

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 17, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR APRIL 19, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6, 7, 9, 13 & 14)**

5. **1803 E. MAY**

The request of Glenda Hunter (Owner) concerning the property at 1803 E. May Street, being Lots 1 & 3, Block 3, Milan Heights Addition as follows:

Board of Adjustments

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

6. * **2515, 2605, 2613 & 2627 LOY LAKE ROAD**

The request of Trinity Baptist Church and Grayson Baptist Association (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 2515, 2605, 2613 and 2627 Loy Lake Road, being 5.93 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final plat approval of Bob Allen Addition

7. * **4001 N. U.S. HIGHWAY 75, SUITE 200**

The request of Sherman Commons LP (Owners), Menchie's (Tenant), Craig Turczynski (Representative) and James Green (General Contractor) concerning the property at 4001 North U.S. Highway 75, Suite 200, being Lot 3, Block A of the Replat of Blocks A, B and D of Sherman Commons Addition, as follows;

Planning and Zoning Commission

Site plan approval for an outdoor dining area for Menchie's

8. **2115 S. FM 1417 (HERITAGE PARKWAY)**

The request of Community Storage USA LTD (Owners), James W. Caudle (Representative) and Kent Sanders (Proposed Tenant) concerning the property at 2115 South FM 1417 (Heritage Parkway) being Lot 3, Block 1, Community USA 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 an army surplus store in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

9. *** 5100 MARSHALL STREET**

The request of Mueller Construction Company, LLC (Owner) and Kyle Boothe, Bluestone Partners, LLC (Representative) concerning the property located at 5100 Marshall Street, being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Site plan approval for a warehouse addition for Mueller Construction Company.

10. **317-415 N. WOODS STREET, 308-420 N. SAM RAYBURN FREEWAY & 703-721 W. PECAN STREET**

The request of Sapphire Group LLC (Owners), Kyle Boothe, (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 317-415 North Woods Street, 308-420 North Sam Rayburn Freeway and 703-721 West Pecan Street, being part of the J.B McAnair Survey, Abstract No. 763 and being all of Block 6, Exstein's Maple Addition containing 3.897 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 two-family patio homes on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side yard setback for a two-family patio home on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in lieu of the required 5' with a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow seventeen (17) lots with widths of thirty-one (31) feet in lieu of the required forty (40) feet and one corner lot with thirty-eight (38) feet in lieu of the required forty-five (45) feet in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Replat approval of Block 6 of Exsteins Maple Addition

11. **308-420 N. SAM RAYBURN FREEWAY & 703-713 W. PECAN STREET**
The request of Sapphire Group LLC (Owners), Kyle Boothe, (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 308-420 North Sam Rayburn Freeway and 703-713 West Pecan Street, being part of the J.B McAnair Survey, Abstract No. 763 and part of Block 6, Exstein's Maple Addition containing 1.969 acres, as follows;
Planning and Zoning Commission
Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
12. **2617 FAIR OAKS CIRCLE**
The request of Kirk & Perilla Brewer (Owners) concerning the property at 2617 Fair Oaks Circle, being Lot 8, Block 2, Laurel Creek Addition, Section 1, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback for a detached carport from the main structure in lieu of the required 6' in an R-1 (One Family Residential) District.
13. * **4312 TEXOMA PARKWAY**
The request of Chris Martin (Owner) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 3, Sidney Heights Addition, as follows:
Planning and Zoning Commission
Site plan approval for an additional storage facility for Mandy's Mini Storage.
14. * **711 E. LAMAR**
The request of Friendly Church of God in Christ (Owners), Kasandra Davis (Representative) and Deena Miles, Miles Moore Consultants (Draftsman) concerning the property located at 711 East Lamar Street, being Lots 4 thru 12, Block 10, Chaffin's 1st Addition, as follows:
Planning and Zoning Commission
Site plan approval for the renovation of the front façade of Friendly Church of God.
15. **ADJOURNMENT**
16. **OVERALL LOCATION MAP**

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

Joe Gilbert, 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 12, 2016 at 4:00 p.m.. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of May, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 05/17/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR APRIL 19, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

April 19, 2016 Draft Minutes

3

COUNTY OF GRAYSON §

**MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: DAVIS, VANDERVEER,
THORPE, VELLOTTI, ADAMS
AND PATTERSON**

CALL TO ORDER

CALL TO ORDER

**APPROVE
MINUTES**

BOARD OF ADJUSTMENTS

CONSENT AGENDA

CONSENT AGENDA (ITEMS 9, 11 & 14)

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

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

**PRELIMINARY
PLAT –
DEBBIE'S
ADDITION
917 N. TRAVIS
(STEVEN
JORDAN)**

The property is located at 917 North Travis Street; the northeast

corner of Travis and Piner Evans. An exception was granted in 1969 to allow the canopy closer than 25' to the front property line. The property has never been platted and the owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF A-S 71 SHERMAN-PHASE III, LP (OWNERS), DAVID BRYANT, OSBORN & VANE ARCHITECTS, INC. (REPRESENTATIVE/ARCHITECT) AND CMB LANDSCAPE ARCHITECTURE (LANDSCAPE ARCHITECT), CONCERNING THE PROPERTY AT 4226 NORTH U.S. HIGHWAY 75, BEING LOT 9, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A RETAIL SHELL FOR A FUTURE MEDICAL URGENT CARE TENANT.

SITE PLAN –
RETAIL SHELL
4226 N. U.S.
HWY 75
(A-S 71
SHERMAN-
PHASE III, LP)

The property is located at 4226 North U.S. Highway 75; the southwest corner of Loy Lake Road and Graham Drive in the Sherman Town Center Addition. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District. The project consists of a single-story, metal framed 8,400 square foot shell building for a future urgent care tenant. The exterior finish on the building will be EIFS (Exterior Insulated Finish System) and stone. 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 ANGEL JARAMILLO AND MARTHA LOPEZ (OWNERS) AND COX LAND SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY AT 1021 EAST LAKE STREET, BEING 2.787 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF JARAMILLO ADDITION

FINAL PLAT –
JARAMILLO
ADDN.
1021 E. LAKE
(ANGEL
JARAMILLO &
MARTHA
LOPEZ)

The property is located at 1021 East Lake Street between First and Gribble Streets. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

EXCEPTION, VARIANCE & SITE PLAN

THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS), STREET LEVEL INVESTMENTS (DEVELOPER),

EXCEPTION –
WALL SIGN

EXCEPTION – 2

MICHAEL CLARK, WINKELMANN & ASSOCIATES, INC. (SURVEYORS/CIVIL ENGINEERS), CR ARCHITECTURE + DESIGN (ARCHITECT) AND STARLITE SIGN, LP (CONTRACTOR) CONCERNING THE PROPERTY AT 2220 NORTH U.S. HIGHWAY 75, CONTAINING 16.760 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE, PHASE 2, SECTION 3, AND ALL OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N)(1) TO ALLOW A 466 SQUARE FOOT FRONT ELEVATION (SOUTH ELEVATION) WALL SIGN FOR THE PROPOSED KROGER MARKETPLACE IN LIEU OF THE PERMITTED 300 SQUARE FOOT SIGN NOT TO EXCEED 20% OF ANY SINGLE WALL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (14)(I)(3) TO ALLOW A 326.4 SQUARE FOOT FREESTANDING MULTI-TENANT OFF-PREMISE SIGN WITH A 28' SETBACK ALONG U.S. HIGHWAY 75 IN LIEU THE REQUIRED 75' ON THE PROPOSED LOT 1 OF KROGER SHERMAN ADDITION IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (14)(I) AND (5)(A & D) TO ALLOW AN ADDITIONAL 456 SQUARE FOOT FREESTANDING MULTI-TENANT OFF-PREMISE SIGN WITH A 22' SETBACK FROM THE TRAVIS STREET PROPERTY LINE IN LIEU OF THE REQUIRED 25' ON THE PROPOSED LOT 1 OF KROGER SHERMAN ADDITION IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

MULTI-TENANT SIGNS

VARIANCE – SETBACKS

2220 N. U.S. HWY. 75
(DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS))

Christina Konrad, Project Planner, Kroger Texas, LP, 751 Freeport Parkway, Coppell, TX

Ms. Konrad appeared to represent the request and answer any questions. The property is located at 2220 North U.S. Highway 75 between Taylor Street and Lamberth Road; south of Hoyte Dodge. The Planning and Zoning Commission granted site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center at the February 16, 2016 Meeting. The Preliminary Plat of the Sherman Kroger Addition was approved at the March 22, 2016, Planning and Zoning Commission Meeting platting the property into five lots for commercial development.

