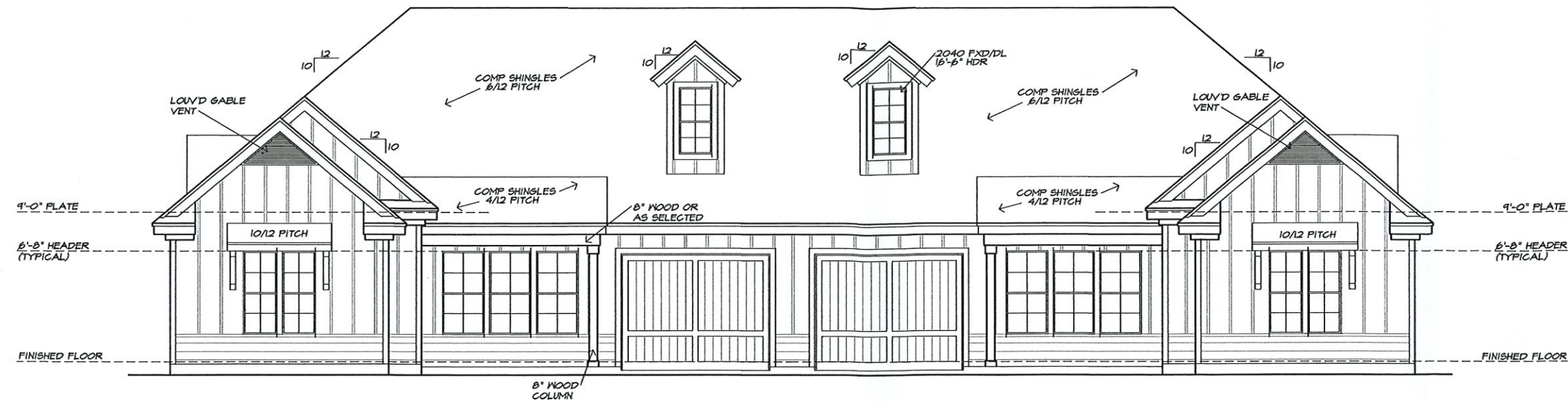
SCALE: 1/4" = 1'-0"

REVISIONS

CARL BUSSEY
DUPLEX UNIT(S)

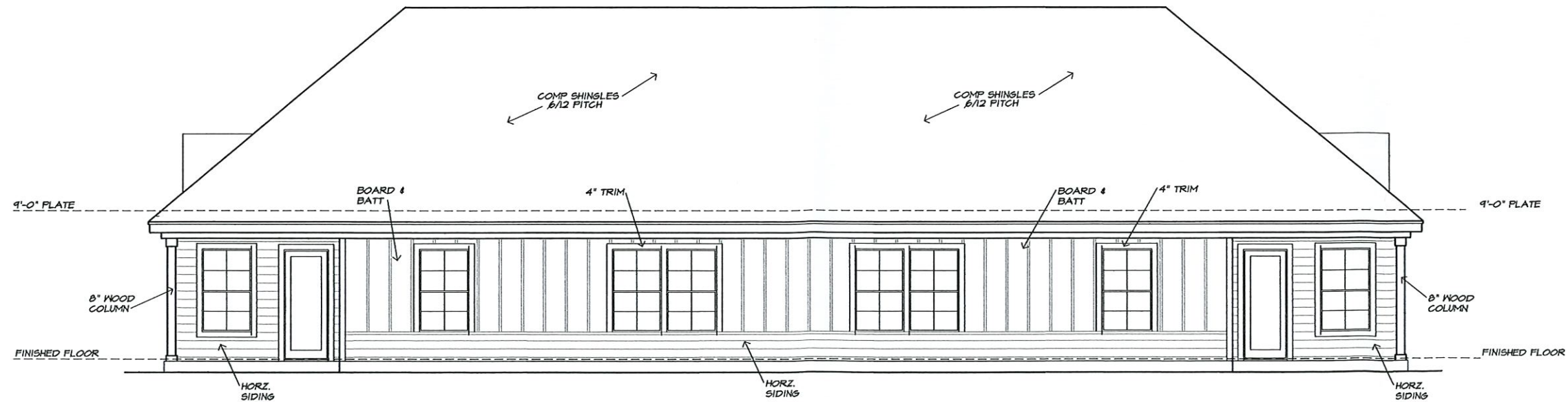
Shearer Design & Associates
214.497.5466
cshearer@yahoo.com

032420



FRONT (NORTH) ELEVATION

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

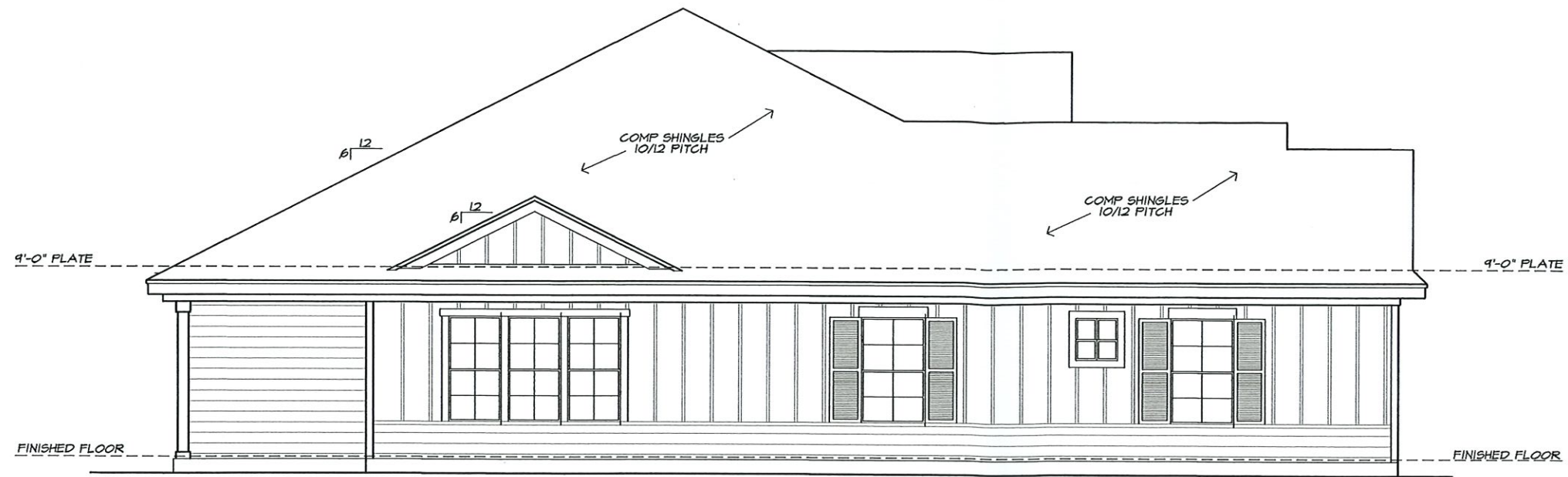


REAR (SOUTH) ELEVATION

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

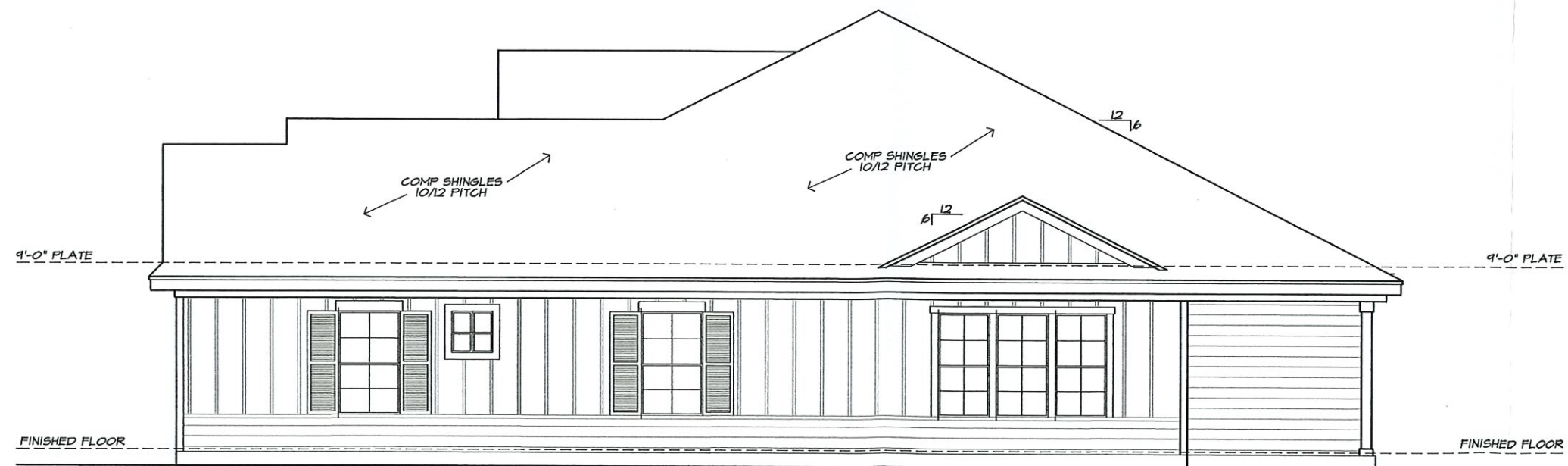
CARL BUSSEY
DUPLEX UNIT(S)

Shearer Design & Associates
214.497.5466
cshearer1@yahoo.com



EAST ELEVATION

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



WEST ELEVATION UNIT

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

REVISIONS

CARL BUSSEY
DUPLEX UNIT(S)

Shearer Design & Associates
214.497.5466
cshearer1@yahoo.com

DATE: 032420

SHEET: 14 1

STAFF REVIEW LETTER

May 11, 2020

Carl Bussey
306 Oakbrook Dr.
Lewisville, TX 75057

Rhodes Surveying
1529 E. I-30, Ste. 106
Garland, TX 75043

Charlie Shearer
415 W. Main St.
Denison, TX 75020

Dear Applicant,

The request for a Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District for the property located at 329 West Tennessee Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. Proposed drive approach does not conform to City of Sherman standards.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

14.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5901 SOUTH U.S. HIGHWAY 75

The request of Mayfield McCraw (Owner) and Sam Hosch, Zachry Corporation (Applicant) concerning the property located at 5901 South U.S. Highway 75, being 35 acres in the John Chronister Survey, Abstract No. 248, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District.

Background:

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

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

The yard site will be temporary only during the TXDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the site.

Adjacent Zoning:

M-1.5 (Medium Manufacturing) District

Origination:

Mayfield McCraw (Owner)

Sam Hosch, Zachry Corporation (Applicant)

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:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Building Elevations

Batch Plant Photos

Staff Review Letter



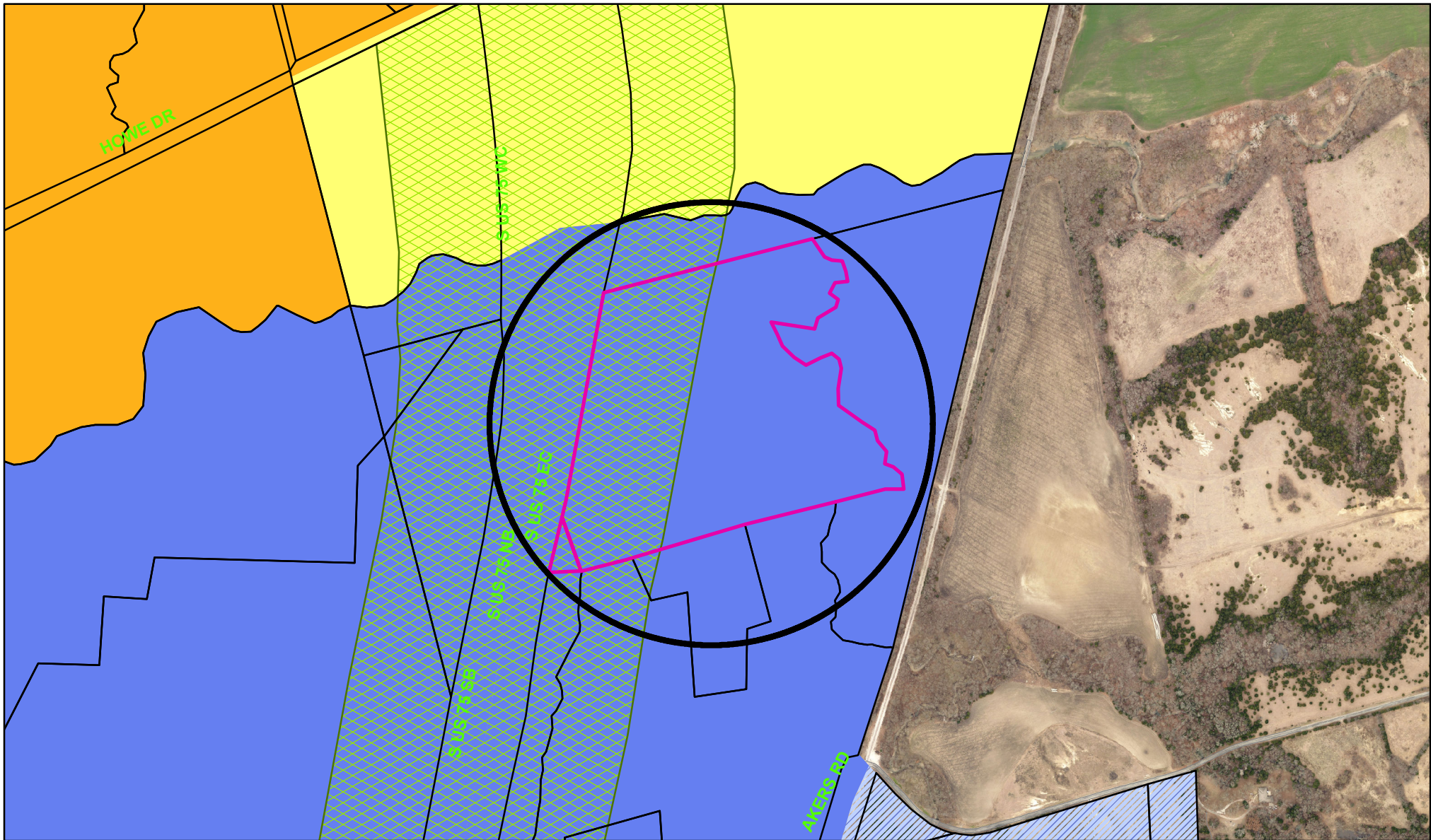
5901 South U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 2,500 ft



Zoning - 5901 South U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 656 ft

5901 South U.S. Highway 75

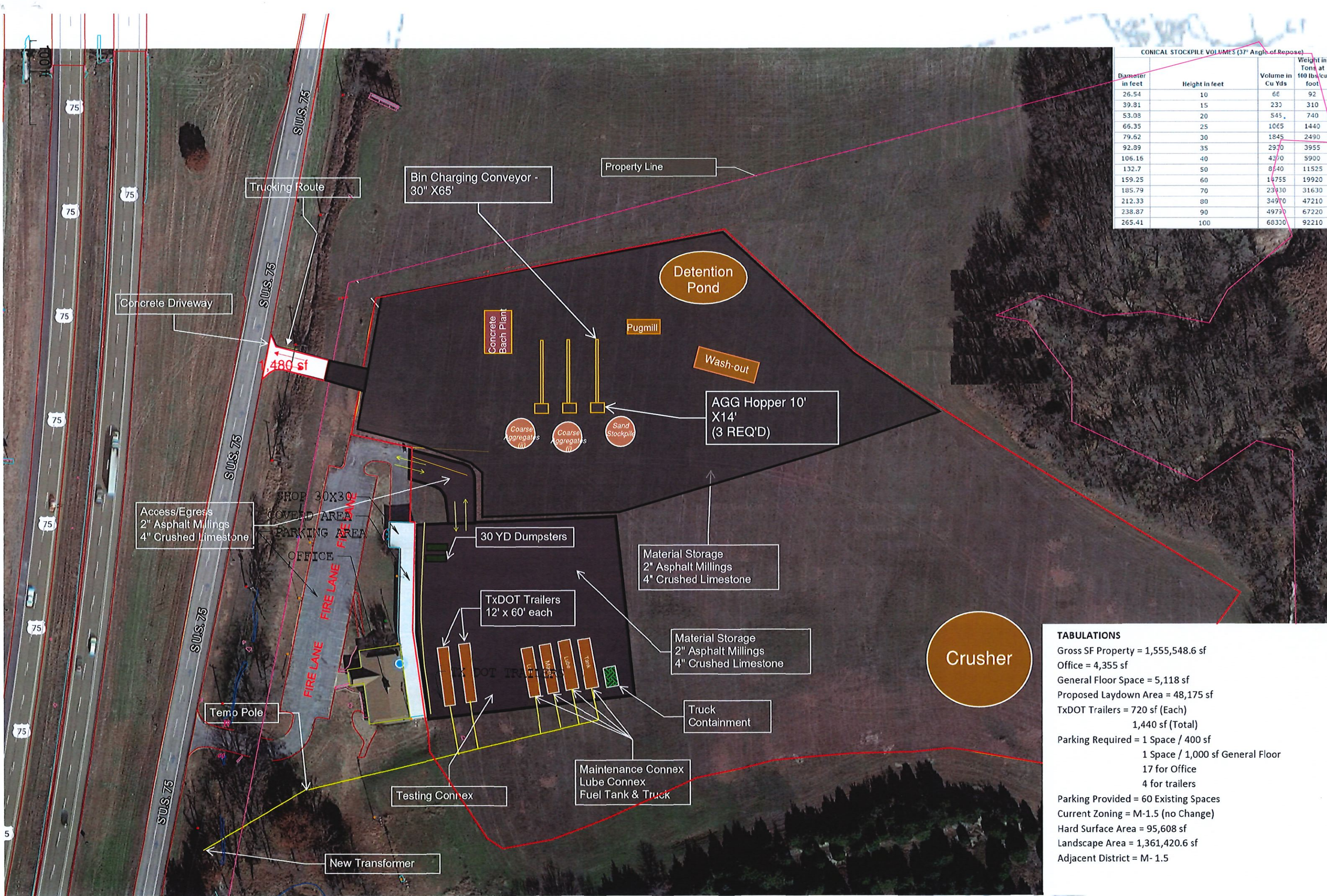


Site Plan Narrative

The purpose of this Site Development is to facilitate the completion of TxDOT's US-75 Reconstruction Project (Control # 0047-02-150) involving the demolition of existing roadway pavement and bridges, and the construction of new roadway pavement, bridges, retaining walls, and earthwork slopes. The site will be utilized as a Construction Office & Yard for Heavy Equipment, Storage, Earth moving, and Repair for the duration of the project.