Ms. Konrad explained “Kroger Marketplace and Pharmacy is requesting a variance for a 466 square foot wall sign on the south elevation of the building. They are also requesting two freestanding multi-tenant off-premise signs on the proposed Lot 1 of the Kroger Sherman Addition. The sign along North U.S. Highway 75 will be 28' from the property line; it will be a 50' tall, 326.4 square foot multi-tenant sign. The sign along Travis Street

will be located 22' from the Travis Street property line; it will be 30' overall height, 456 square foot double faced multi-tenant sign." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked Ms. Konrad if there was anything unusual about this tract of land or with the City's ordinance to give purpose for asking for such a large exception on the setback for the signage. "On the first sign, it is fifty percent larger than what the ordinance allows; I didn't know if there was something specific regarding this tract of land why we should grant an exception or if there is something that is blocking the visibility of the sign. I'm just curious if there is something specific with regards to the tract of land as far as the visibility is concerned that the normal setback would not allow for the pylon sign along U.S. Highway 75."

Ms. Konrad explained "the reason I ask for this exception, it is not our basic signage, it is to be a well balanced and the visibility coming out on U.S. Highway 75 and the way the building sits back, that will help. The standard signage you see on other Kroger buildings, this is not an oversized sign package that we are proposing for this building size, the way we are looking from a Kroger point of view. Due to the setback on the side, this is the only way we could lay out the building in order to have some visibility due to the size of the lot. Due to the site layout for the pylon sign, in order to accommodate the parking requirements and meet the sign setback requirements, the sign would be in the middle of the parking lot; so this was the best location. The exception for the setback for the sign on Travis Street is for visibility; it would be 22' instead of 25'; if the setback was met on Travis Street, the sign would be in the middle of the parking lot."

Commission Member Vanderveer asked if there were any plans to widen Travis Street.

Clint Philpott, City Engineer responded "yes".

Commission Member Thorpe felt "there are Overlay requirements for a reason and everybody is going to know where this store is; it's not going to be a hardship for them."

Ms. Konrad explained "if the sign is setback 25', it will reduce parking and that means we cannot meet the size, that means we cannot build; the sign will end up in the driveway."

Commission Member Vellotti wanted clarification; "does that mean you will not build the Kroger store if you cannot get the variance for 3'."

Ms. Konrad explained they will not be able to meet the parking requirements; "we are within two spaces."

Commission Member Vellotti asked if they would lose parking spaces when they widen Travis Street.

Scott Shadden, Director of Developmental Services explained they

should not lose any parking spaces.

Ms. Konrad explained they took that into consideration when they started the development.

Chairman Gilbert explained “looking at this tract, the sign on Travis and Highway 75, it looks like on Highway 75 there is a lot of green space and room to make a concession, the 3’ on Travis Street, I would think you could figure something out with the number of architects and engineers involved to be able to make that work.”

Commission Member Vanderveer felt the opposite; “the 3’ doesn’t bother me as much as the sign on Highway 75, because you are talking about three signs in a row and like someone has already said, you are not going to miss Kroger.”

Ms. Konrad stated “we really looked at options to make it work.”

Chairman Gilbert explained he noticed there was a new Kroger developed in Prosper on Highway 289; “did you have to get any exceptions or variances for the signage there; are there any signs as large as you are requesting and that close to the setback as the one here on this location.”

Ms. Konrad explained “the signs there, the setback requirement is not as great as it is here, so we didn’t have a setback requirement, we had a variance for the building sign.”

Chairman Gilbert explained “it seems to me as you presented it, you are not open to any compromise and you stated that if these exceptions and variances are not allowed, then you are not going to build; is that how you are presenting it.”

Ms. Konrad stated “No, I apologize if it came across that way. We are trying to present it and work with the staff in order to incorporate the parking requirement to change the spacing.”

Chairman Gilbert understood that in regards to Travis, but on Highway 75, it looks to me it could be pushed back at least 50 to 75 feet before it gets close to the parking. “You have a 25’ building setback that it’s near and based on the scale, there seems to be another 50 feet maybe.”

Ms. Konrad explained “the one on Highway 75, we can move it out of the utilities; we can work around them. The sign on Travis Street is a larger sign, but we eliminated the sign on Lot 2, we are combining them to minimize signage. We can add another sign on Lot 2.”

Mr. Shadden asked Ms. Konrad “how far they could move the sign back on Highway 75.”

Ms. Konrad stated “it probably could be another 28 feet, approximately, we would have to look at how we could work around the utilities.”

Mr. Shadden stated “55 foot or so total.”

Ms. Konrad stated “correct.”

Commission Member Vanderveer stated “there are six tenant panels on the sign, but I’m only seeing three other business developments besides what is going on this property; why is there six versus three.”

Ms. Konrad explained “Lot 2 will be a retail center with multi-tenants.”

Commission Member Thorpe asked when the 75 & 82 Overlay District ordinance was designed, “what cities did you look at when it was designed?”

Mr. Shadden explained “they looked at Frisco, McKinney and various cities throughout North Texas. In the FM 1417 Overlay District, we just amended the sign ordinance portion of it, the big boxes over 50,000 square foot, they can go up to 6,000 square foot for a wall sign; so it did allow the big boxes a larger sign.”

Chairman Gilbert explained “there are so many items on the agenda for the signs, it is hard to get a handle, and obviously we want to work with you. We are excited that you have picked Sherman for a new location; it is a tremendous property for our City, but at the same time there are just so many things on here, it is hard to get a grasp on everything that is being requested on the first item of four.”

Commission Member Vellotti asked “if the sign along Highway 75 could it not be moved back to its required setback, in lieu of a few parking spaces it might take up.”

Mr. Shadden explained “they could come back and ask for a variance on the required parking if they are in excess; I know there are some extra parking spaces on the lot and they had some tent sites for seasonal sales on the original site plan, so they do have some excess parking for most of the year except when those tents are up.”

After discussion Ms. Konrad asked the board to “approve Item 5 on the agenda to be approved for the building sign variance, the variance for 3’ for the sign along Travis Street and the sign on Highway 75 to looking at giving the setback at 55’. We are still asking for the variance for the size of the signs. If that is something the board cannot support, we will have to put a sign on Lot 2.”