Also, The site will contain the Concrete Batch Plant Operation which will be utilized to produce concrete for the job site. The yard will have a Pug-mill Mixer which is designed to mix gravel, limestone, and other aggregate material together to make stabilized road base. South East side of the Yard site will have the Crusher for crushing the concrete salvaged from the project for reuse.

The Yard Site will be Temporary Only during the TxDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the Site.



CONICAL STOCKPILE VOLUMES (37° Angle of Repose)			
Diameter in feet	Height in feet	Volume in Cu Yds	Weight in Tons at 160 lbs/cu foot
26.54	10	66	92
39.81	15	230	310
53.08	20	545	740
66.35	25	1065	1440
79.62	30	1845	2490
92.89	35	2970	3955
106.16	40	4370	5900
132.7	50	8540	11525
159.25	60	14755	19920
185.79	70	23430	31630
212.33	80	34970	47210
238.87	90	49750	67220
265.41	100	68320	92210

TABULATIONS
Gross SF Property = 1,555,548.6 sf
Office = 4,355 sf
General Floor Space = 5,118 sf
Proposed Laydown Area = 48,175 sf
TxDOT Trailers = 720 sf (Each)
1,440 sf (Total)
Parking Required = 1 Space / 400 sf
1 Space / 1,000 sf General Floor
17 for Office
4 for trailers
Parking Provided = 60 Existing Spaces
Current Zoning = M-1.5 (no Change)
Hard Surface Area = 95,608 sf
Landscape Area = 1,361,420.6 sf
Adjacent District = M- 1.5

SETBACKS







STAFF REVIEW LETTER

May 11, 2020

Mayfield McCraw
PO Box 9
Telephone, TX 75488

Sam Hosch
5901 South U.S. Highway 75
Sherman, TX 75090

Dear Applicant,

The request for a Temporary Use Permit and site plan approval to allow a concrete batch plant for TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District for the property located at 5901 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1.5 (Medium Manufacturing) District, 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. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. All requirements of the Floodplain Ordinance shall be followed.
11. Barriers must be installed in order to prevent on-site materials from moving into floodplain.
12. The location of trash receptors must be approved by the Public Works Department.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

15.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2103 WEST HOUSTON STREET**

The request of G&S Investing, LLC (Owners), Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Rauhaus Freedenfeld & Associates (Architect) concerning the property at 2103 West Houston Street, being 1.013 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for Lange Veterinary Hospital.

Background:

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

Grayson and Samantha Riddels would like to construct a 11,037 square foot Lange Veterinary Hospital at this location. The exterior facade will be stone, lap siding, exposed wood with a standing seam metal roof. Parking will be provided for 49 spaces.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One-Family Residential) District

Origination:

G&S Investing, LLC (Owners)

Vilbig & Associates (Civil Engineer/Representative)

Rauhaus Freedenfeld & Associates (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Building Elevations

Staff Review Letter



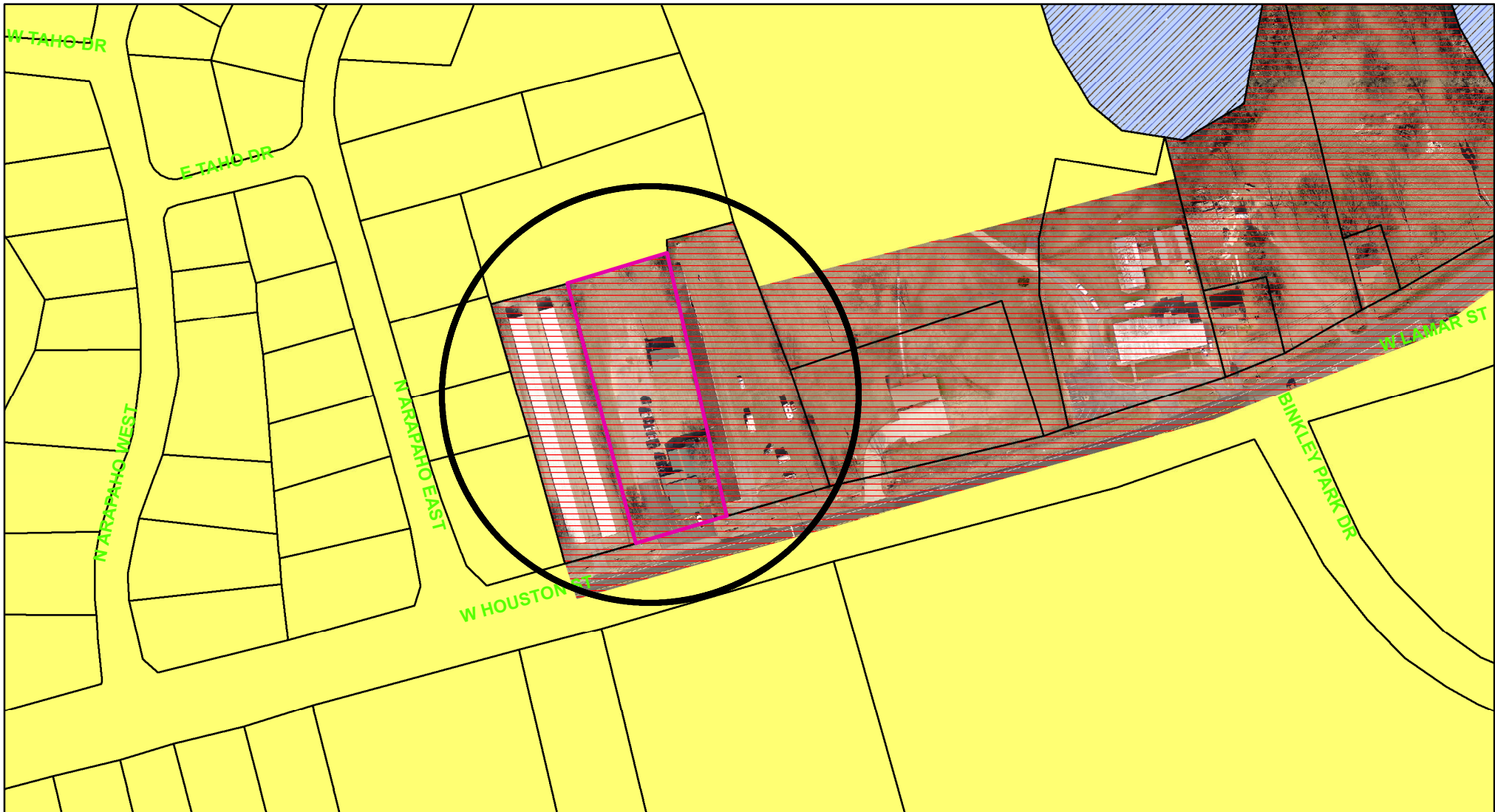
City of Sherman, Texas
Developmental Services Department

2103 West Houston Street



NOT TO SCALE

1 in = 300 ft



Zoning - 2103 West Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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

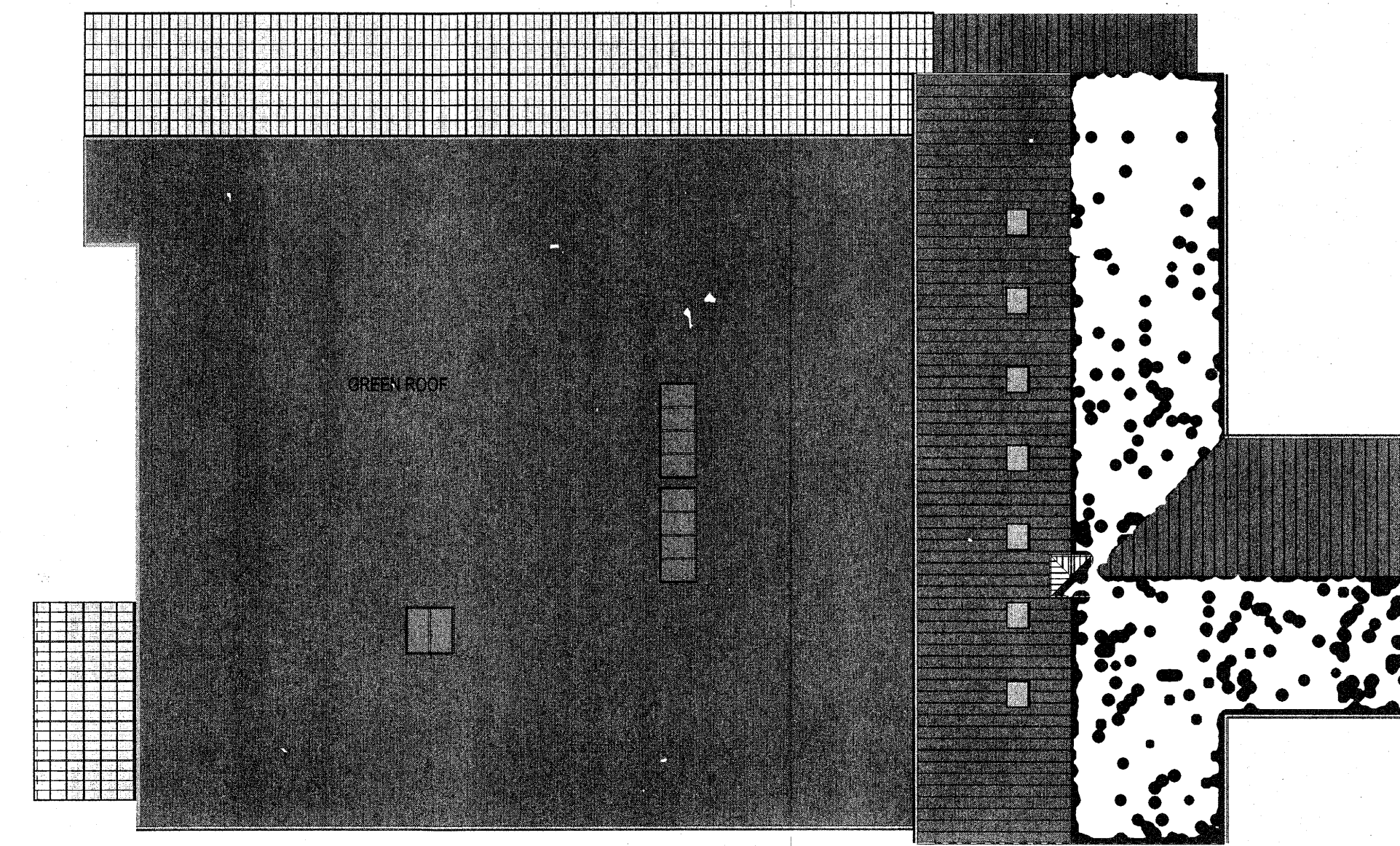


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

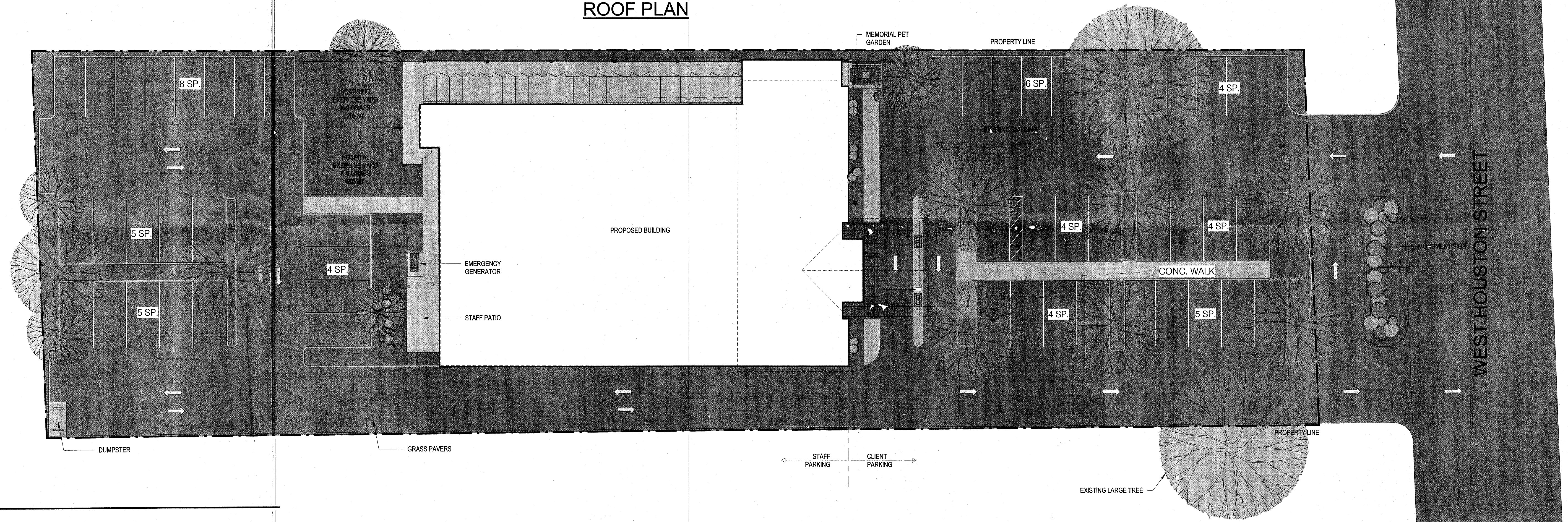
1 in = 200 ft



ROOF PLAN



MONUMENT SIGN



SITE PLAN

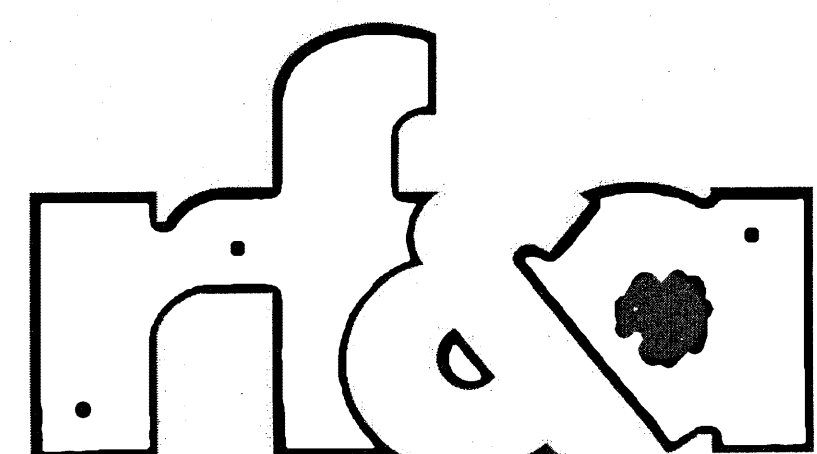
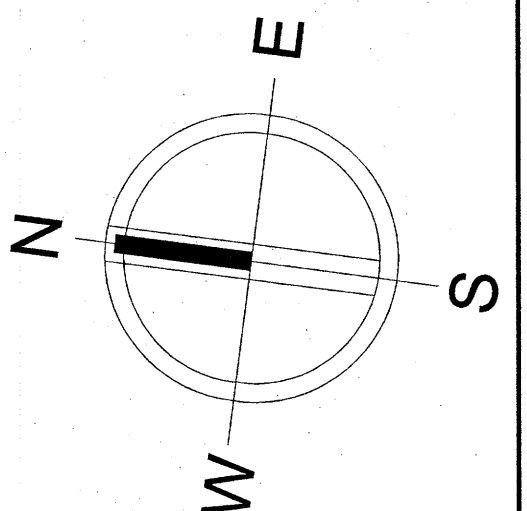
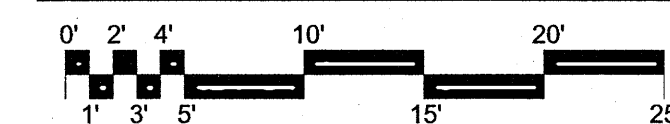
PARKING

REQUIRED PARKING: 49 SPACES

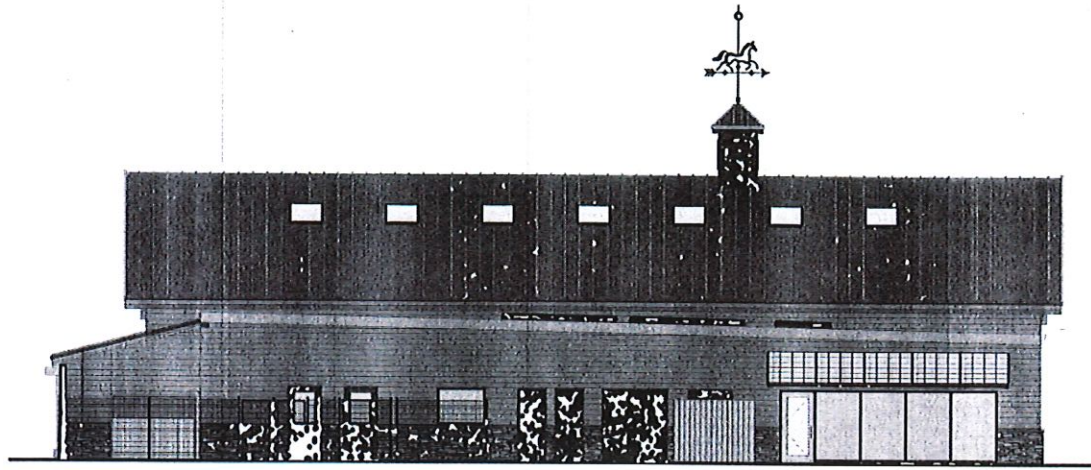
PROVIDED PARKING: 49 SPACES

STAFF	22 SPACES
CLIENTS	27 SPACES

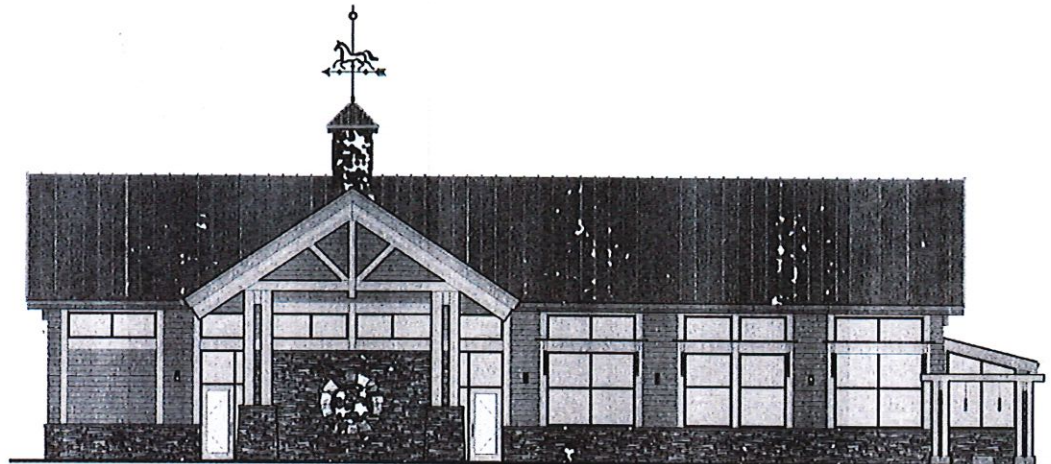
SCALE: 1/16" = 1' - 0"