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

Boards of Adjustments

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N)(1) TO ALLOW A 466 SQUARE FOOT FRONT ELEVATION (SOUTH ELEVATION) WALL

SIGN FOR THE PROPOSED KROGER MARKETPLACE IN LIEU OF THE PERMITTED 300 SQUARE FOOT SIGN NOT TO EXCEED 20% OF ANY SINGLE WALL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow a 466 square foot front elevation (south elevation) wall sign for the proposed Kroger Marketplace in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

Boards of Adjustments

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (14)(I)(3) TO ALLOW A 326.4 SQUARE FOOT FREESTANDING MULTI-TENANT OFF-PREMISE SIGN WITH A 28' SETBACK ALONG U.S. HIGHWAY 75 IN LIEU THE REQUIRED 75' ON THE PROPOSED LOT 1 OF KROGER SHERMAN ADDITION IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow a 326.4 square foot freestanding multi-tenant off-premise sign with a 55 - 65 foot setback depending on utility locations and working with staff along U.S. Highway 75 in lieu of the required 75' on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: THORPE

MOTION CARRIED

Boards of Adjustments

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (14)(I) AND (5)(A & D) TO ALLOW AN ADDITIONAL 456 SQUARE FOOT FREESTANDING MULTI-TENANT OFF-PREMISE SIGN WITH A 22' SETBACK FROM THE TRAVIS STREET PROPERTY LINE IN LIEU OF THE REQUIRED 25' ON THE PROPOSED LOT 1 OF KROGER SHERMAN ADDITION IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow an additional sign on Travis Street meeting the

setback and square footage requirement on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS), STREET LEVEL INVESTMENTS (DEVELOPER), MICHAEL CLARK, WINKELMANN & ASSOCIATES, INC. (SURVEYORS/CIVIL ENGINEERS), CR ARCHITECTURE + DESIGN (ARCHITECT) AND STARLITE SIGN, LP (CONTRACTOR) CONCERNING THE PROPERTY AT 2010 NORTH U.S. HIGHWAY 75, CONTAINING 16.760 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE, PHASE 2, SECTION 3, AND ALL OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A) TO ALLOW AN 11' SETBACK FOR A FREESTANDING SIGN ON THE PROPOSED LOT 3 OF KROGER SHERMAN ADDITION IN LIEU OF 65' REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

VARIANCE –
FRONT
SETBACK FOR
SIGN
2010 N. U.S.
HWY. 75
(DEN
PARTNERS
LTD, BARRY L.
& JESSIE
BURTON,
RUSSELL
SPEARS AND
POST OAK
LIQUIDATING
TRUST,
OWNERS)

(TABLED)

Christina Konrad, Kroger Texas, LP, 751 Freeport Parkway, Coppell, TX

Ms. Konrad appeared to represent the request and answer any questions. She requested this item be tabled.

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

A letter was received from:

Marze Brawley DDS, PO Box 910250, Sherman, TX

"I do not want the widening of Travis Street to confiscate any of my real property. The placement of my business sign is already close to the existing traffic lane."

ACTION TAKEN.

Motion by Commission Member Vanderveer to table the request. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS), STREET LEVEL INVESTMENTS (DEVELOPER), MICHAEL CLARK, WINKELMANN & ASSOCIATES, INC. (SURVEYORS/CIVIL ENGINEERS), CR ARCHITECTURE + DESIGN (ARCHITECT) AND STARLITE SIGN, LP (CONTRACTOR) CONCERNING THE PROPERTY AT 1918 NORTH U.S. HIGHWAY 75, CONTAINING 16.760 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE, PHASE 2, SECTION 3, AND ALL OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A) TO ALLOW AN 11' SETBACK FOR A FREESTANDING SIGN ON THE PROPOSED LOT 4 OF KROGER SHERMAN ADDITION IN LIEU OF 65' REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Christina Konrad, Kroger Texas, LP, 751 Freeport Parkway, Coppell, TX

Ms. Konrad appeared to represent the request and answer any questions. She requested this item be tabled.

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

A letter was received from:

Marze Brawley DDS, PO Box 910250, Sherman, TX

"I do not want the widening of Travis Street to reduce any street front real property that I own. My business sign would be in danger."

ACTION TAKEN.

Motion by Commission Member Vanderveer to table the request. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS), STREET LEVEL INVESTMENTS (DEVELOPER), MICHAEL CLARK, WINKELMANN & ASSOCIATES, INC. (SURVEYORS/CIVIL ENGINEERS), CR ARCHITECTURE + DESIGN (ARCHITECT) AND STARLITE SIGN, LP (CONTRACTOR) CONCERNING THE PROPERTY AT 1912 NORTH U.S. HIGHWAY 75, CONTAINING 16.760 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALL OF LOT 1, BLOCK 2, INDEPENDENCE

VARIANCE –
FRONT
SETBACK FOR
A SIGN
1918 N. HWY.
75
(DEN
PARTNERS
LTD, BARRY L.
& JESSIE
BURTON,
RUSSELL
SPEARS AND
POST OAK
LIQUIDATING
TRUST
(OWNERS)

(TABLED)

VARIANCE –
SETBACK FOR
SIGN
1912 N. U.S.
HWY. 75
(DEN
PARTNERS
LTD, BARRY L.
& JESSIE
BURTON,

SQUARE, PHASE 2, SECTION 3, AND ALL OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(A & D) AND SUBSECTION (14)(I)(3) TO ALLOW A 5' SETBACK ALONG TAYLOR STREET FOR A 456 SQUARE FOOT FREESTANDING, MULTI-TENANT OFF-PREMISE SIGN ON THE PROPOSED LOT 5 OF KROGER SHERMAN ADDITION IN LIEU OF 25' REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

RUSSELL
SPEARS AND
POST OAK
LIQUIDATING
TRUST,
OWNERS)

(DENIED)

Christina Konrad, Kroger Texas, LP, 751 Freeport Parkway, Coppell, TX

Ms. Konrad appeared to represent the request and answer any questions. The property is located at 1912 North U.S. Highway 75; the northwest corner of U.S. Highway 75 and Taylor Street. The Planning and Zoning Commission granted site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center at the February 16, 2016 Meeting.

Ms. Konrad explained they are requesting a variance for a 30' tall, 456 square foot double-faced freestanding multi-tenant off-premise sign, 5' from the Taylor Street property line on the proposed Lot 5 of the Kroger Sherman Addition. She explained they provided a site of view identifying the sign locations in that area. She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "out of all signs requested, this one seems like it might be the most difficult. Taylor and Highway 75 is one of the busiest intersections in town and from my point of view, it seems like it might be a safety issue. I noticed where the other gas station has a pole sign, but this is a brick structure that is fifteen feet wide; it's a pretty large sign versus a pole sign, that's our concern."

Ms. Konrad presented another option, "this sign is a 9' 8" wide brick monument sign. This sign reduces the cabinet size, if your concern is the design of the sign being a brick structure, we tried to incorporate the architecture of the building; we can reduce that and do it like a pole sign and remove all the architectural elements on it."

Chairman Gilbert stated "we appreciate that, the brick, the stone, it looks very attractive; our only concern was just the visibility with an exception being so close to Taylor Street."

Mr. Shadden explained "masonry signs look better as a sign, but as far as the safety of the site, a pole sign is a permitted sign there. As far as the size of the sign it meets the ordinance, the setback would be questionable. Are you still asking for the same setback?"

Ms. Konrad explained "the sign setback could only be six feet if we remove the structure, it would be an additional three feet.

Compared with the other signs on Taylor, this sign would not be blocking traffic or sitting any closer than the other existing signs.”

Appearing from the audience:

Robert Minshew, 206 W. Belden, Sherman, TX

Mr. Minshew appeared representing Douglass Distributing. Mr. Minshew had some options that he presented to the board. “If you look at what I just gave you, Douglass Distributing has a service station on the corner of Taylor and Travis, they have a car wash just east of there. The car wash has an exit which comes out within just a few feet of this sign. If you can imagine, you just had your car washed, you are pulling up there ready to go out onto Taylor Street and you look to the left and what do you see; you see a huge sign. You look to the right and you can see what is coming, but when you look to the left you can’t see anything but the sign.”

“Those cars come across that bridge at 40 mph everyday and with the sign not there, you can’t see them until you get over the hill; they are going fast and they have no reason to stop if they make that traffic light on the east side of the ramp, then they don’t stop until they get to Travis Street. There is nothing to slow them down; they are going 40 mph when they go across there. If you have to pull out into the street to see if something is coming, you may get wiped out and that is the biggest problem I can see; we are going to get somebody killed if you allow that sign to completely block the visibility to the east coming out of that carwash. There is a little lesser problem coming out of the service station out there, but it is the same problem when you look to the east, you see that big ole sign before you see anything else coming across that bridge.”

“There is another problem that doesn’t show up anywhere that they have submitted, if you go right to the east of the Kroger site, there’s a little triangle in the middle of the access road, you got a right turn lane you have there with a yield sign, and if you go straight to cross Taylor or go left on Taylor, you have to stop, that stop sign is out about the same southerly distance as this sign.”