Lange Veterinary Hospital



NORTH ELEVATION



SOUTH ELEVATION

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



Lange Veterinary Hospital

ARCHITECT: RAUHAUS FREEDENFELD & ASSOCIATES © 2020

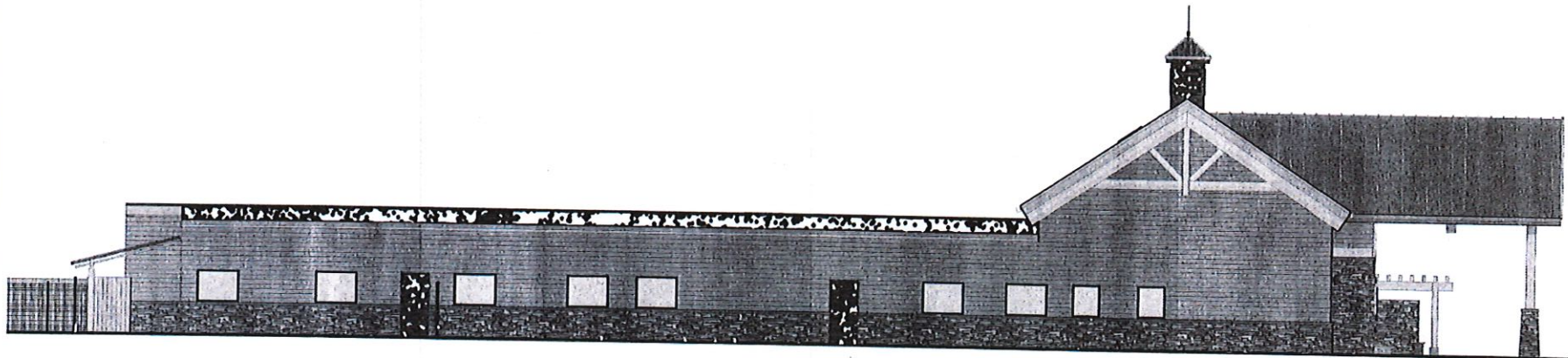
PROJECT# 1927

BOSTON, MA & LAGUNA HILLS, CA

28 FEB 2020

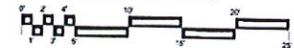


EAST ELEVATION



WEST ELEVATION

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



Lange Veterinary Hospital

ARCHITECT: RAUHAUS FREEDENDORF & ASSOCIATES © 2020

PROJECT# 1927

BOSTON, MA & LAGUNA HILLS, CA

28 FEB 2020

STAFF REVIEW LETTER

May 11, 2020

Grayson & Samantha Riddels
2103 W. Houston St.
Sherman, TX 75092

Vilbig & Associates
517 W. Woodard St.
Denison, TX 75020

Dear Applicant,

The request for site plan approval for Lange Veterinary Hospital for the property located at 2103 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. Parking shall be provided for one space for every 200 square feet; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. The height of the building (including wind vane) shall not exceed 35'.
7. All parking shall be on private property and shall not encroach into the right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. One freestanding sign per development lot is allowed. The monument sign will need to be located inside the property line with a minimum 25' setback from the front property line.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Platting of the property is required.
14. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
15. 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.
16. Monument sign must be placed on private property. No signs will be permitted within TxDOT Right-of-Way.
17. The location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

16.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

729 BLANTON DRIVE

The request of Denise Evans and Brianna Chapin (Owners) and Tim Pike, Wyldewood Homes (Representative) concerning the property located at 729 Blanton Drive, being Lot 1, Block 1, Sunset Crossing, as follows;

Board of Adjustments

Exception and Variance approval under Ordinance No. 2280, Section 7, Subsections (5)(a) and (13) to allow a 3' setback from the Washington Street property line for a 6' fence in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Denise Evans and Brianna Chapin (Owners)
Tim Pike, Wyldewood Homes (Representative)

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:

14

Objections Received:

0

Attachments

Location Map

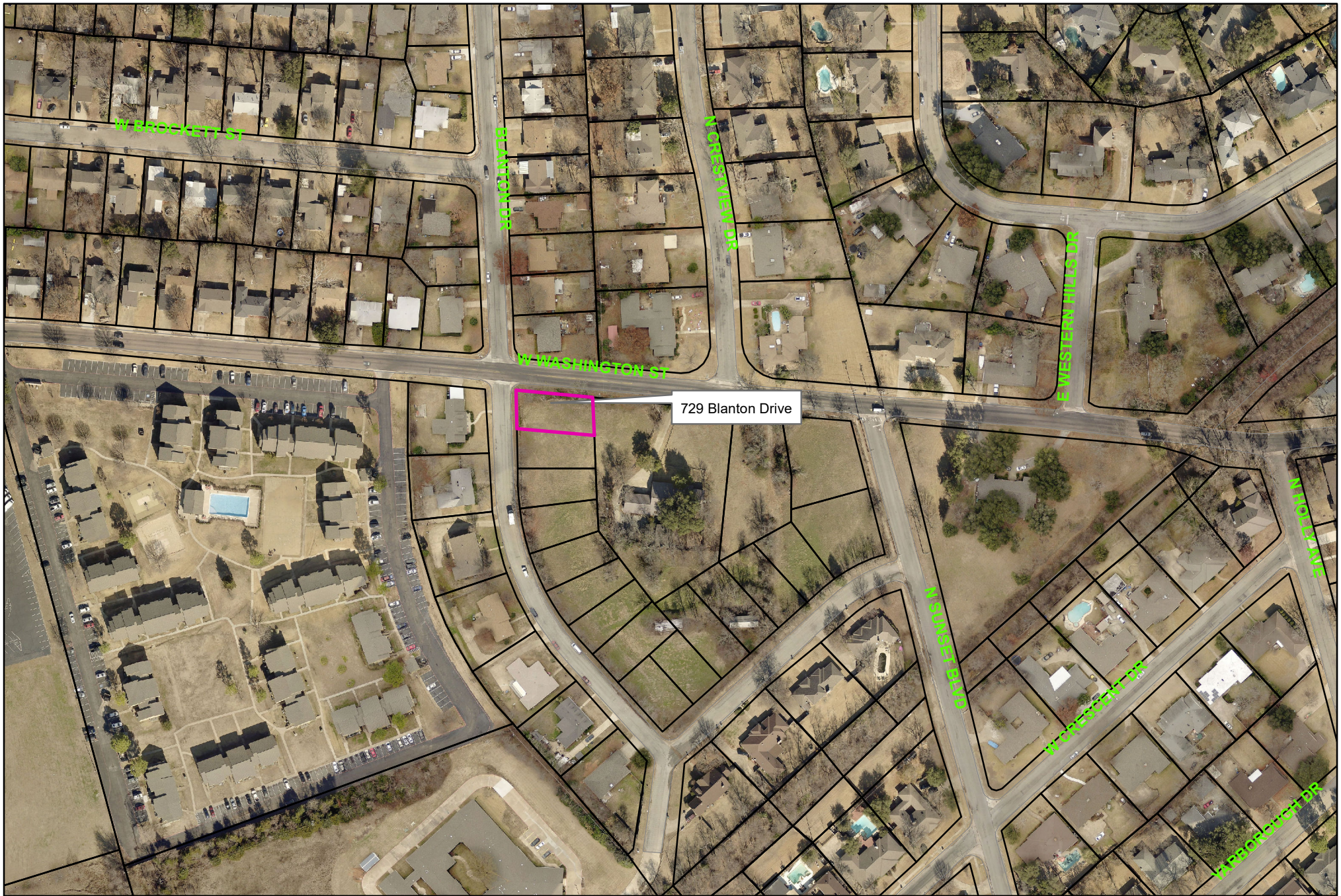
Zoning Map

Zoning Sign Photo

Site Plan

Fence Elevations

Staff Review Letter



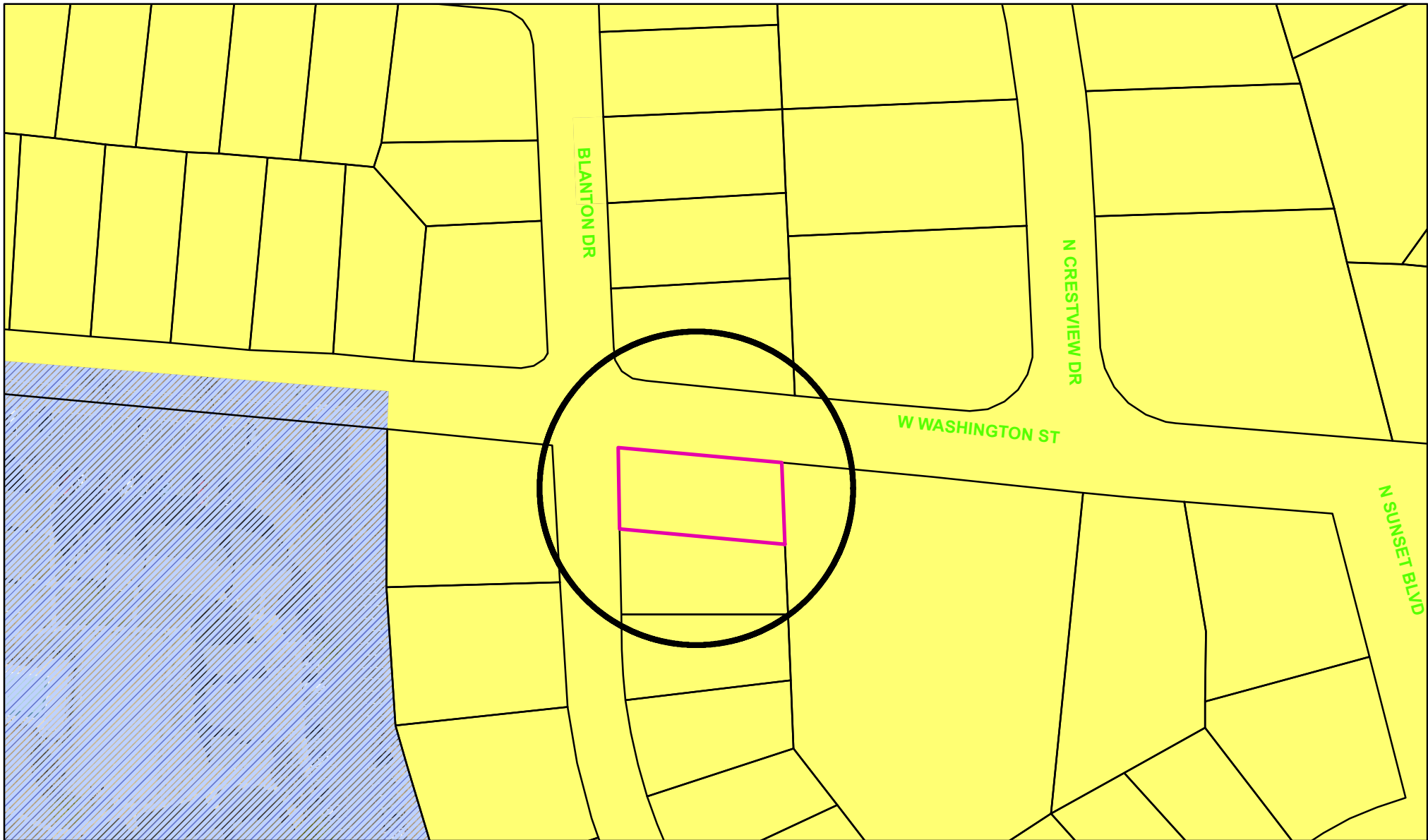
729 Blanton Drive

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 729 Blanton Drive

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

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Legend

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



NOT TO SCALE

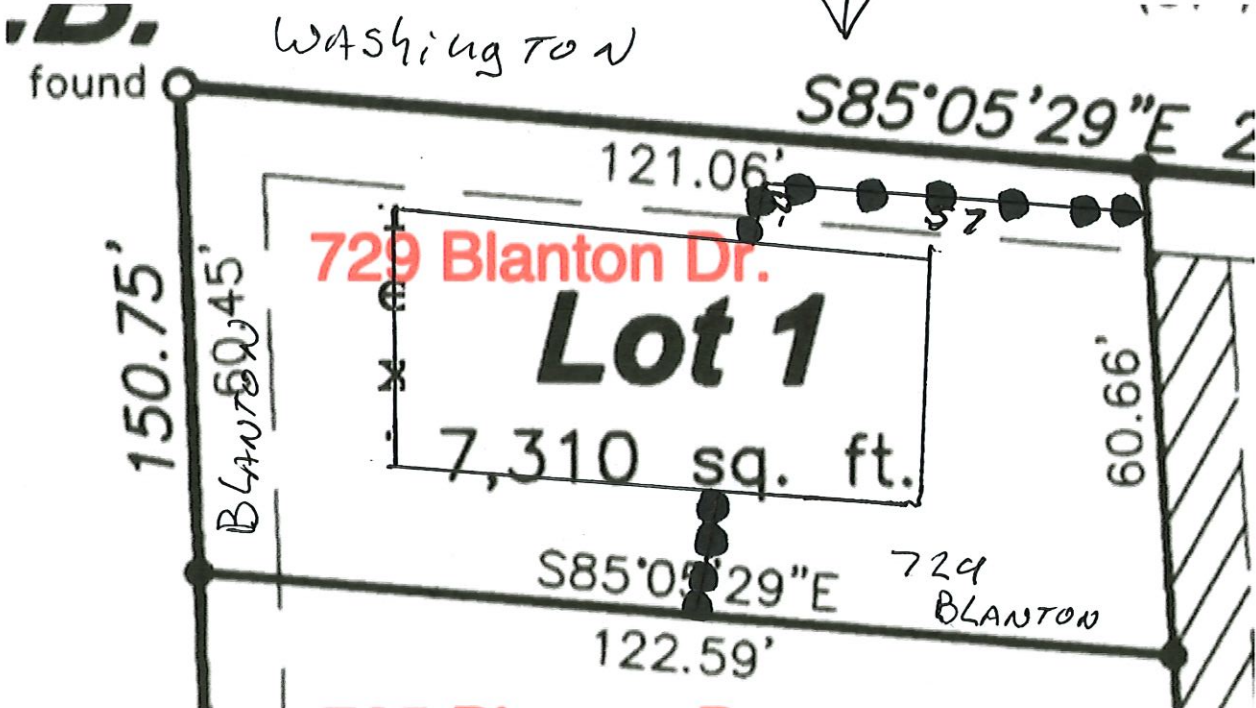
1 in = 100 ft

729 Blanton Drive



3 FT inside property line

729 Blanton





STAFF REVIEW LETTER

May 11, 2020

Denise Evans
Brianna Chapin
729 Blanton Dr.
Sherman, TX 75092

Tim Pike
3402 Ballam St.
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance approval to allow a 3' setback from the Washington Street property line for a 6' fence in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 729 Blanton Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Washington Street and Blanton Drive.
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. Fence location must not block view of traffic.

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

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

If additional information or clarification is needed, do not hesitate to contact 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
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

17.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4032 BELMONT BOULEVARD

The request of Wyldewood Homes (Owners) and Tim Pike (Representative) concerning the property located at 4032 Belmont Boulevard, being Lot 1, Block 3, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No. 10, as follows;

Board of Adjustments

Exception and Variance approval under Ordinance No. 2280, Section 7, Subsections (13)(h) to allow a 2' setback from the Ascot Avenue property line for a 6' privacy fence in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 4032 Belmont Boulevard; the southeast corner of Belmont Boulevard and Ascot Avenue. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception and variance to erect a six foot privacy fence, two foot from the Ascot Avenue property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes (Owners)

Tim Pike (Representative)

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:

7

Objections Received:

0

Attachments

Location Map

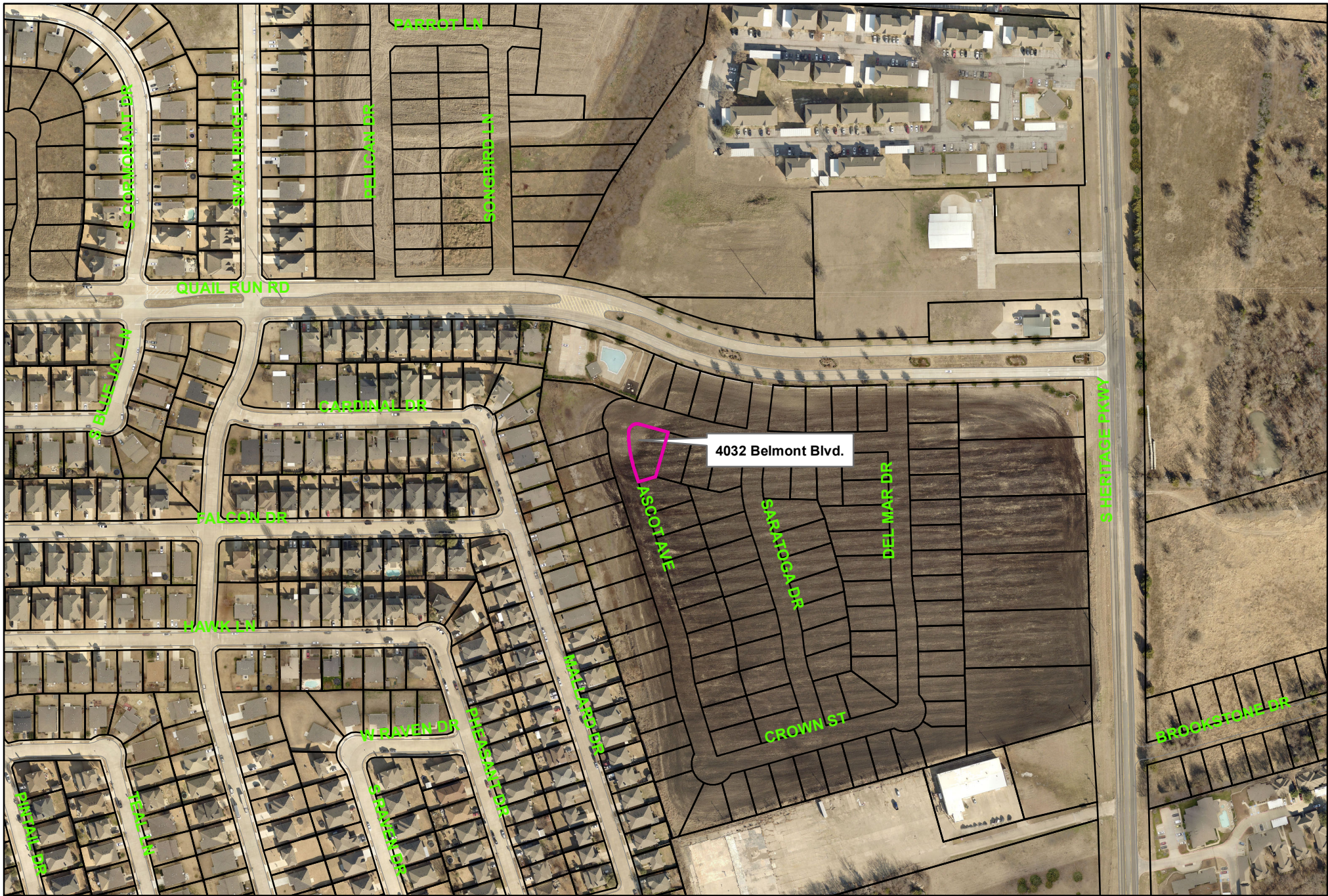
Zoning Map

Zoning Sign Photo

Site Plan

Fence Elevations

Staff Review Letter



4032 Belmont Blvd.



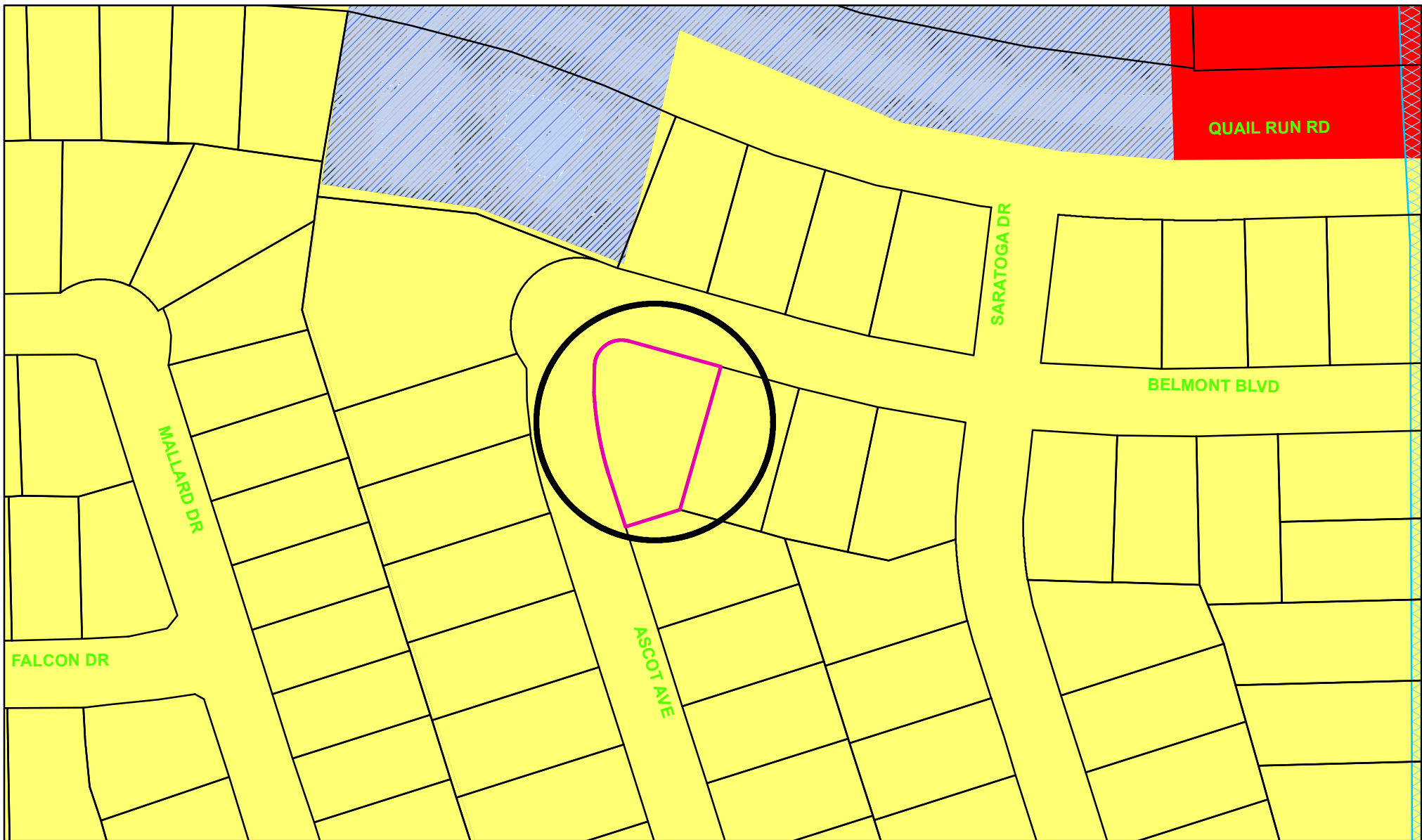
4032 Belmont Boulevard

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 4032 Belmont Boulevard

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



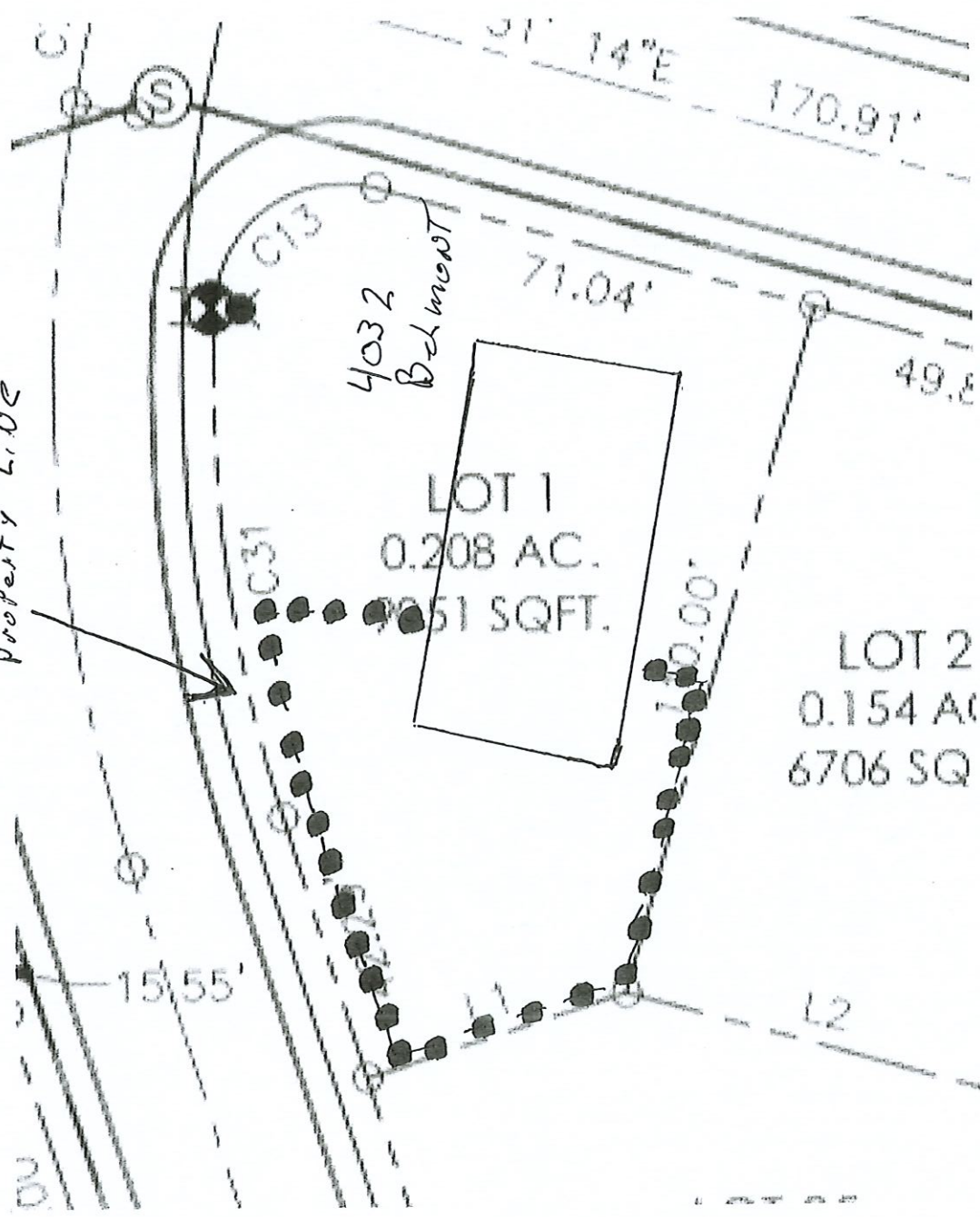
NOT TO SCALE

1 in = 100 ft

4032 Belmont Boulevard



2 FT inside
property line





STAFF REVIEW LETTER

May 11, 2020

Wyldeewood Homes
3402 Ward Neal Rd.
Bells, TX 75414

Tim Pike
3402 Ballam St.
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance approval to allow a 2' setback from the Ascot Avenue property line for a 6' privacy fence in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 4032 Belmont Boulevard has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Belmont Boulevard and Ascot Avenue.
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. Fence location must begin at structure corner where structure and back patio meet, turn perpendicular to Ascot Drive, meeting at corner of house to two-foot inside of property line along Ascot Drive.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

18.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1410 SOUTH CROCKETT STREET**

The request of Rodger Rawlins (Owner), Richard Rawlins (Applicant) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1410 South Crockett Street, being 0.373 acres in the Sam Blagg Survey, Abstract No. 56, also being Lot 2, Block 6, B.H. Moore Heirs Addition, as follows:

Planning and Zoning Commission

Replat approval of Rawlins Addition, a Replat of part of Lot 2, Block 6, B. H. Moore Heirs Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Rodger Rawlins (Owner)

Richard Rawlins (Applicant)

Underwood Drafting & 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:

198

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Rawlins Addition

Staff Review Letter



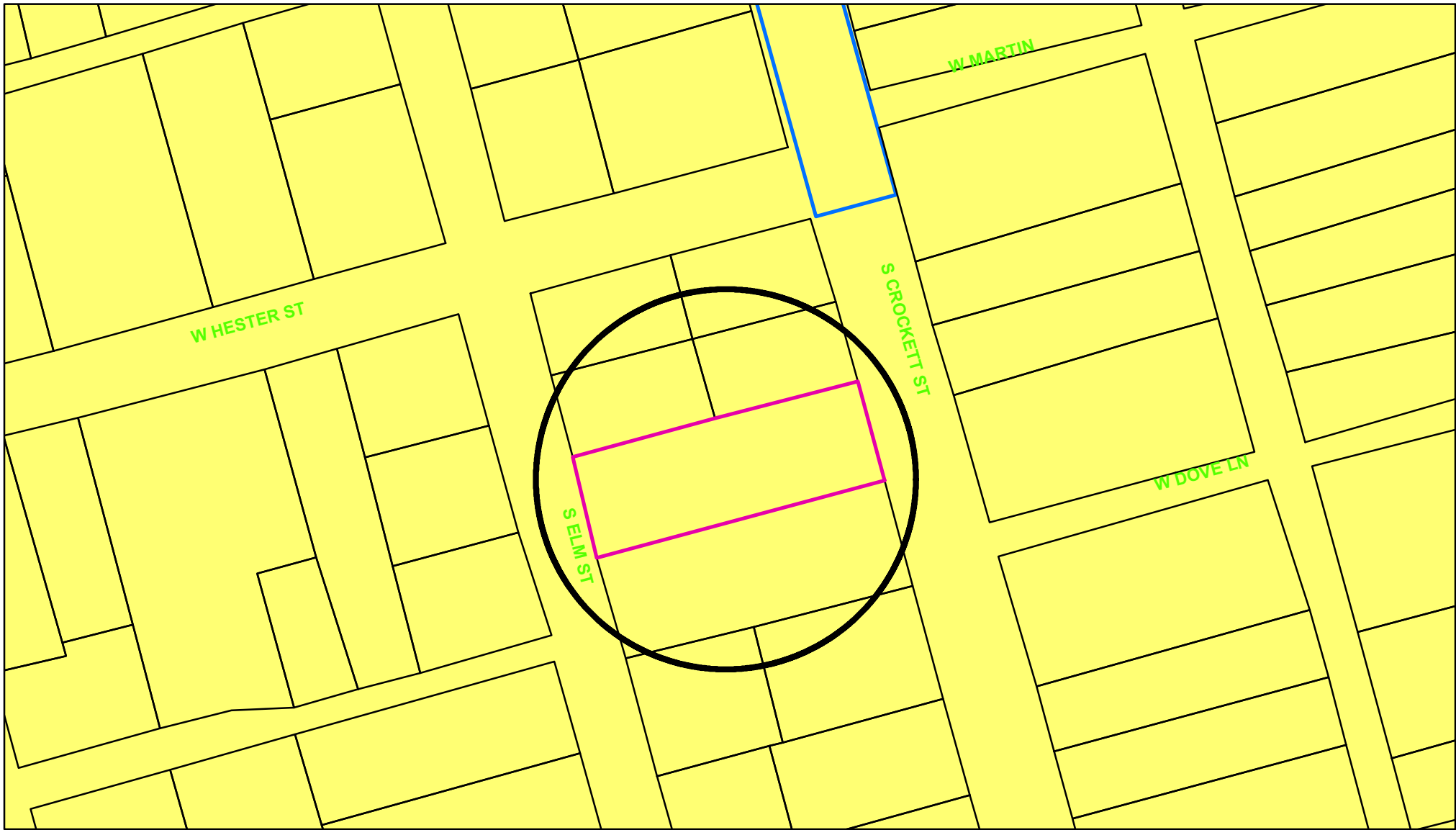
1410 South Crockett Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



Zoning - 1410 South Crockett Street



City of Sherman, Texas
Developmental Services Department

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

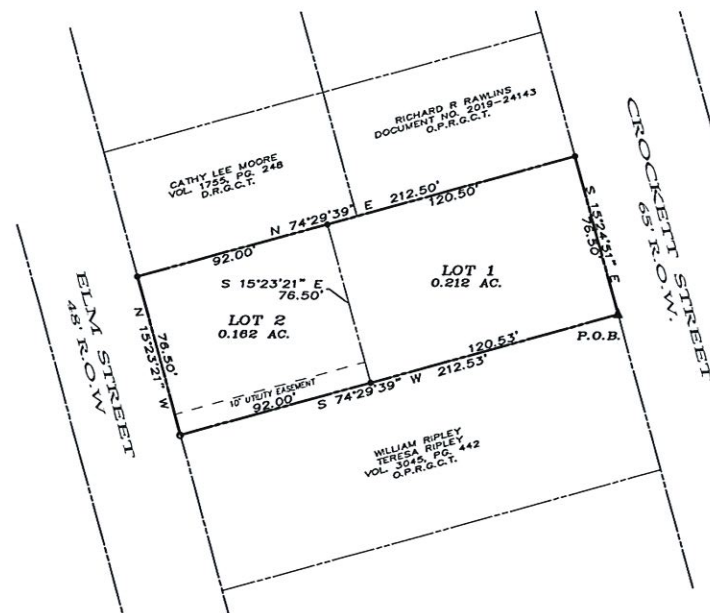


NOT TO SCALE

1 in = 100 ft

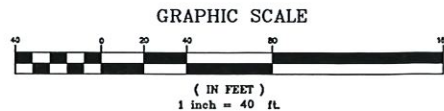
1410 South Crockett Street





FINAL PLAT
RAWLINS ADDITION
BEING A REPLAT OF PART OF LOT 2, BLOCK 6, OF THE
B.H. MOORE HEIRS ADDITION RECORDED IN VOL. 217,
PG. 512 D.R.G.C.T. AN ADDITION TO THE CITY OF
SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.373 ACRES

~ BASIS OF BEARINGS ~
GSD NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE



OWNERS/DEVELOPER
RODGER RAWLINS
289 HILAND ACRES CIR.
POTTSBORO, TEXAS 75076

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

4-1-2020

UNDERWOOD
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 a part of the Sam Blagg Survey, Abstract No. 56, and being the same tract of land described as a 76-1/2 x 212 feet of land conveyed to Harold Wright & Hazel Wright by deed of record in Volume 562, Page 578, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found 1" pipe at the southeast corner of said tract in the west Right-of-Way of Crockett Street;

Thence South 74°29'39" West with the south line of said tract a distance of 212.53 feet to a found 1/2" steel rod;

Thence North 15°23'21" West with the east Right-of-Way of Elm Street a distance of 76.50 feet to a set 1/2" steel rod;

Thence North 74°29'39" East with the north line of said tract a distance of 212.50 feet to a set 1/2" steel rod;

Thence South 15°24'51" East with the east Right-of-Way of Crockett Street a distance of 76.50 feet to the Point of Beginning and containing 0.373 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Rodger Rawlins, do hereby adopt this plat designating the hereinabove property as the RAWLINS 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 dealing 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 _____, 2020

RODGER RAWLINS

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 Rodger Rawlins 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 _____, 2020.