“So there are three problem areas, the biggest one coming out of the carwash, you can’t get out of that area without getting killed, another is the little stop sign down at the intersection of the access road and Taylor is dangerous also, people will have to come to a complete stop and they can’t see back to the west because of that sign. Then you have the service station people coming out, you can’t see from the east and anytime you pull onto Taylor you have to look both ways, if you can’t see both ways you could get wiped out.”

“One of your jobs is to protect the citizens and we have a very easy solution. If you look at the back of their plat, you have a 25’ setback line, if you move this sign back twenty feet and get behind that setback line all of our problems are gone. It’s the same sign, it’s still visible where all the world can see it, it’s thirty feet in the air, it’s not going to disappear because it goes back twenty feet, but it is going to save some lives.”

“There is another solution; you could put the sign up on poles, where you could see under it. Either way, just have them move it back twenty feet to get behind the setback so that we don’t get anybody killed or let them put it up on poles about ten feet in the air and then there would be no problem with visibility.”

Ms. Konrad respected what Mr. Minshew said, “we don’t want to kill anybody; that’s the last thing we want to do. If the staff proposes we put the sign on poles, we will be glad to comply with that. If you look at the site map and the layout of the signs, the five foot setback is from the right-of-way, the curb is much further out, another three feet or better where the car is going to stop for visibility. We looked at it, we reviewed it, I don’t know what he presented to you, I would be glad to look at it for another option. One option to minimize the size is to put it on poles; we could look at that issue to put it behind the right-of-way line, so that the sign is not blocking the other signs.”

Commission Member Vanderveer still had an issue with the pole at that distance, “you are going to have a cumulative effect if you are on Travis looking to the east, there are several poles that might line up and it begins to block your view coming that way or both ways; I think it is too close, either kind of sign.”

Ms. Konrad explained “we would be glad to move it towards the corner of the intersection, but usually we put the sign on the other side of the drive, but we don’t own that. The sign would be located in the drive if we move it back behind the setback line.”

Commission Member Vanderveer asked if they could do a flag sign, “a single pole and the sign is hanging toward the street, that way you are not blocking visibility.”

Ms. Konrad explained “I would be glad to, but if I put a pole twenty-five feet that will be in the parking lot; we measured it and part of it will overhang in the parking lot.”

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

Chairman Gilbert stated “my estimation, it appears that area is already somewhat congested and giving an exception to the ordinance would worsen the situation and be a safety hazard for that intersection.” He asked for a motion.

Letters were received from:

Marze Brawley DDS, PO Box 910250, Sherman, TX

“I do not want the widening of Travis Street to remove any of my real property. My sign is too close to the street right now.”

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

“As the adjacent property owner, we object to this variance request for safety and visibility reasons. Please deny this setback request and limit them to the required 25’.”

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request
Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER
AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF STEVEN JORDAN (OWNER), DEBBIE
HUDNALL (REPRESENTATIVE) AND SARTIN AND ASSOCIATES
(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 917
NORTH TRAVIS STREET, BEING 0.58 ACRES IN THE J.B.
MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

SUP –
AUTOMOBILE
SALES
917 N. TRAVIS
(STEVEN
JORDAN)

PLANNING AND ZONING COMMISSION

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

Marshall Sartin, 109 S. Travis, Sherman, TX and Debbie Hudnall,
100 W. Belden, Sherman, TX

Mr. Sartin and Ms. Hudnall appeared to represent the request and
answer any questions. The property is located at 917 North Travis
Street; the northeast corner of Travis and Piner Evans. The
property was zoned a C-1 (Retail Business) District in 1959. An
exception was granted in 1969 to allow the canopy to be closer
than 25' to the front property line. Ms. Hudnall explained they
would like to open a small car lot on the property that has been
sitting vacant for over a year. "It will be upscale vehicles, no more
than ten to fifteen at a time. The buyer has three car lots and has
been in business twenty-one years. It would make the area look
better than just grown up grass and dead parking lot. The
business will be open 9 a.m. – 6 p.m. There will not be any repairs
or maintenance done at this location." They had seen the Staff
Review Letter and would abide by the Recommendations.

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

Commission Member Thorpe asked if they could require them to
have marked parking spaces so that it is organized.

Mr. Shadden explained "as part of a condition on the Specific Use
Permit you could."

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the request for
a Specific Use Permit to allow automobile sales in a C-1 (Retail
Business) District subject to having the parking spaces striped for
the cars and the Staff Review Letter. Second by Commission
Member Davis.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER,
VELLOTTI, DAVIS AND ADAMS
VOTING NAY: NONE
MOTION CARRIED

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

(RENEW) TEMPORARY USE PERMIT

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

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

(RENEW) TUP
– SNOW CONE
STAND
1330 W.
TAYLOR
(TRAVIS BACA)

Travis Baca, 802 W. Bells Blvd., Bells, TX

Mr. Baca appeared to represent the request and answer any
questions. The property is located 1330 West Taylor Street across
from Fairview Park. In December 2010, the property was rezoned
to a C-1 (Retail Business) District, but is still being used as
residential, which requires approval for a Temporary Use Permit.

Mr. Baca explained this will be the third year they will operate the
snow cone stand, but the stand has been at this location since
1999. He had seen the Staff Review Letter and would abide by the
Recommendations.

Chairman Gilbert asked if there had been any complaints against
the snow cone stand.

Scott Shadden, Director of Developmental Services responded no,
there have not been any complaints.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the
Temporary Use Permit to allow a snow cone stand May through
September in a C-1 (Retail Business) District subject to the Staff
Review Letter. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER
AND VELLOTTI
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION

THE REQUEST OF STEPHEN & CARNELIA BLAZO AND CHARLES AND MOLLY TROWBRIDGE (OWNERS) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4617 FARMINGTON ROAD, BEING 10.136 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

EXCEPTION UNDER ORDINANCE NO. 2684, SECTION 10, SUBSECTION 10.02.005 (F)(2) AND ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A JOINT ACCESS GRAVEL DRIVEWAY IN LIEU OF THE REQUIRED APPROVED HARD SURFACE PRIVATE ACCESS DRIVE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
JOINT ACCESS
GRAVEL
DRIVEWAY
4617
FARMINGTON
RD
(STEPHEN &
CARNELIA
BLAZO AND
CHARLES AND
MOLLY
TROWBRIDGE)

Charles Trowbridge, 1413 S. Raven, Sherman, TX

Mr. Trowbridge appeared to represent the request and answer any questions. The property is located at 4617 Farmington Road between South FM 1417 (Heritage Parkway) and West Shepherd Drive. Mr. and Mrs. Blazo purchased the 10.136 acre tract earlier this year and sold five (5) acres to their daughter and son-in-law (Charles and Molly Trowbridge).

Mr. Trowbridge explained he plans to build a home on the five acre tract, setting it back 550-575 foot from the front property line. A 40 foot access easement crossing the Blazo's property was granted when Mr. and Mrs. Trowbridge purchased the property and they plan on sharing a driveway. Mr. Trowbridge requested an exception to allow a crushed granite driveway as a dustless rock surface; a concrete drive approach will be installed at Farmington Road. He had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Thorpe asked if there was a requirement for the base of the driveway.

Mr. Shadden responded “no, you can require that it be maintained.”

Mr. Trowbridge explained “my contract is for a base rock of 4-6 inches and finishing with granite after the trucks have all left and finals are done.”

Vice-Chairman Patterson asked “how far down Farmington Road is paved.”

Mr. Trowbridge explained “the road is asphalt in front of this lot and all the way to the railroad tracks.”

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow a joint access gravel driveway in lieu of the required approved hard surface private access drive in an R-1 (One Family Residential) District subject to having a 4”-6” base rock with

crushed granite on top for the driveway and a 30' concrete drive approach and the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER, VELLOTTI, DAVIS, AND ADAMS

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BROCK THOMASON (OWNER), HENRY MARROQUIN (REPRESENTATIVE) AND HELVEY AND ASSOCIATES SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1203 EAST WELLS AVENUE, BEING A PART OF LOTS 1 AND 2, BLOCK 5 OF C.L. STOWE'S ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 4' SIDE STREET SETBACK FOR AN ADDITION TO A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 10' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Henry Marroquin, 1206 E. Wells, Sherman, TX and Brock Thomason, 1203 E. Wells, Sherman, TX

Mr. Marroquin and Mr. Thomason appeared to represent the request and answer any questions. The property is located at 1203 East Wells Avenue; the northeast corner of Wells Avenue and Charles Street.

Mr. Marroquin explained the owner would like to construct a 465 square foot addition to the existing house, 4' 9" from the side street property line; the exterior finish will be hardy board siding. "The addition will come out ten feet towards the side street." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "typically when someone asks for a variance outside the permitted setback, there is some reason or hardship."

Mr. Marroquin explained "if they only add what the setback that is required, there is only going to be a seven foot addition and it is not going to be big enough; he is trying to add a bedroom and bathroom to the house."

Commission Member Thorpe asked if he had off-street parking for that.

Mr. Marroquin responded "no. The house is situated on a corner, when it was built, it had the same owner as the house to the left and it did not allow room for anything else. The house to the east of it has a large yard, his doesn't."

VARIANCE –
SIDE STREET
SETBACK
1203 E. WELLS
(BROCK
THOMASON)

(DENIED)

Mr. Shadden asked if they had a driveway on the side of the house.

Mr. Marroquin explained “they do, but it is a shared driveway with the house next door; the property line goes down the middle of the driveway.”

Mr. Shadden asked if he parked in that driveway.

Mr. Marroquin explained “he does, but the other house does not; he has another driveway on the other side of his house that he uses.”

Commission Member Vanderveer asked how many bedrooms this would make the house have.

Mr. Marroquin responded “three.”

Commission Member Vanderveer explained “he would need to have three parking spaces.”

Chairman Gilbert explained “having to share a driveway, I don’t know that he can identify that as strictly his parking spaces; especially if he sells off if the neighbor decides he wants to park there. We also have to make sure it conforms to the neighborhood and that it doesn’t stick out too close to the street. I do have some concerns that this may not be the best idea.”

Chairman Gilbert asked Mr. Shadden what the City’s take was on having a shared driveway.

Mr. Shadden explained “there are State Laws when using someone else’s property, it’s all a civil matter between neighbors; sometimes one owner ends up with the title to the property. How long have you been sharing the driveway?”

Mr. Marroquin explained “he has lived there for 17 years and there has never been an issue.”

Mr. Shadden explained “the City does require one parking space per bedroom. He does have those that he is using, but they are not all on his property. The only place he could put any, would be the very back yard off the side street.”

Brock Thomason explained the house next to him is looking to sell and he plans to approach him to acquire the driveway.

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

ACTION TAKEN.

Motion by Commission Member Thorpe to deny the request.
Second by Commission Member Vanderveer.

**VOTING AYE: GILBERT, THORPE, PATTERSON, VANDERVEER
AND VELLOTTI**

PLANNING & ZONING COMMISSION MINUTES – APRIL 19, 2016

VOTING NAY: NONE
MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:20
p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 05/17/2016

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

Issue:

CONSENT AGENDA (ITEMS 6, 7, 9, 13 & 14)

List of Agenda Items:

6. * 2515, 2605, 2613 & 2627 LOY LAKE ROAD

The request of Trinity Baptist Church and Grayson Baptist Association (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2515, 2605, 2613 and 2627 Loy Lake Road, being 7.96 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final plat approval of Bob Allen Addition

7. * 4001 N. U.S. HIGHWAY 75, SUITE 200

The request of Sherman Commons LP (Owners), Menchie's (Tenant), Craig Turczynski (Representative) and James Green (General Contractor) concerning the property at 4001 North U.S. Highway 75, Suite 200, being Lot 3, Block A of the Replat of Blocks A, B and D of Sherman Commons Addition, as follows;

Planning and Zoning Commission

Site plan approval for an outdoor dining area for Menchie's

9. * 5100 MARSHALL STREET

The request of Mueller Construction Company, LLC (Owner) and Kyle Boothe, Bluestone Partners, LLC (Representative) concerning the property located at 5100 Marshall Street, being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Site plan approval for a warehouse and parking lot addition for Mueller Construction Company.

13. * 4312 TEXOMA PARKWAY

The request of Chris Martin (Owner) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 3, Sidney Heights Addition, as follows:

Planning and Zoning Commission

Site plan approval for an additional storage facility for Mandy's Mini Storage.

14. * 711 E. LAMAR

The request of Friendly Church of God in Christ (Owners), Kasandra Davis (Representative) and Deena Miles, Miles Moore Consultants (Draftsman) concerning the property located at 711 East Lamar Street, being Lots 4 thru 12, Block 10, Chaffin's 1st Addition, as follows:

Planning and Zoning Commission

Site plan approval for the renovation of the front façade of Friendly Church of God.



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

Agenda Item No. 5.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1803 E. MAY

The request of Glenda Hunter (Owner) concerning the property at 1803 E. May Street, being Lots 1 & 3, Block 3, Milan Heights Addition as follows:

Board of Adjustments

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

Background:

The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location since 1998.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Glenda Hunter (Owner)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Site Plan