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

ACCEPTANCE

Approved this _____ day of _____, 2020, 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

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, RAWLINS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ 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 floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or 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.

FINAL PLAT
RAWLINS ADDITION

BEING A REPLAT OF PART OF LOT 2, BLOCK 6, OF THE
B.H. MOORE HEIRS ADDITION RECORDED IN VOL. 217,
PG. 512 D.R.G.C.T. AN ADDITION TO THE CITY OF
SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.373 ACRES

OWNERS/DEVELOPER
RODGER RAWLINS
289 HILAND ACRES CIR.
POTTSBORO, TEXAS 75076

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

4-1-2020

UNDERWOOD
DRAFTING & SURVEYING

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

SHEET 2 OF 2



STAFF REVIEW LETTER

May 11, 2020

Rodger Rawlins
289 Hiland Acres Circle
Pottsboro, TX 75076

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Rawlins Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. 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. 10' Utility Easement along southern portion of Lot 2 must be removed.
6. Private 10' Sanitary Sewer Easement required as a separate instrument, and filing information and location shown on the plat in order to provide proposed Lot 1 with sewer service. Easement location must be over existing sewer line. Engineering Department must be provided with a copy of recorded easement.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

19.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **405 & 415 SOUTH DEWEY AVENUE**

The request of Ty and Saira Osmani (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 405 and 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Osmani Addition.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Ty and Saira Osmani (Owner)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

and

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Osmani Addition

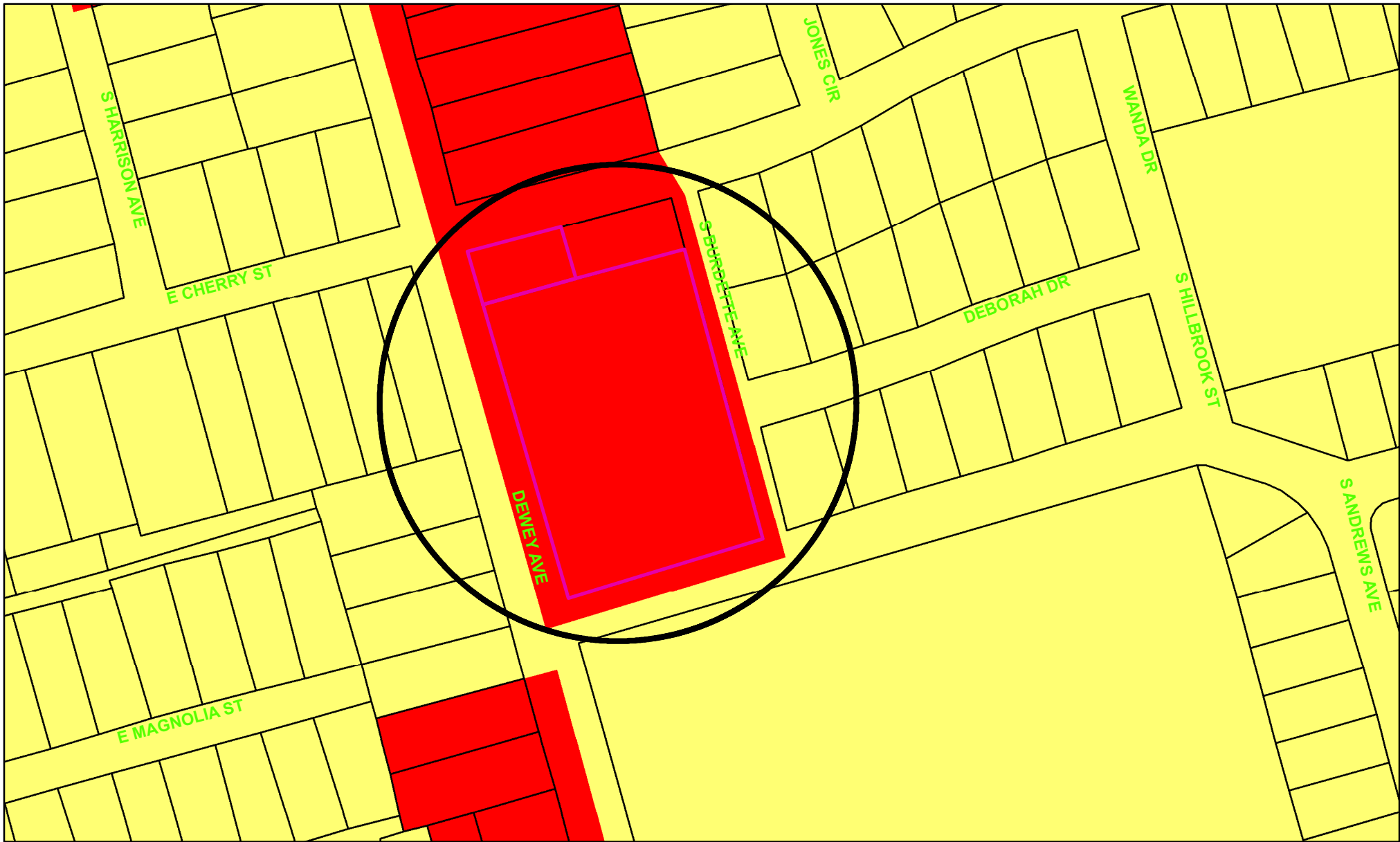
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

405 & 415 South Dewey Avenue


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



Zoning - 405 & 415 South Dewey Avenue

Legend

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

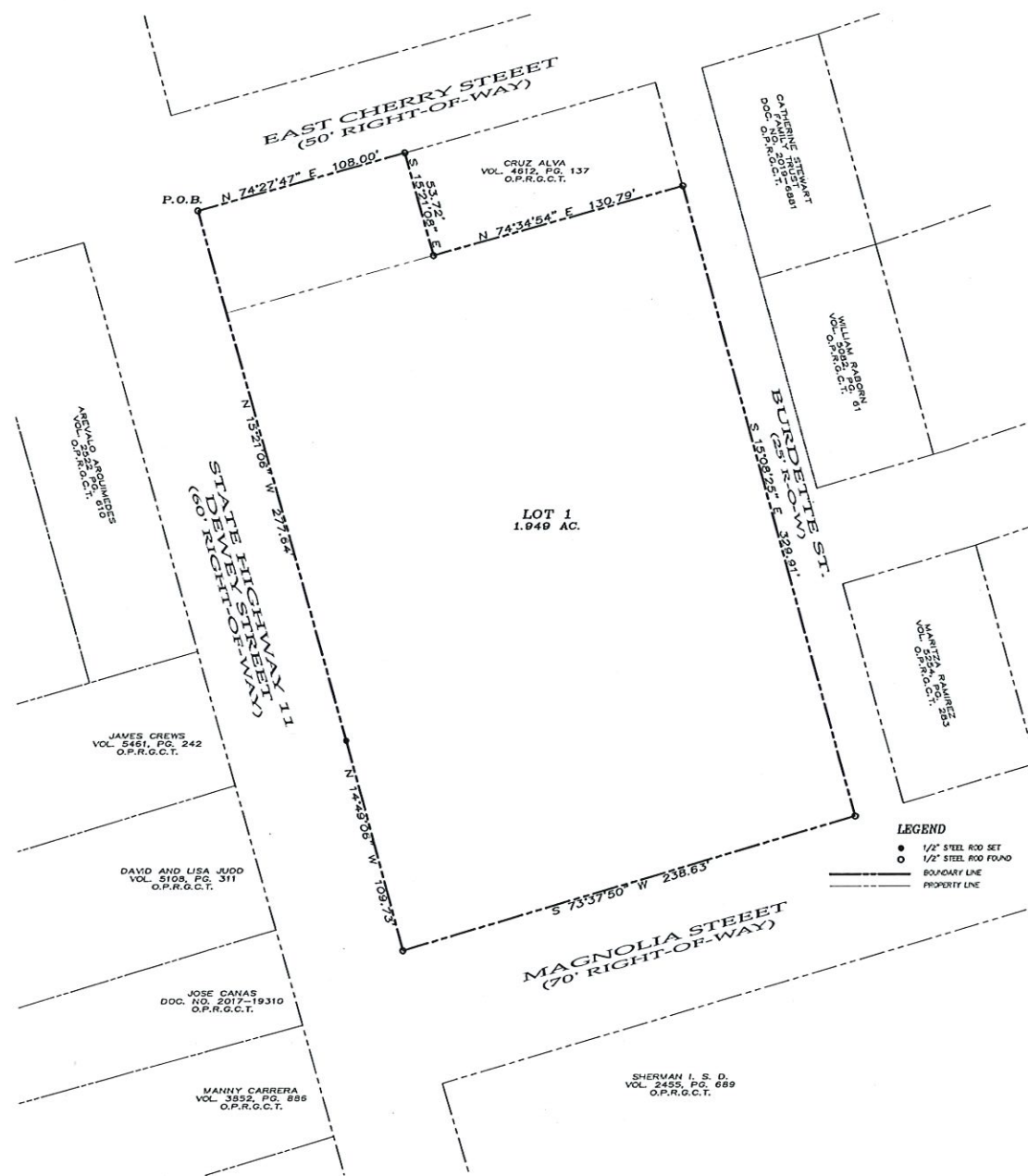
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 146 ft



FINAL PLAT OSMANI ADDITION

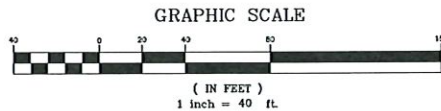
BEING A PLAT OF A 0.13 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2018-14558 AND A 1.82 ACRE
TRACT OF LAND RECORDED IN DOC. NO. 2017-28385
O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.949 ACRES

OWNERS/DEVELOPER
TY OSMANI
4916 TEXOMA PARKWAY
DENISON, TEXAS 75020

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

4-23-2020

UNDERWOOD
DRAFTING & SURVEYING



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G.B. Piant Survey, Abstract No. 963, and being a 0.13 acre tract of land conveyed to Ty Osmari, Recorded in Document Number 2018-14558, Official Public Records, Grayson County, Texas, and a 1.82 acre tract of land conveyed to Ty and Saira Osmari, Recorded in Document Number 2017-28385 Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found $\frac{1}{2}$ " steel rod being the Northwest corner of said 0.13 acre tract of land and being at the intersection of the east Right-of-way of State Highway 11 and the South Right-of-Way of East Cherry Street;

Thence North 74°27'47" East, with said south Right-of-Way of East Cherry Street a distance of 108.00 feet to a found $\frac{1}{2}$ " steel rod;

Thence South 15°21'08" East, with the east line of said 0.13 acre tract of land a distance of 53.72 feet to a found $\frac{1}{2}$ " steel rod;

Thence North 74°34'54" East, with the North line of said 1.82 acre tract of land a distance of 130.79 feet to a found $\frac{1}{2}$ " steel rod;

Thence South 15°08'25" East, with the West Right-of-Way line of Burdette Street a distance of 329.91 feet to a found $\frac{1}{2}$ " steel rod;

Thence South 73°37'50" West, with the south line of said 1.82 acre tract of land a distance of 238.63 feet to a found $\frac{1}{2}$ " steel rod;

Thence North 14°49'06" West, with said East Right-of-Way of State Highway 11 a distance of 109.73 feet to a set $\frac{1}{2}$ " steel rod;

Thence North 15°21'06" West with said East Right-of-Way of State Highway 11 a distance of 277.64 feet to the Point of Beginning and containing 1.949 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, 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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, TY OSMANI AND SAIRA OSMANI, do hereby adopt this plat designating the hereinabove property as the OSMANI 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 any way 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 _____, 2020

TY OSMANI

SAIRA OSMANI

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 TY OSMANI 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 _____, 2020.

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

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 SAIRA OSMANI 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 _____, 2020.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OSMANI ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ 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.

FINAL PLAT OSMANI ADDITION

BEING A PLAT OF A 0.13 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2018-14558 AND A 1.82 ACRE
TRACT OF LAND RECORDED IN DOC. NO. 2017-28385
O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.949 ACRES

OWNERS/DEVELOPER
TY OSMANI
4916 TEXOMA PARKWAY
DENISON, TEXAS 75020

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

4-23-2020

UNDERWOOD
DRAFTING & SURVEYING



STAFF REVIEW LETTER

May 11, 2020

Ty Osmani
4916 Texoma Parkway
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Osmani Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. 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. Dewey Street shall be changed to Dewey Avenue.
6. Remove direction (East) from Cherry Street.
7. Burdette Street shall be changed to Burdette Avenue.
8. 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.
9. Show Sanitary Sewer Easement and filing information over existing sewer main on drawing. If no easement, Dedicate a 20' Sanitary Sewer Easement on plat.
10. 10' Utility Easement required around perimeter of proposed Lot 1.
11. Dedicate 26' of Right of Way along Eastern line of Dewey Avenue (S.H. 11) per Grayson County Thoroughfare Plan.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

20.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **415 SOUTH DEWEY AVENUE**

The request of Ty and Saira Osmani (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 405 and 415 South Dewey Avenue, being 1.949 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Site plan approval for an addition to the Convenience Store/Fueling Station.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Ty and Saira Osmani (Owner)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

and

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:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Osmani Addition

Site Plan

Building Elevations

Staff Review Letter

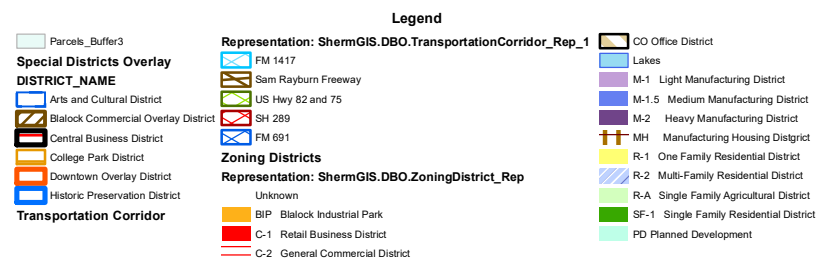


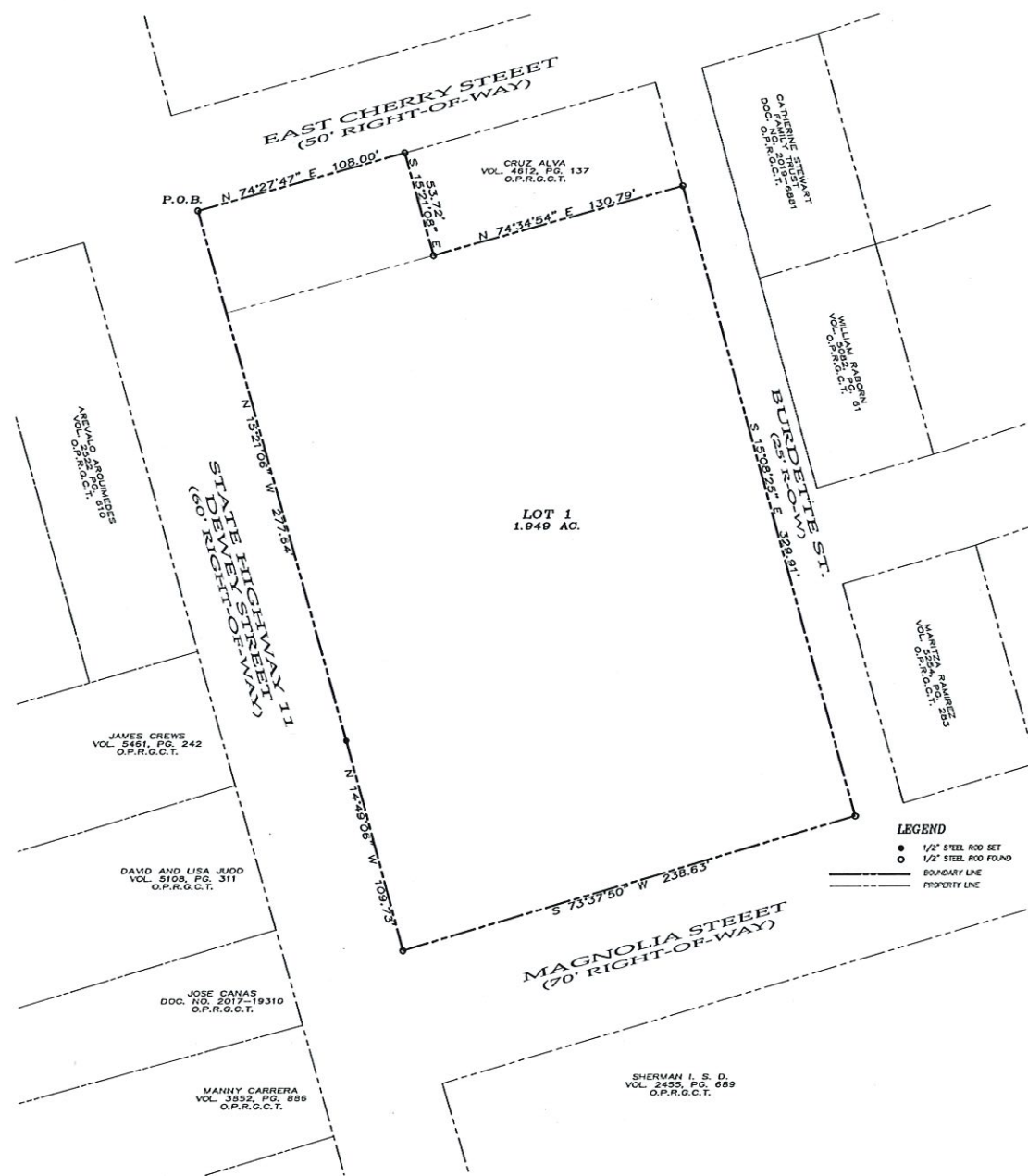
City of Sherman, Texas
Developmental Services Department