Staff Review Letter



1803 E. May



1 in = 222 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1803 E. May

Legend

Transportation Corridors Overlay Special Districts Overlay

HWY_NAME
FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75

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

ZONING PARCELS

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

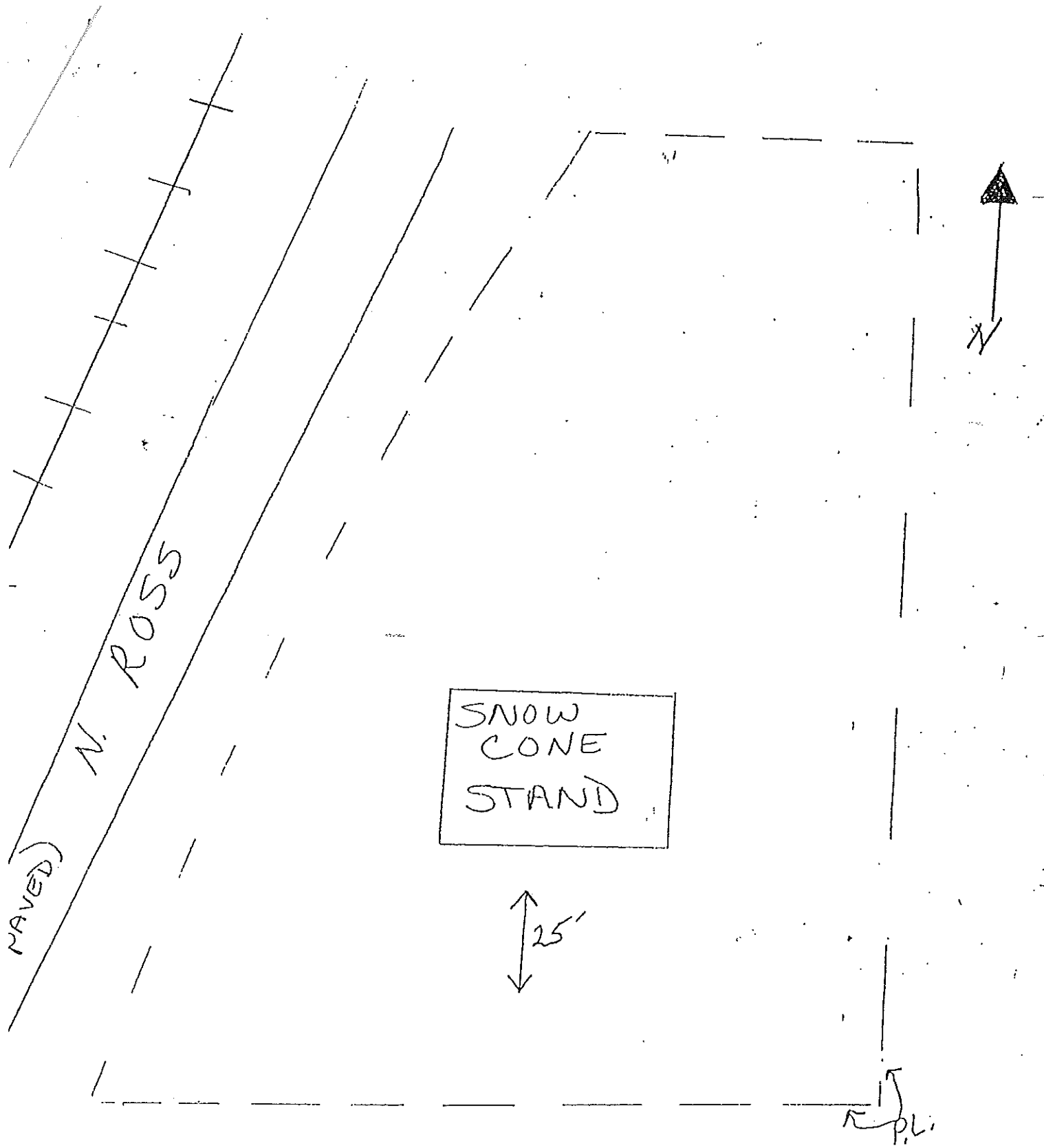


NOT TO SCALE

1 in = 117 ft

1803 E. May St.





E. MAY

STAFF REVIEW LETTER

May 12, 2016

Glenda Hunter
1814 E. May
Sherman, TX 75090

Dear Applicants:

The request to (Renew) Temporary Use Permit to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District concerning the property at 1803 East May Street is scheduled to be heard by the Planning and Zoning Board on May 17, 2016 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Notice of Code Ordinance Violation was sent on April 21, 2016 and will need to be corrected before a Certificate of Occupancy Permit will be issued. (Section 6.05.002(a): Accumulation of Trash/Junk/Debris, Outside Storage, Stagnant Water, or Unsightly or Objectionable material or items on property.
3. 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:

4. Off-street parking must be on an improved surface (asphalt or concrete).

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

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

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

Respectfully,


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

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

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



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

Agenda Item No. 6.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2515, 2605, 2613 & 2627 LOY LAKE ROAD**

The request of Trinity Baptist Church and Grayson Baptist Association (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 2515, 2605, 2613 and 2627 Loy Lake Road, being 5.93 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final plat approval of Bob Allen Addition

Background:

The property is located at 2515, 2605, 2613 and 2627 Loy Lake Road, between Peyton Street and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into four lots to sell some of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Trinity Baptist Church and Grayson Baptist Association (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

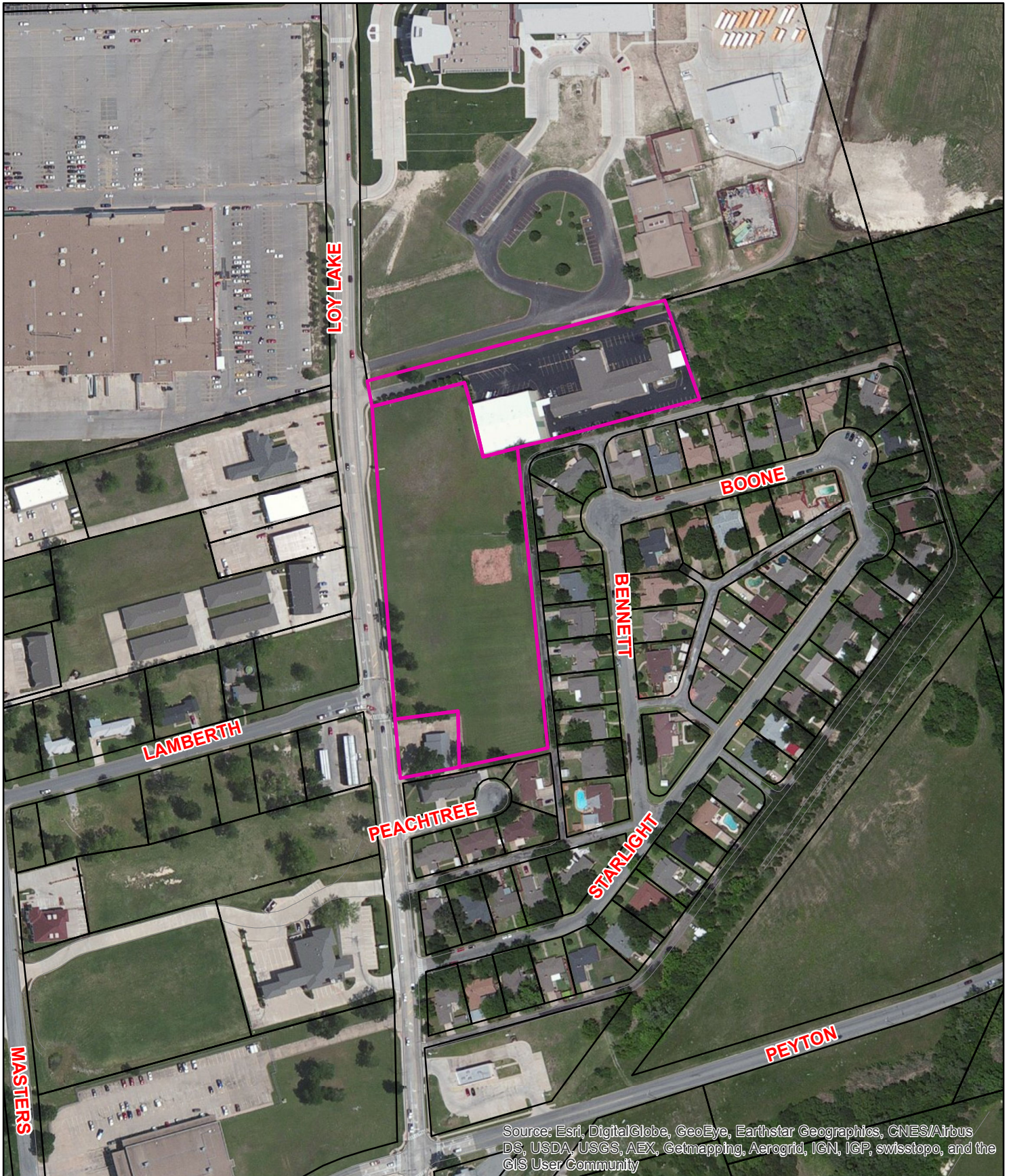
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