405 & 415 South Dewey Avenue


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

Zoning - 405 & 415 South Dewey Avenue





FINAL PLAT OSMANI ADDITION

BEING A PLAT OF A 0.13 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2018-14558 AND A 1.82 ACRE
TRACT OF LAND RECORDED IN DOC. NO. 2017-28385
O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.949 ACRES

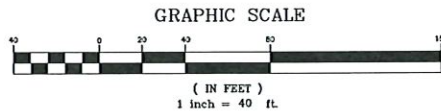
OWNERS/DEVELOPER
TY OSMANI
4916 TEXOMA PARKWAY
DENISON, TEXAS 75020

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

4-23-2020

UNDERWOOD
DRAFTING & SURVEYING

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



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963, and being a 0.13 acre tract of land conveyed to Ty Osmari, Recorded in Document Number 2018-14558, Official Public Records, Grayson County, Texas, and a 1.82 acre tract of land conveyed to Ty and Saira Osmari, Recorded in Document Number 2017-28385 Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found $\frac{1}{2}$ " steel rod being the Northwest corner of said 0.13 acre tract of land and being at the intersection of the east Right-of-way of State Highway 11 and the South Right-of-Way of East Cherry Street;

Thence North $74^{\circ}27'47''$ East, with said south Right-of-Way of East Cherry Street a distance of 108.00 feet to a found $\frac{1}{2}$ " steel rod;

Thence South $15^{\circ}21'08''$ East, with the east line of said 0.13 acre tract of land a distance of 53.72 feet to a found $\frac{1}{2}$ " steel rod;

Thence North $74^{\circ}34'54''$ East, with the North line of said 1.82 acre tract of land a distance of 130.79 feet to a found $\frac{1}{2}$ " steel rod;

Thence South $15^{\circ}08'25''$ East, with the West Right-of-Way line of Burdette Street a distance of 329.91 feet to a found $\frac{1}{2}$ " steel rod;

Thence South $73^{\circ}37'50''$ West, with the south line of said 1.82 acre tract of land a distance of 238.63 feet to a found $\frac{1}{2}$ " steel rod;

Thence North $14^{\circ}49'06''$ West, with said East Right-of-Way of State Highway 11 a distance of 109.73 feet to a set $\frac{1}{2}$ " steel rod;

Thence North $15^{\circ}21'06''$ West with said East Right-of-Way of State Highway 11 a distance of 277.64 feet to the Point of Beginning and containing 1.949 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, 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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, TY OSMANI AND SAIRA OSMANI, do hereby adopt this plat designating the hereinabove property as the OSMANI 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 any way 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 _____, 2020

TY OSMANI

SAIRA OSMANI

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 TY OSMANI 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 _____, 2020.

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

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 SAIRA OSMANI 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 _____, 2020.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OSMANI ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ 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.

FINAL PLAT OSMANI ADDITION

BEING A PLAT OF A 0.13 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2018-14558 AND A 1.82 ACRE
TRACT OF LAND RECORDED IN DOC. NO. 2017-28385
O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.949 ACRES

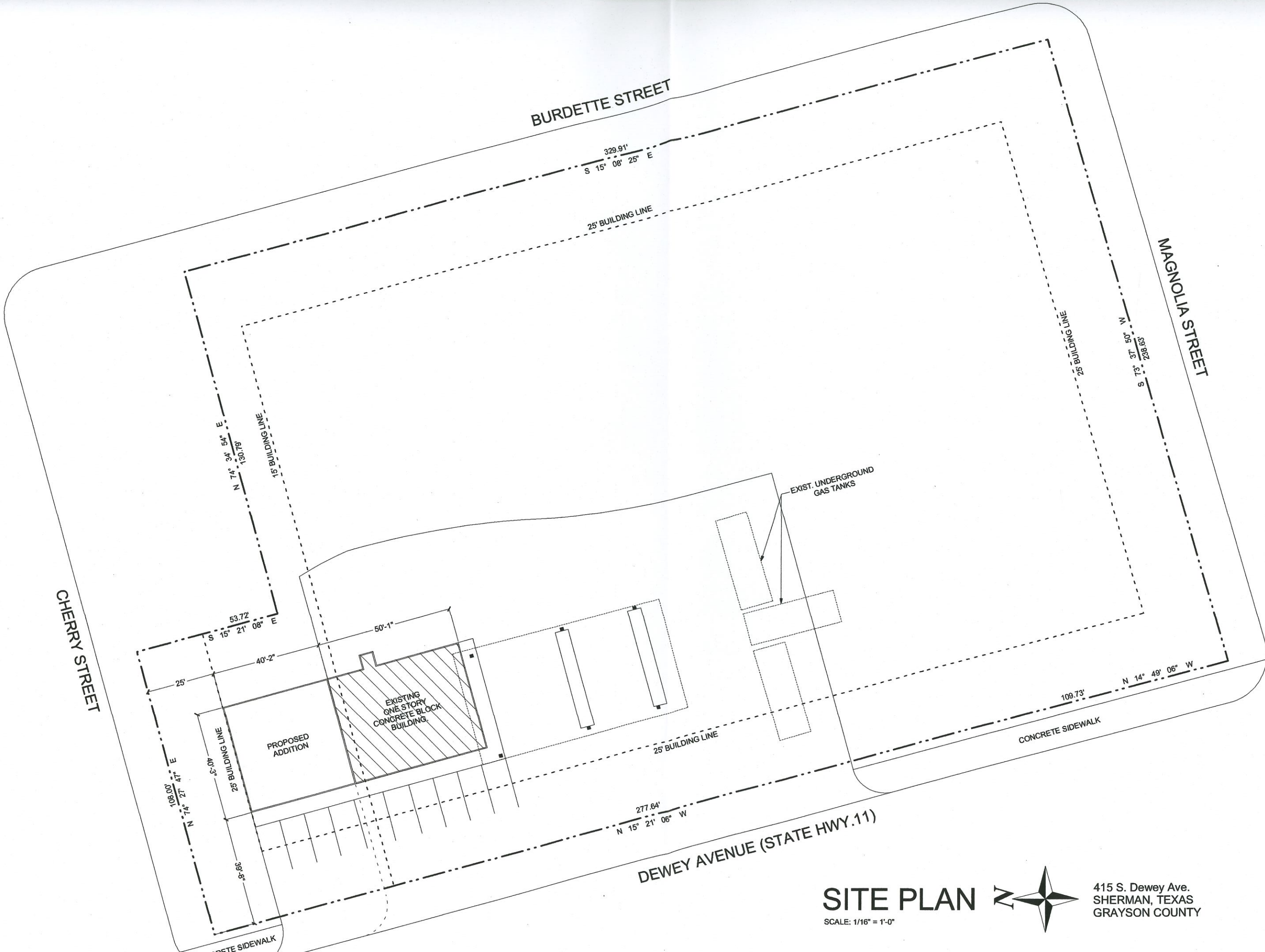
OWNERS/DEVELOPER
TY OSMANI
4916 TEXOMA PARKWAY
DENISON, TEXAS 75020

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

4-23-2020

UNDERWOOD
DRAFTING & SURVEYING

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



SITE PLAN

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



415 S. Dewey Ave.
SHERMAN, TEXAS
GRAYSON COUNTY

REVISION TABLE	
NUMBER	DATE

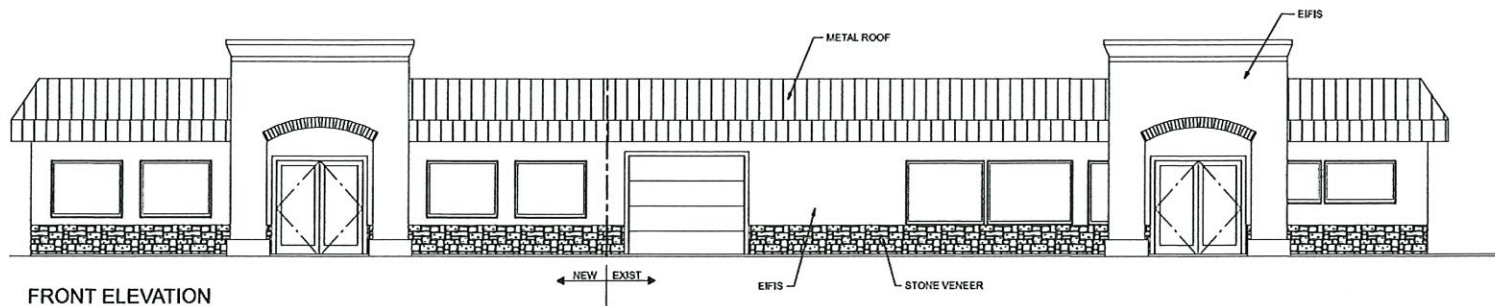
A New Site Plan For
TY OSMANI
415 S. Dewey Ave.
Sherman, Texas

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

DATE:
4/23/2020

SCALE:

SHEET:
A-1



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

REVISION TABLE	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

A New Site Plan For
TY OSMANI
415 S. Dewey Ave.
Sherman, Texas

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

DATE:

3/25/2020

SCALE:

SHEET:

A-2

STAFF REVIEW LETTER

May 11, 2020

Ty Osmani
4805 Bello Vista Ct.
Sherman, TX 75090

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

Dear Applicant,

The request for site plan approval for an addition to a Convenience Store/Fueling Station for the property located at 415 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting property used as residential.
4. Parking shall be provided for one space for every 200 square feet; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. All parking shall be on private property and shall not encroach into the right-of-way.
7. The trash dumpster will need to be located inside the main building area and screened.
8. One freestanding sign per development lot is allowed.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Replatting of the property is required.
13. Drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. Proposed drive approach does not conform to standards. Coordination with Engineering is recommended.
15. No structures will be permitted within any easements.
16. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
17. Setbacks shall be moved accordingly to account for Right of Way Dedication during platting process.
18. Parking will be permitted on private property only.
19. Parking will be permitted on improved surfaces only.
20. The location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



Planning & Zoning Commission and Board of Adjustments

21.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **5800 BLOCK NORTH U.S. HIGHWAY 75**

The request of TJ Thomason Enterprises, Inc. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 5800 block North U.S. Highway 75, being Lots 1 & 2, Block 1, Thomason Addition, as follows:

Planning and Zoning Commission

Replat approval of Thomason Addition.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

TJ Thomason Enterprises, Inc. (Owner)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Thomason Addition Replat Lot 1

Staff Review Letter



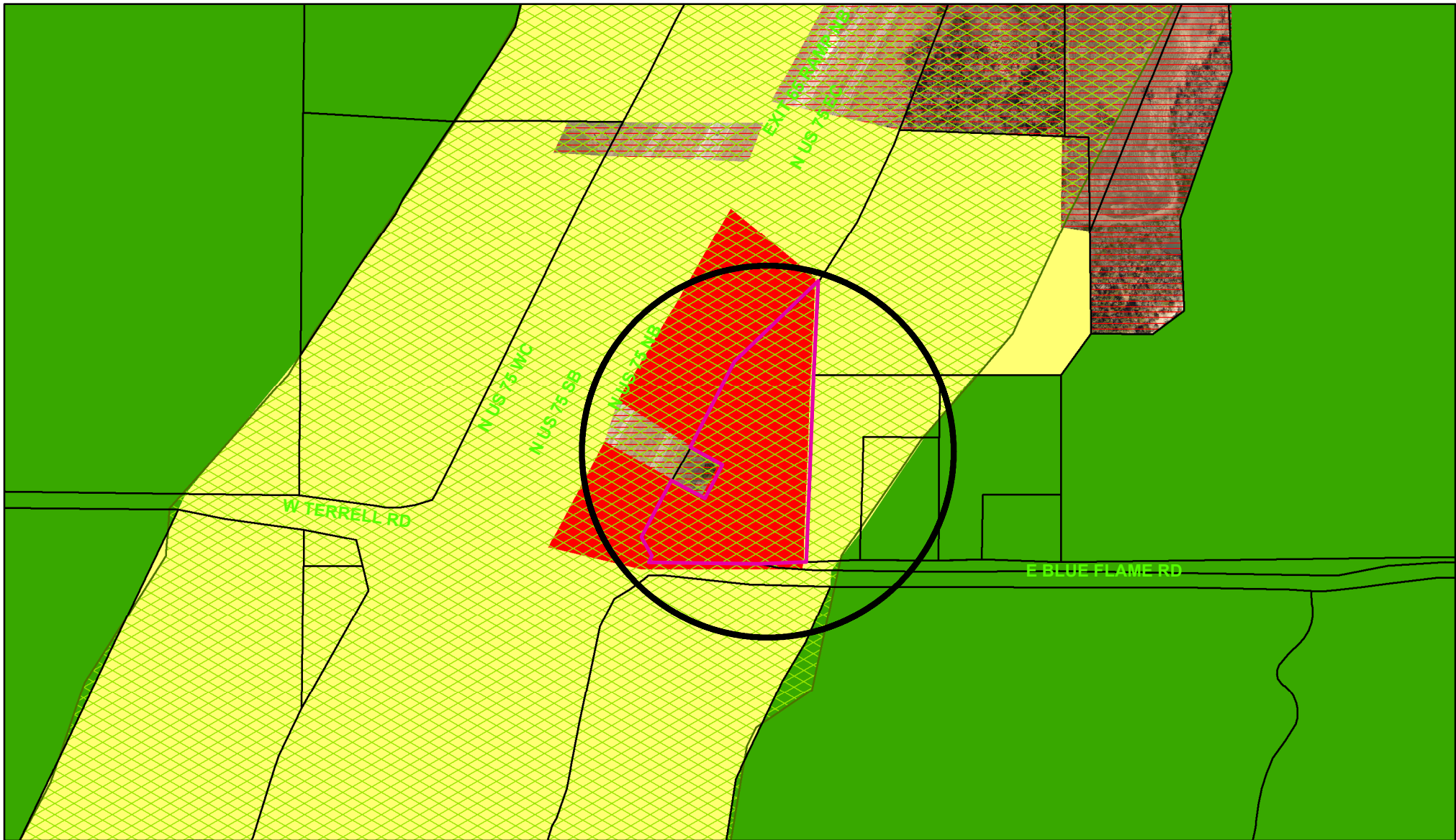
5800 Block North U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 800 ft



Zoning - 5800 Block North U.S. Highway 75

Legend

Parcels_Buffer3

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 366 ft

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the A. C. Smith Survey, Abstract No. 1561, and being Lot 1 of the Thomason Addition, recorded in Volume 21, Page 77, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found $\frac{1}{4}$ " steel rod in the East Right-of-Way of Highway 75 and the West line of a 8.68 Acre tract of land Conveyed to Maruti Interests, LLC, Recorded in Vol. 4512, Page 455, Official Public Records, Grayson County, Texas;

Thence South $00^{\circ}17'16"$ West a distance of 200.31 to a $1\frac{1}{2}$ " steel rod found maintaining the Southwest corner of the said 8.68 acre tract and the Northwest corner of the same tract of land described as 2.628 acres and referred to as Tract Two as conveyed by Rex J. Criswell and Susan Criswell to Isleworth Management by deed dated February 5, 2010, recorded in Volume 4761, Page 74, said Official Public Records;

Thence South $00^{\circ}29'34"$ East a distance of 516.21 feet to a $1\frac{1}{2}$ " steel rod found maintaining the Southeast corner of the said Lot 1 and the Southwest corner of said Tract Two on the North side of said Blue Flame Road;

Thence North $88^{\circ}02'55"$ West with the South Line of said Lot 1 a distance of 218.49 feet Found $\frac{1}{4}$ " Steel rod;

Thence North $82^{\circ}40'29"$ West a distance of 202.70 feet to a found $\frac{1}{4}$ " steel rod in said East Right-of-Way of Highway 75;

Thence North $30^{\circ}03'06"$ West with said East Right-of-Way a distance of 41.96 feet to a found Concrete Monument;

Thence North $28^{\circ}07'29"$ East with said East Right-of-Way a distance of 156.27 feet to a found $\frac{1}{4}$ " steel rod also being the Southwest Corner of Lot 2 of said Thomason Addition;

Thence the following calls and distances around said Lot 2:
 South $61^{\circ}52'31"$ East a distance of 100.00 feet to a found $\frac{1}{4}$ " steel rod;
 North $28^{\circ}07'29"$ East a distance of 100.00 feet to a found $\frac{1}{4}$ " steel rod;
 North $61^{\circ}52'31"$ West a distance of 100.00 feet to a found $\frac{1}{4}$ " steel rod in the East line of said Highway 75 Right-of-Way;

Thence North $28^{\circ}07'29"$ East with the west line of said Lot 1 a distance of 269.34 feet to a found Concrete Monument;

Thence North $45^{\circ}54'15"$ East a distance of 263.47 feet to the Point of Beginning and containing 4.074 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, 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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Tony Thomason, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOT 1, BLOCK 1, THOMASON ADDITION, on 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 any way 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 _____, 2020

TONY THOMASON

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 TONY THOMASON 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 _____, 2020.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOT 1, BLOCK 1, THOMASON ADDITION, on addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