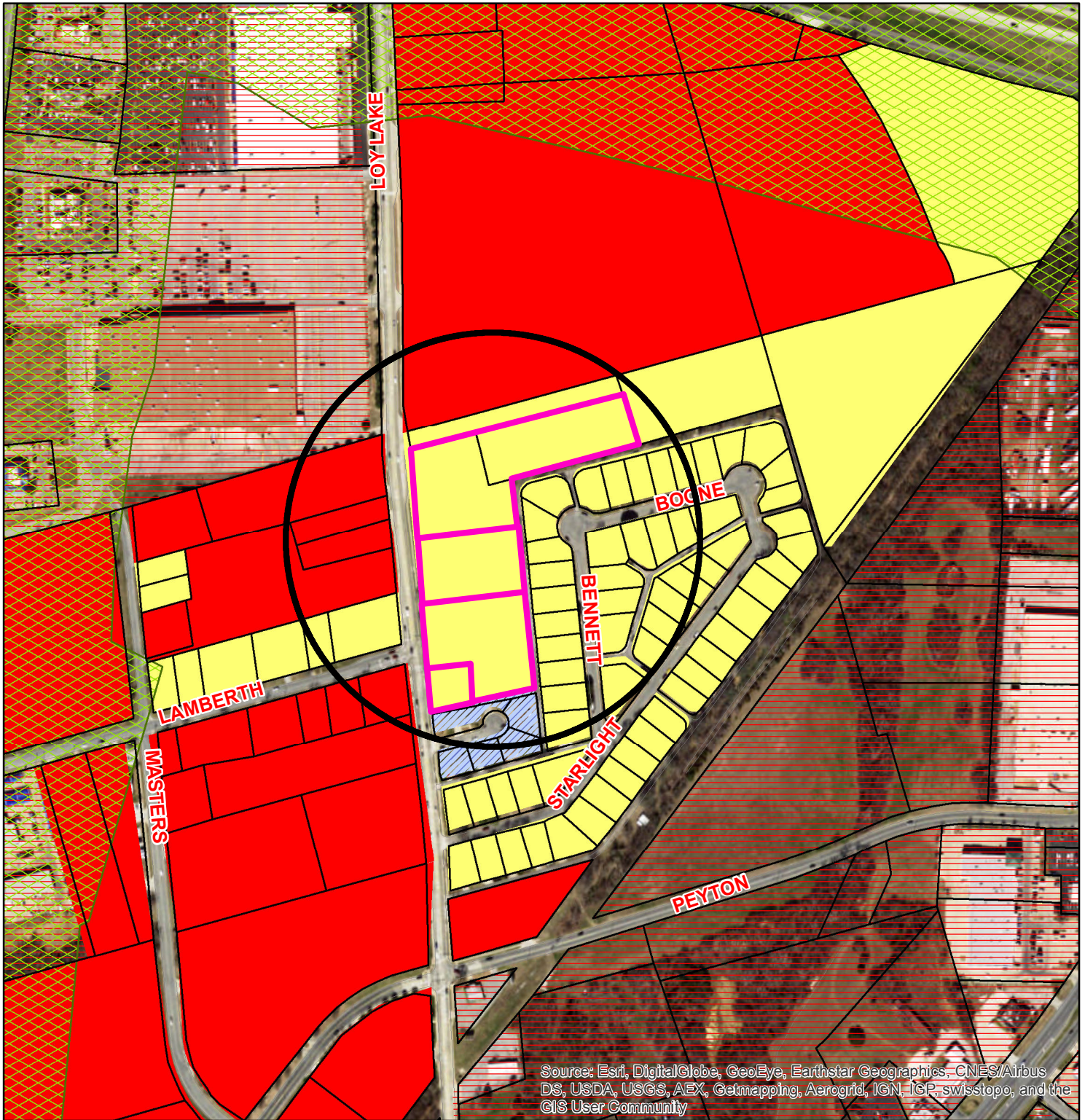
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2515, 2605, 2613 & 2627 Loy Lake Road



1 in = 261 ft



Zoning - Bob Allen Addition 2515, 2605, 2613 & 2627 Loy Lake Rd.

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft

Dr. J.H. Carraway's Sub-District
City of Sherman, Texas
Vol. 414, Pg. 125
D.R.G.C.T. :

$$\frac{1}{\sqrt{2\pi}} \int_{-\infty}^{\infty} e^{-\frac{1}{2}x^2} dx = 1$$

J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas

Vicinity Map

(not to scale)

US Hwy 75

US Hwy 82

Loy Lane Rd

Lombert Rd

Subject Property

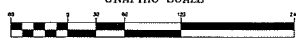
City of Sherman

Grayson Baptist Association
On file
P.O. Box 1806
Sherman, Texas 75090

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 Electric Delivery Company.
4. The property shown on the plat herein lies within a "Zone X" (areas determined to be outside 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for DeWey County, Texas and the National Flood Insurance Program, 48181C02290, Revised Date: September 23, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
6. The owners and builders must comply with all other state and local regulations regarding developments of this type.
7. Current zoning for subject property is commercial.

**Bob Allen Addition
to
City of Sherman, Texas
7.96 Acres
in the
J.B. McAnair Survey, Abst. No. 763**

GRAPHIC SCALE



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10085100

\\Land Projects RZ\Trinity-Baptist-Church-Soc-Ley-Lake-Rd-Sherman\dwg\Trinity-Baptist-Church-Soc.dwg 4/5/2016 3:22:16 PM CUI

Page 1 of 2

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, being a part of the J.B. McAnar Survey, Abstract No. 763, and being all of the following tracts of land: 1) 6 acre tract of land conveyed from Hazel A. Fisher to Trustees of Trinity Baptist Church, and their successors in office and assigns on April 19, 1978 as recorded in Volume 1452, Page 380, Deed Records, Grayson County, Texas; 2) 2.0 acre tract of land conveyed from North Park Baptist Church to Trinity Baptist Church on May 5, 1968 as recorded in Volume 1054, Page 531, said 2.05 acre tract of land being a part of Grayson Baptist Association to Grayson Baptist Association, a non-profit corporation on December 17, 1984 as recorded in Volume 1727, Page 134, said Deed Records; (said 0.285 ac. tract being out of the Southwestern portion of the Trinity Baptist Church 6 ac.) and being more particularly described as one

BEGINNING at a 1/2 inch rebar found in a West line of Starlight Meadows Addition to the City of Sherman, Texas as per plat of record in Volume 3, Page 23, Plat Records, Grayson County, Texas, at the Northeast corner of Lot 4, Replat of Block 7, Starlight Meadows Addition to the City of Sherman, Texas as per plat of record in Volume 6, Page 45-A, said Plat Records, at the Southeast corner of said Trinity Baptist 6 c. and the most Southern Southeast corner of the herein described tract;

THENCE South 78 deg. 49 min. 28 sec. West, with the South line of said Trinity Baptist 6 c. and the North line of said Lot 4, passing a 1/2 inch rebar found at 69.1 ft. at a common property corner, continuing North 88 deg. 12 min. 52 sec. East, 1/2 inch rebar found at 130.4 ft. at the Northwest corner of said Lot 4 and the Northeast corner of Lot 5, said Replat of Block 7, Starlight Meadows Addition, continuing now with the North line of said Lot 5, passing a point at the Southwest corner of said Trinity Baptist Assoc. 0.285 ac. 172.2 ft. and continuing now with the South line of said Grayson Baptist Assoc. 0.285 ac., passing the Southwest corner of said 0.285 ac. and the Northeast of said Lot 5 at 256.232 ft. and continuing now with the South line of said Trinity Baptist Church 6 c. for a TOTAL distance of 336.67 ft. to a mag-nail set in the pavement of Lay Lake Road, a public street, at the Southwest corner of both said Trinity Baptist 6 c. and the herein described tract;

THENCE North 06 deg. 11 min. 15 sec. West, with the pavement of said Lay Lake Road and with the West Ene of said Trinity Baptist 6 ac., a distance of 754.38 ft. to an angle point in said road, at the Northwest corner of said Trinity Baptist 6 ac. and the most Western Southwest corner of said Trinity Baptist 2.0 ac.;

THENCE North 01 deg. 54 min. 00 sec West, continuing with the pavement of said Loy Lake Road and with the a West line of said Trinity Baptist 2.0 ac., a distance of 40.00 ft to a mag-nail set in said road, at the Southwest corner of the 28.6 acre tract of land conveyed to Sherman Independent School District in Volume 842, Page 376, said Deed Records, at the Northwest corner of both said Trinity Baptist 2.0 ac. and the herein described tract, S4D nail being North 75 deg. 05 min. 14 sec. East, 39.68 ft, from a 1/2 inch rebar found at the Southeast corner of the Replot of Texoma Crossing Addition to the City of Sherman, Texas as per plot of record in Volume 18, Page 146, said Plot Records and the Northeast corner of the Replot of Lots One and Two of Bentley Addition to the City of Sherman, Texas as per plot of record in Volume 20, Pages 125 and 126, said Plot Records;

THENCE North 75 deg. 05 min. 00 sec. East, with the North line of said Trinity Baptist 2.0 ac. and the South line of said Sherman 15D 28.6 ac., a distance of 680.81 ft. to a 5/8 inch rebar found at the Northwest corner of the 8.236 acre tract of land (Tract #1) conveyed to Ridge, Inc. in Volume 2881, Page 693, Official Public Records, Grayson County, Texas, at the Northeast corner of both said Trinity Baptist 2.0 ac. and the herein described tract;

THENCE South 15 deg. 18 min. 00 sec. East, with the West line of said Ridge, Inc. 8.236 ac. and the East line of said Trinity Baptist 2.0 ac., a distance of 208.93 ft. to a 1/2 inch copper rebar set, stamped "RPLS 6578" in a North line of said Starlight Meadows Addition, at the Southwest corner of said Ridge, Inc. 8.236 ac. and the Southeast corner of said Trinity Baptist 2.0 ac., at the most East Southeast corner of the herein described tract;

THENCE South 74 deg. 58 min. 18 sec. West, with the South line of said Trinity Baptist 2.0 ac. and the North line of said Starlight Meadows Addition, a distance of 374.11 ft. to a 1/2 inch copper nail, stamped "1574" in the East line of said Trinity Baptist 6 ac., at a Northwest corner of said Starlight Meadows Addition, the most Southern Southwest corner of said Trinity Baptist 2.0 ac. and an Ell corner of the herein described tract;

THENCE South 05 deg. 48 min. 39 sec. East, with a West line of said Starlight Meadows Addition and the East line of said Trinity Baptist 6 ac., a distance of 604.35 ft. to the PLACE OF BEGINNING and containing 7.96 ACRES of land.

Surveyor's Certification:

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

Kale A. Wopner, R. P. L. S. No. 6528



Owner's Dedication:

We, Representatives for Trinity Baptist Church and Grayson Baptist Association, owners of Bob Allen Addition, to City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Agent for Trinity Baptist Church

Authorized Agent for German Baptist Association

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

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

Notary Public, Grayson County, Texas

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

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

Notary Public, Grayson County, Texas

This, the final plot of Bob Allen Addition to City of Sherman, Texas, is hereby approved this _____ day of _____, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman	Secretary
----------	-----------

Secretary

This, the final plat of Bob Allen Addition to City of Sherman, Texas, is hereby approved this _____ day of _____, 2016, by the City Council of the City of Sherman, Texas.

S: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE _____

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Bob Allen Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the 15 day of August, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements and other public uses, 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 at the end hereof subscribed.

CERTIFIED THIS _____ DAY OF _____, 2016, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

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

C:\Land Projects R2\Trinity-Baptist-Church-500-Loy-Lake-Rd-Sherman\dwg\Trinity-Baptist-Church-500.dwg 4/5/2016 3:22:16 PM CDT

Page 2 of 2

STAFF REVIEW LETTER

May 17, 2016

Grayson Baptist Association
PO Box 1806
Sherman, TX 75091

Trinity Baptist Church
2627 Loy Lake Rd.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Bob Allen Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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 the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Privately owned and maintained detention in accordance with City criteria is required upon future development.
4. Show 10 foot utility easement along Loy Lake Road. Show 5 foot utility easement along alley.
5. Any other changes made to the final 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.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



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

Agenda Item No. 7.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4001 N. U.S. HIGHWAY 75, SUITE 200**

The request of Sherman Commons LP (Owners), Menchie's (Tenant), Craig Turczynski (Representative) and James Green (General Contractor) concerning the property at 4001 North U.S. Highway 75, Suite 200, being Lot 3, Block A of the Replat of Blocks A, B and D of Sherman Commons Addition, as follows;

Planning and Zoning Commission

Site plan approval for an outdoor dining area for Menchie's

Background:

The property is located at 4001 North U.S. Highway 75, Suite 200 in the Sherman Commons Shopping Center. Menchie's Frozen Yogurt opened at this location in November of 2015. They would like to have an outdoor seating area with tables, chairs and a 3' tall fence on the south side of the building.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman Commons LP (Owners)

Menchie's (Tenant)

Craig Turczynski (Representative)

James Green (General Contractor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

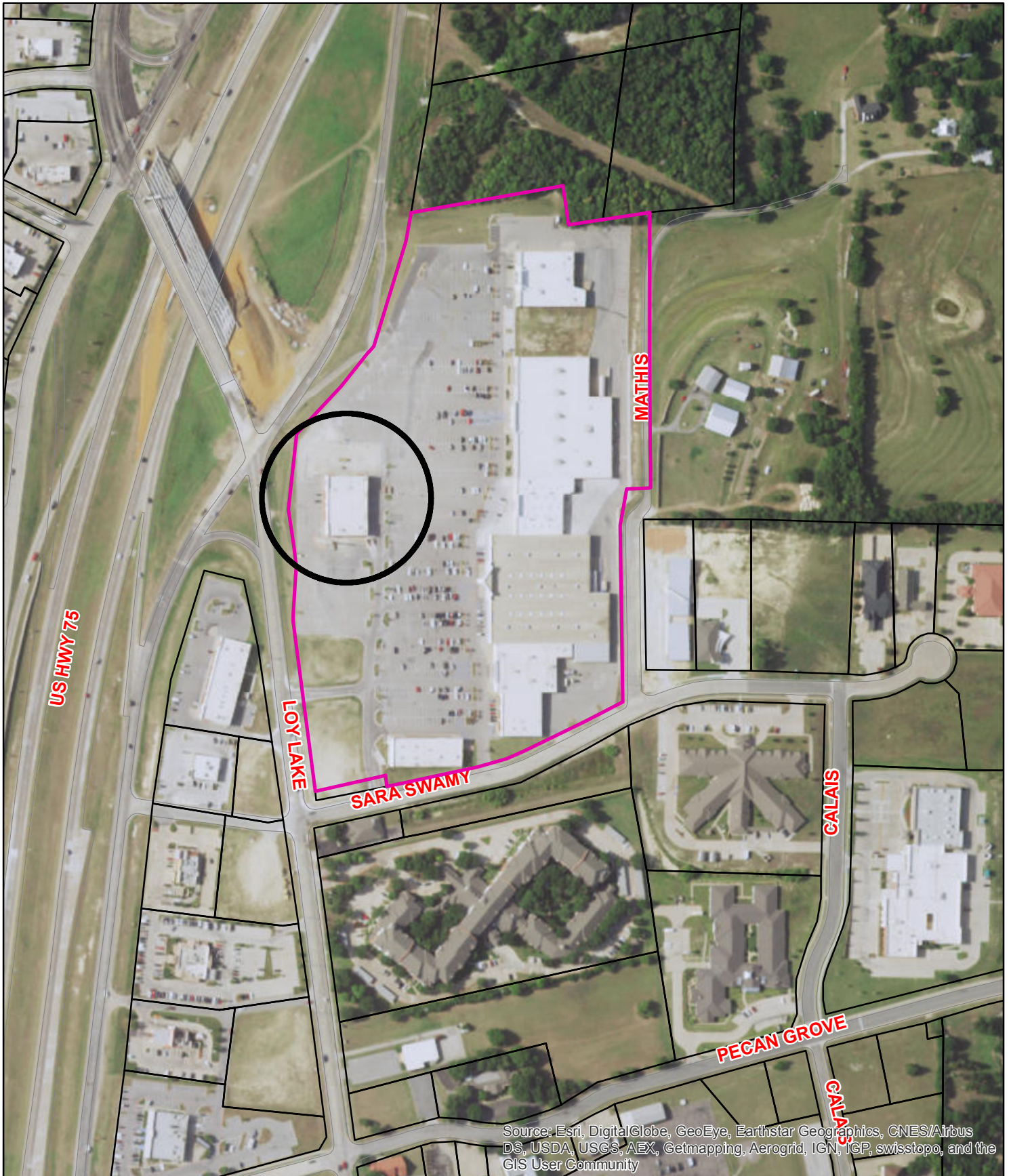
Sherman Commons Overall Site Plan

Site Plan

Elevations

Lease Agreement

Staff Review Letter