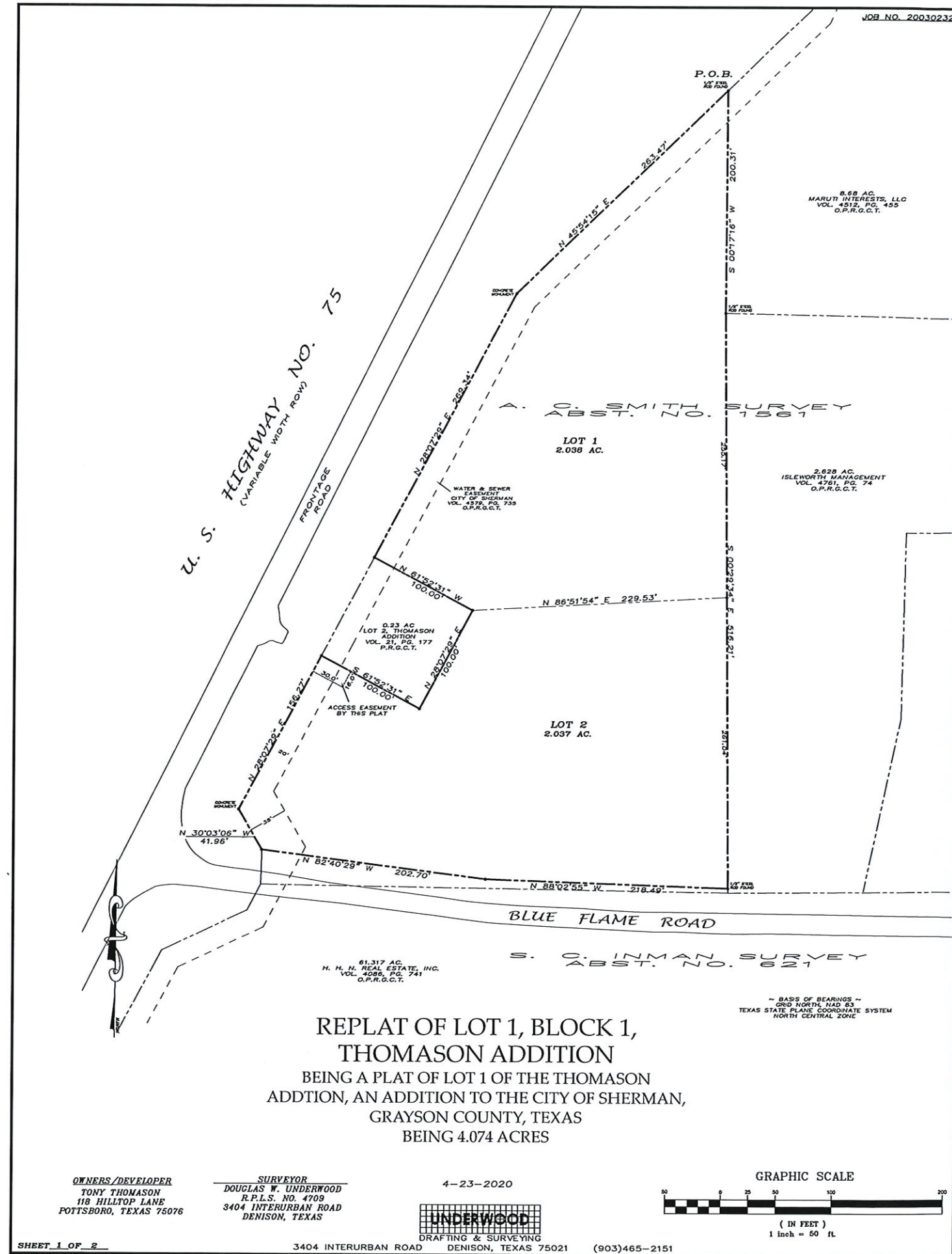
1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or 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.

REPLAT OF LOT 1, BLOCK 1, THOMASON ADDITION BEING A PLAT OF LOT 1 OF THE THOMASON ADDITION, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 4.074 ACRES

OWNERS/DEVELOPER
TONY THOMASON
118 HILLTOP LANE
POTTSBORO, TEXAS 75076

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

4-23-2020





STAFF REVIEW LETTER

May 11, 2020

Tony Thomason
118 Hilltop Lane
Pottsboro, TX 75076

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 1, Block 1, Thomason Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Privately owned and maintained detention in accordance with City criteria is required upon future development.
6. Sub name in Addition block must read "Being a Replat of Lot 1..."
7. Dedicate a 10' Utility Easement along south and east boundaries of plat.
8. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

22.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1201, 1203 & 1205 SOUTH FIRST STREET

The request of Tobar Properties (Owner), NTS Designs, Nathan Gray (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the properties at 1201, 1203 and 1205 South First Street, being Lots 6R, 7R and 8R, Block 4 of the Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Tobar Properties (Owner)

NBS Drafting and Design, Nathan Gray (Draftsman)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Site Plan

Elevations

Staff Review Letter



1201 S. First

1203 S. First

1205 S. First



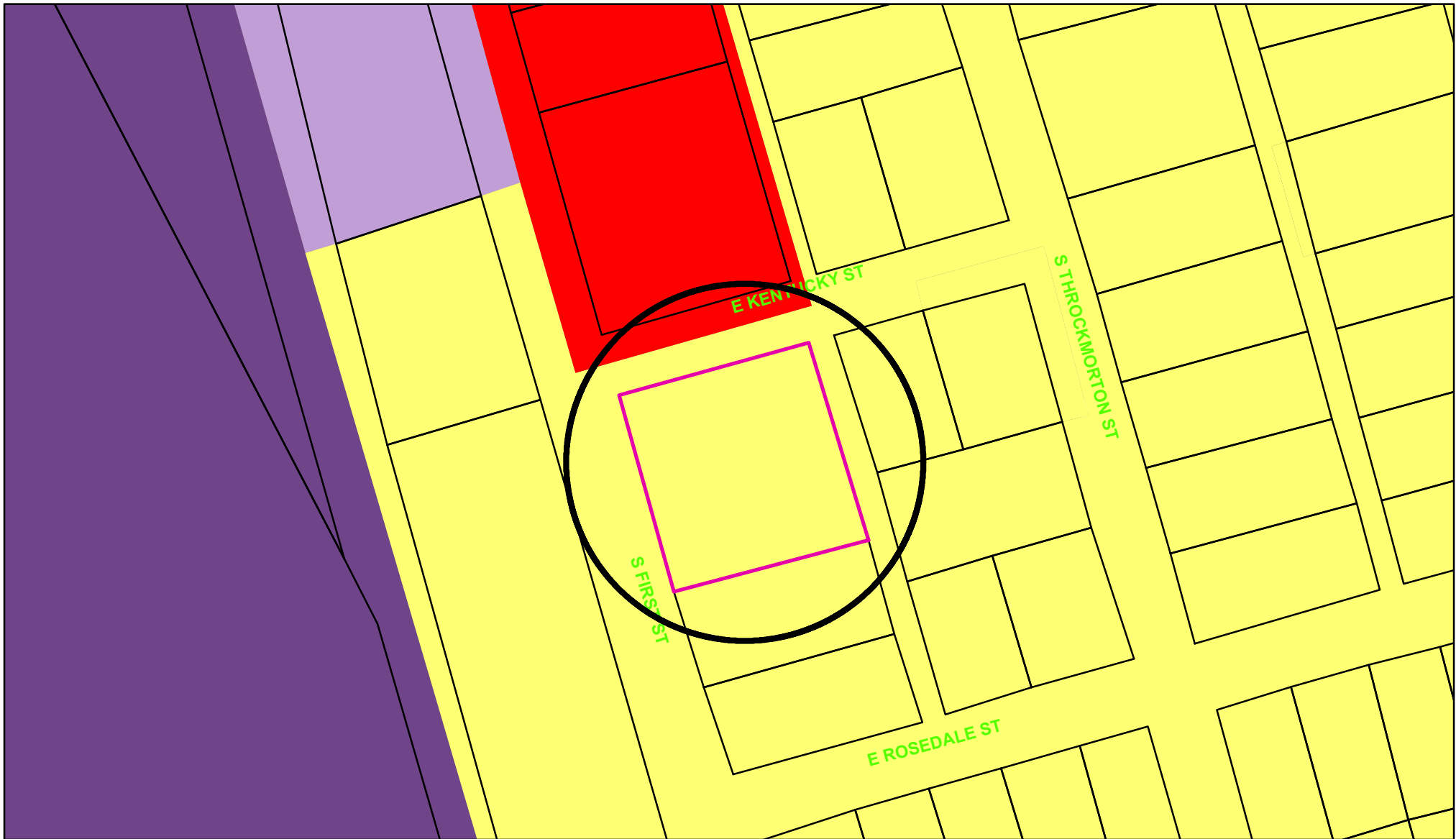
1201, 1203 & 1205 South First Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 1201, 1203 & 1205 South First Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1201 S. First Street

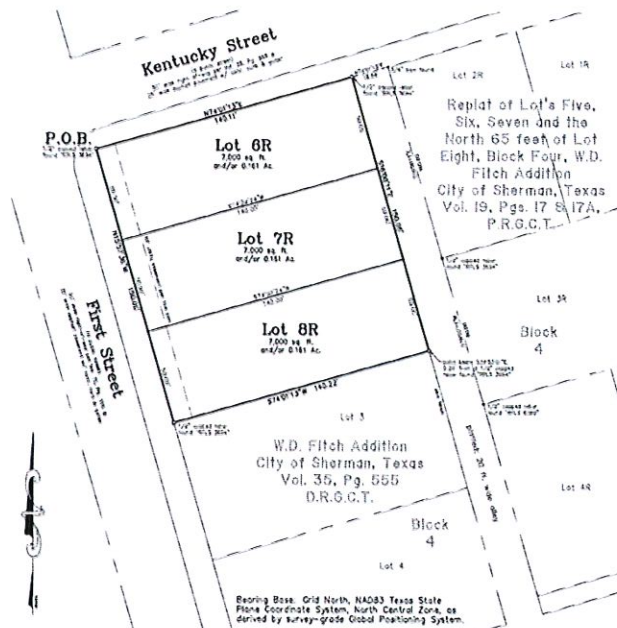


1203 S. First Street



1205 S. First Street





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

**In the
G.B. Pilant Survey
Abstract No. 963**

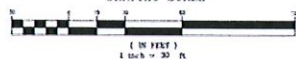
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service to be provided by Onyx Electrical Utility Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing easements or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easement along or across said lots.
6. Grapen County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "A" (as determined to be suitable 100-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grapen County, Texas and Incorporated Areas, Map No. 481000000 F, Revised Date: September 28, 2018.
8. Neither Grapen County nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. The centers and builders must comply with all other state and federal regulations regarding developments of this type.

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

Job No. CG5540519

GRAPHIC SCALE



Filed for Record
in the Official Records of:
Grapen County, Texas
On: 6/14/2019 10:52:13 AM
in the PLAT BOOK:
W.D. FITCH ADDN
Book Number: 2019-15
Number of Pages: 2
Order #: 201901400000
Fr. 24



Site Location



FIELD NOTES

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

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

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

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

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

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

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

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

6-7-19 Date



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

Mario Tobars
Mario Tobars
Authorized Representative for Tobars Properties, LLC

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

Given under my hand and seal of office this 10th day of June, 2019.

Andres Diaz
Notary Public, Grapen County, Texas

Sherman



This, the Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, is hereby approved this 18th day of December, 2018 by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Scott Shadden
Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Replat of Lots 1 and 2, Block 4 of the W.D. Fitch Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 7th day of January, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public drains, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

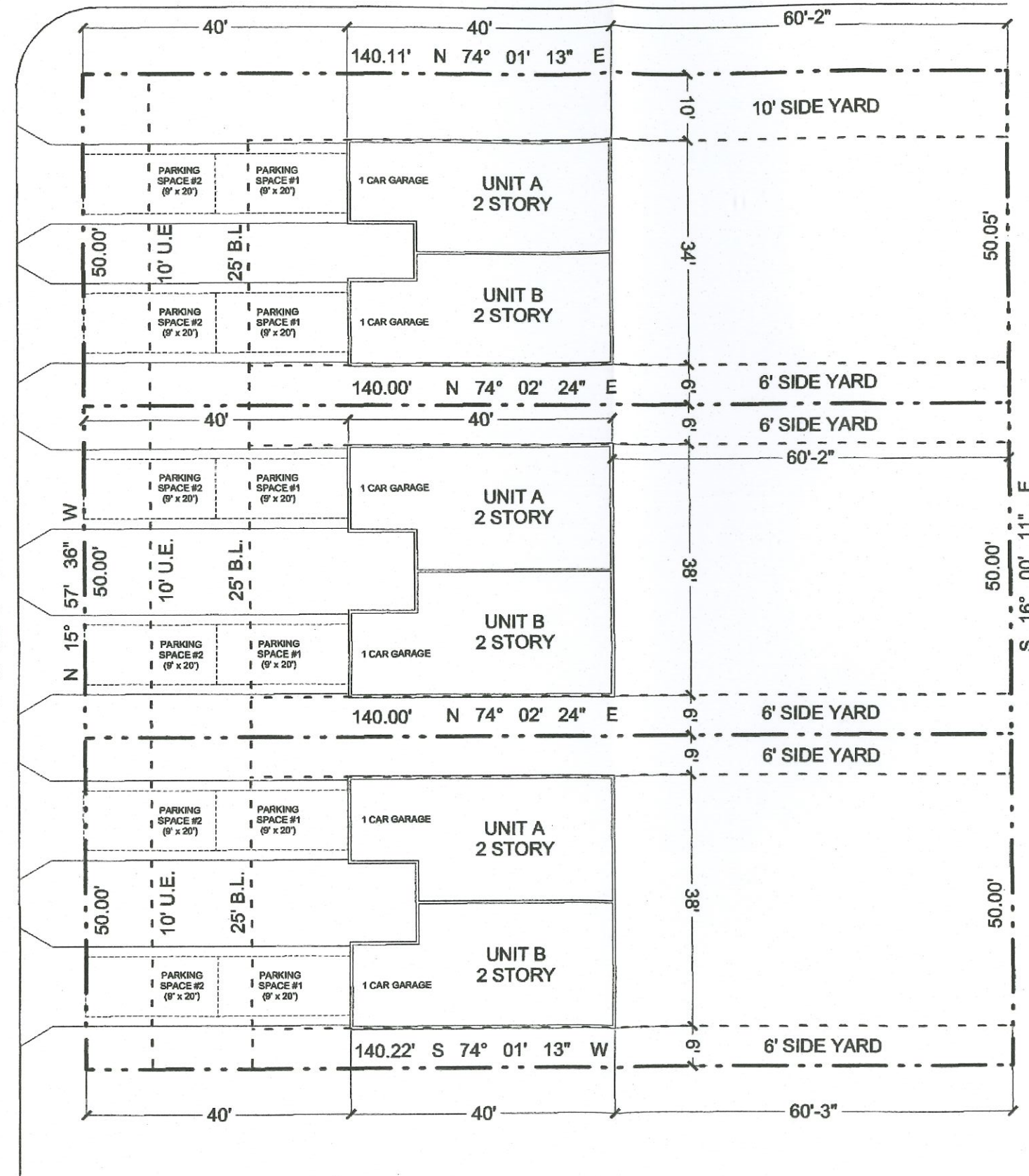
CERTIFIED THIS 7th DAY OF June, 2019, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record
in the Official Records of:
Grapen County, Texas
On: 6/14/2019 10:52:13 AM
in the PLAT BOOK:
W.D. FITCH ADDN
Book Number: 2019-15
Number of Pages: 2
Order #: 201901400000
Fr. 24



FIRST STREET



SITE PLAN



FIRST STREET
SHERMAN, TEXAS
GRAYSON COUNTY

[illegible]

A New Site Plan For MARIO TOBAR

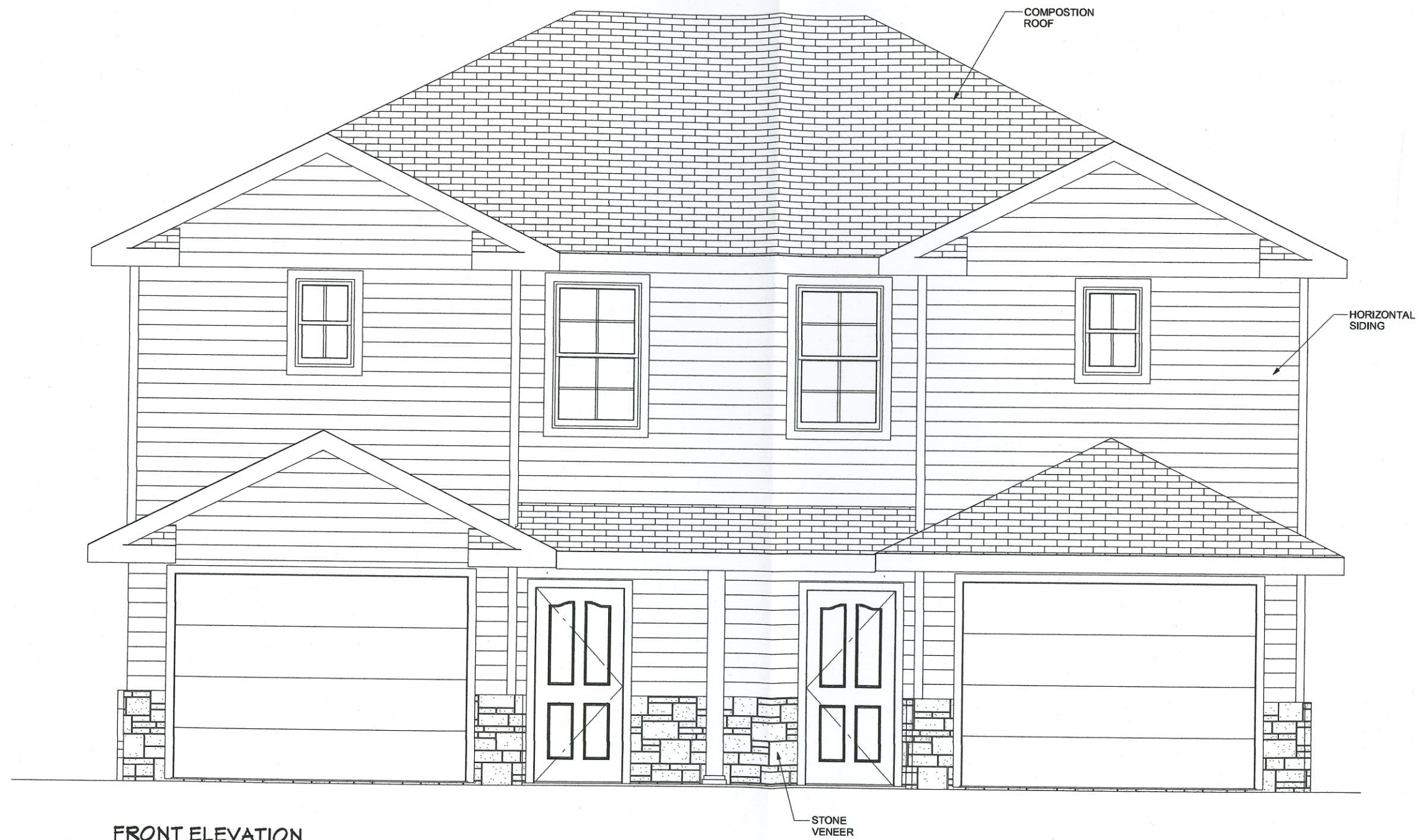
DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:

5/5/2020

SCALE:

SHEET:



REVISION TABLE	
NUMBER	DATE

TOBAR DUPLEXES
(FIRST & KENTUCKY)

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

DATE:
4/24/2020

SCALE:

SHEET:

STAFF REVIEW LETTER

May 11, 2020

Tobar Properties
635 Preston Meadows Rd.
Sherman, TX 75092

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

Dear Applicant,

The request for a Specific Use Permit to allow three duplexes in an R-1 (One-Family Residential) District for the property located at 1201, 1203 and 1205 South First Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Setback requirements: Front & Rear – 25'; side setback – 6'; corner lot, side street setback – 10' from the Kentucky Street property line.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. Sidewalk installation required at time of drive approach installation.
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. The City of Sherman does not maintain alleys.
12. Permits required from Engineering Department for all work within public right-of-way and alleys.
13. Verify water main capacity. Upgrade to water main by developer per City standard may be required.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending from the end.

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

23.

Meeting Date: 05/19/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2408 NORTH TRAVIS STREET**

The request of Shane Brem (Owner), Texoma Roofing (Tenant) and Clint Buttrill (Representative) concerning the property at 2408 North Travis Street, being 1 acre in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an accessory building for Texoma Roofing.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

Shane Brem (Owner)

Texoma Roofing (Tenant)

Clint Buttrill (Representative)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Elevations

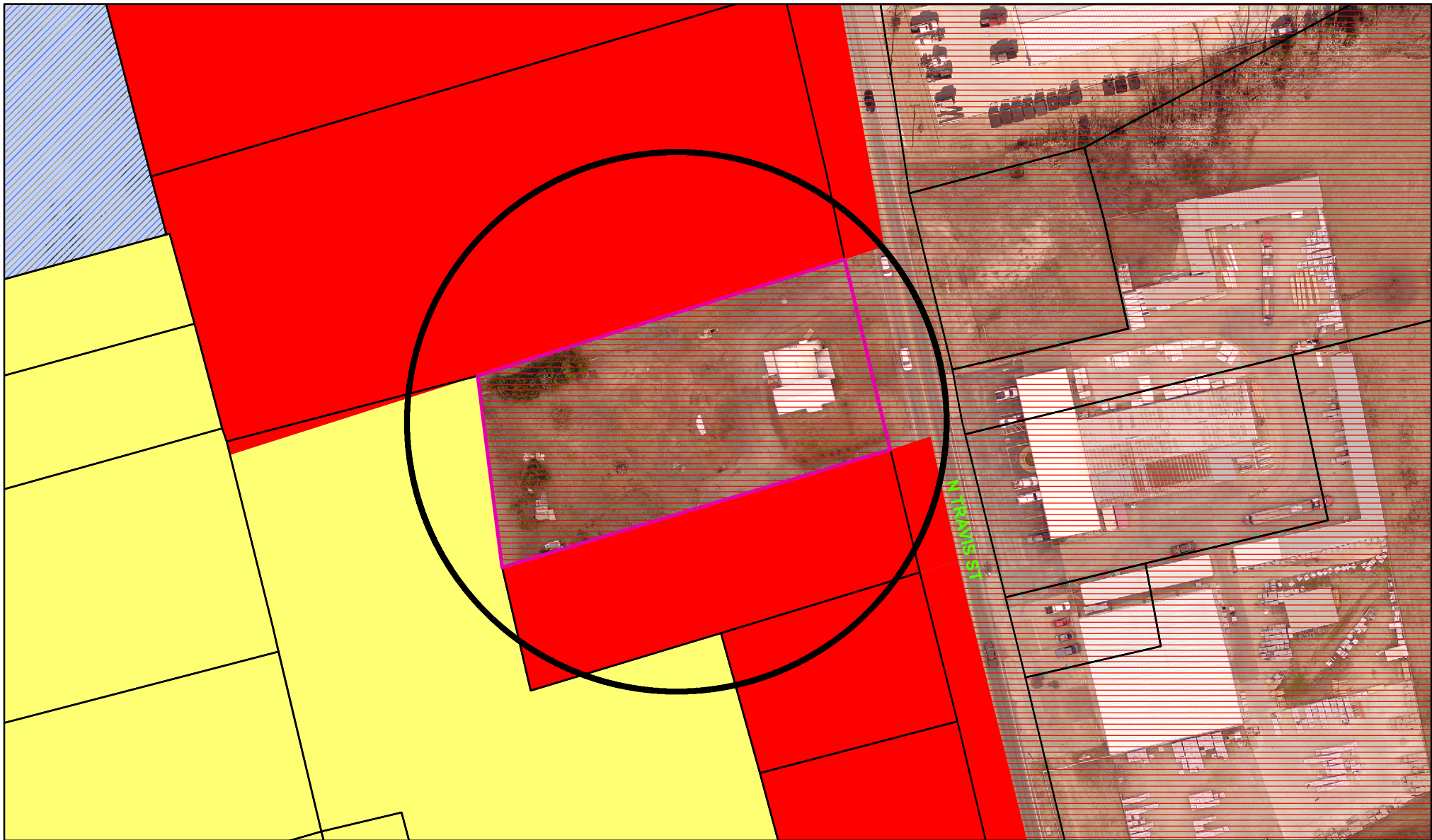
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2408 North Travis Street


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



Zoning - 2408 North Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

$$Z \rightarrow$$

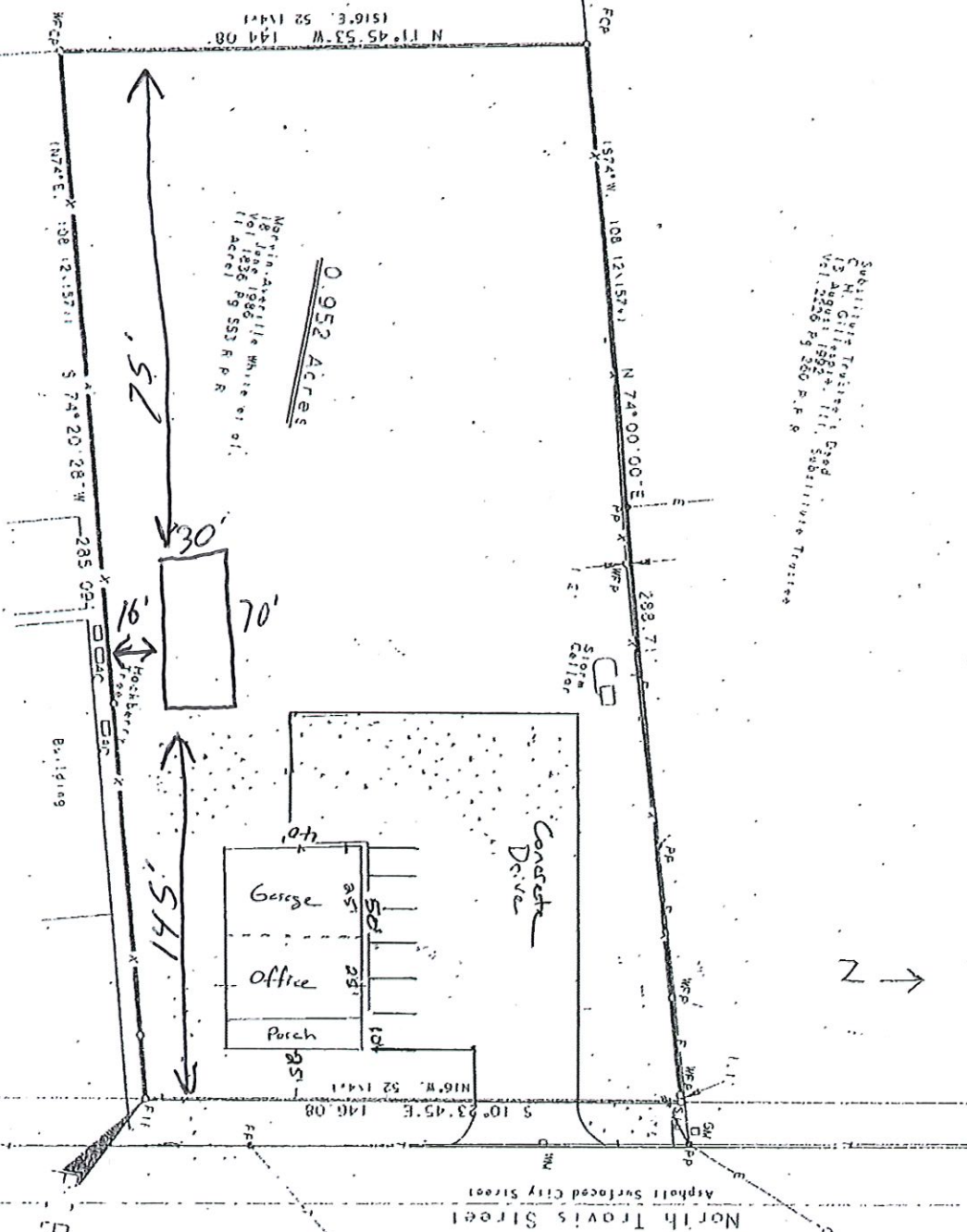
Otto Heard
 Richard Miller and
 George L. Weiler
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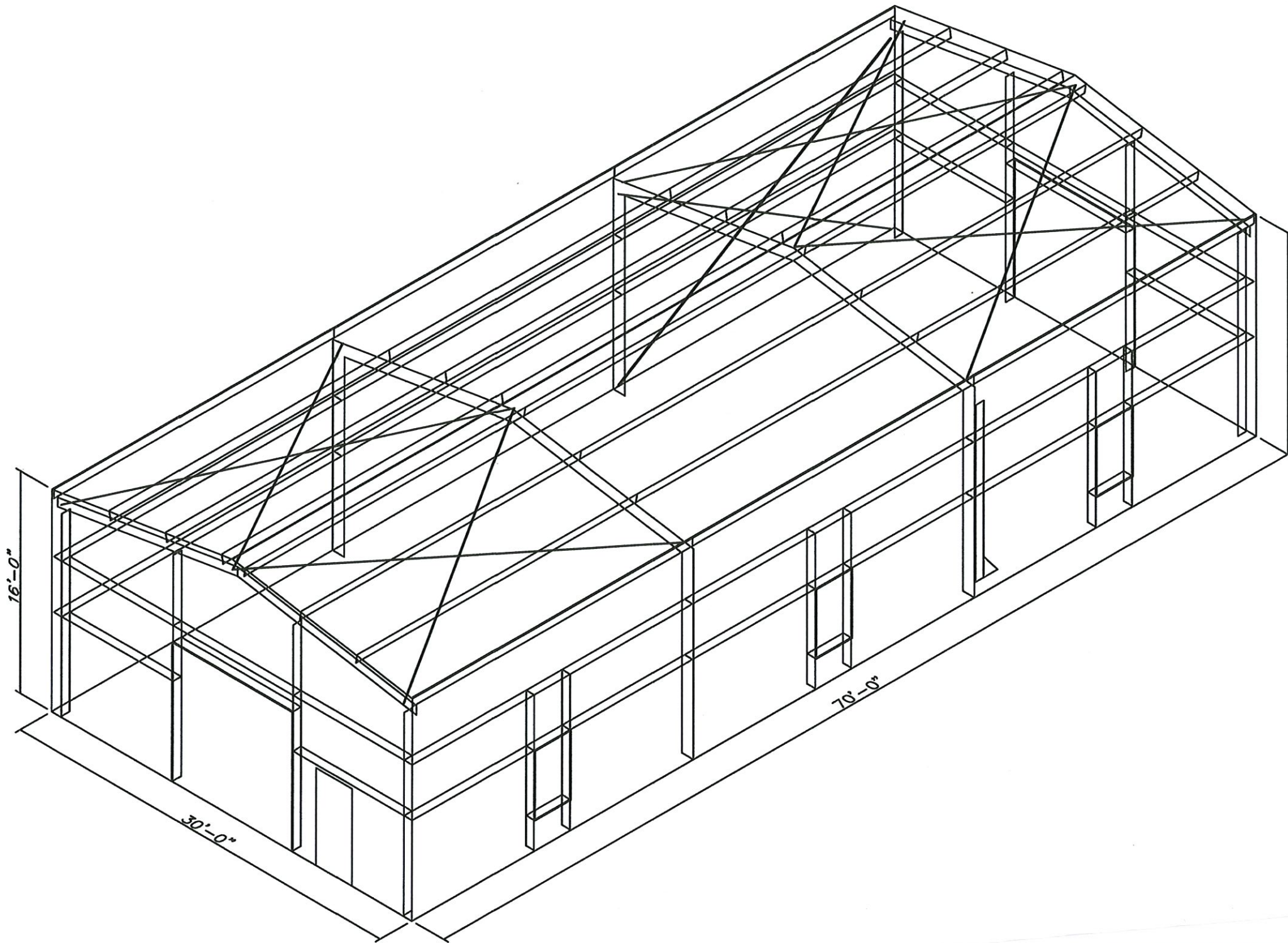
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P. 6.

Office of:
Texas A. Mailing & Construction





STAFF REVIEW LETTER

May 11, 2020

Shane Brem
9 Summit Oaks Cir.
Denison, TX 75020

Clint Buttrill
406 N. Franklin Rd.
Colbert, OK 74733

Dear Applicant,

The request for site plan approval for an accessory building for Texoma Roofing for the property located at 2408 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 19, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. The height of the building shall not exceed 35'.
6. Outdoor storage shall be screened from public view and residential uses.
7. No storage of materials or parking of trailers or vehicles over ¾ ton shall be permitted in the front 25 feet of the lot.
8. All parking shall be on private property and shall not encroach into the right-of-way.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Drive approaches and sidewalks must conform to City standard and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,

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

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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Rob Rae, (Incoming) Director of Developmental Services



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

25.

Meeting Date: 05/19/2020

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

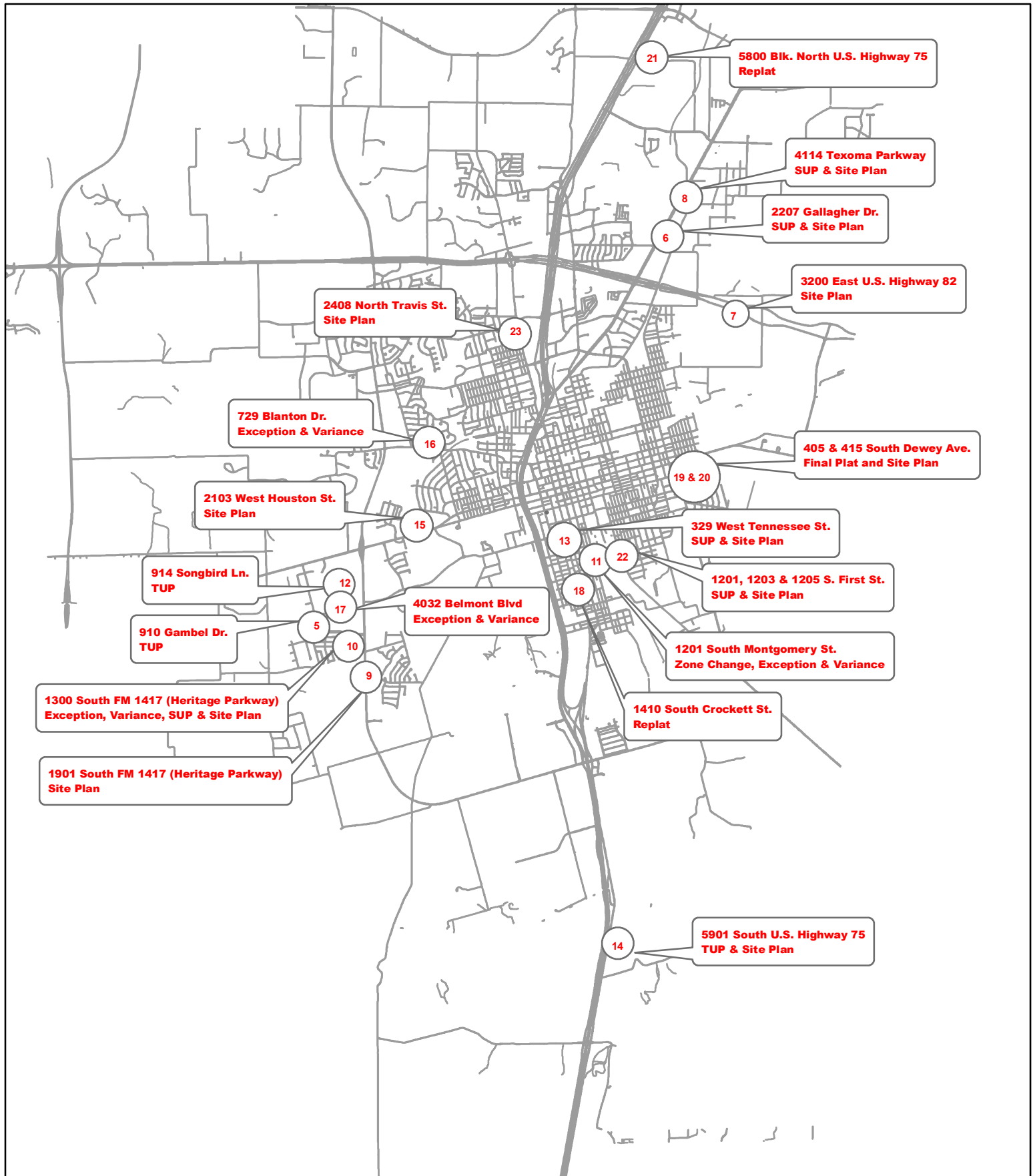
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting May 19, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet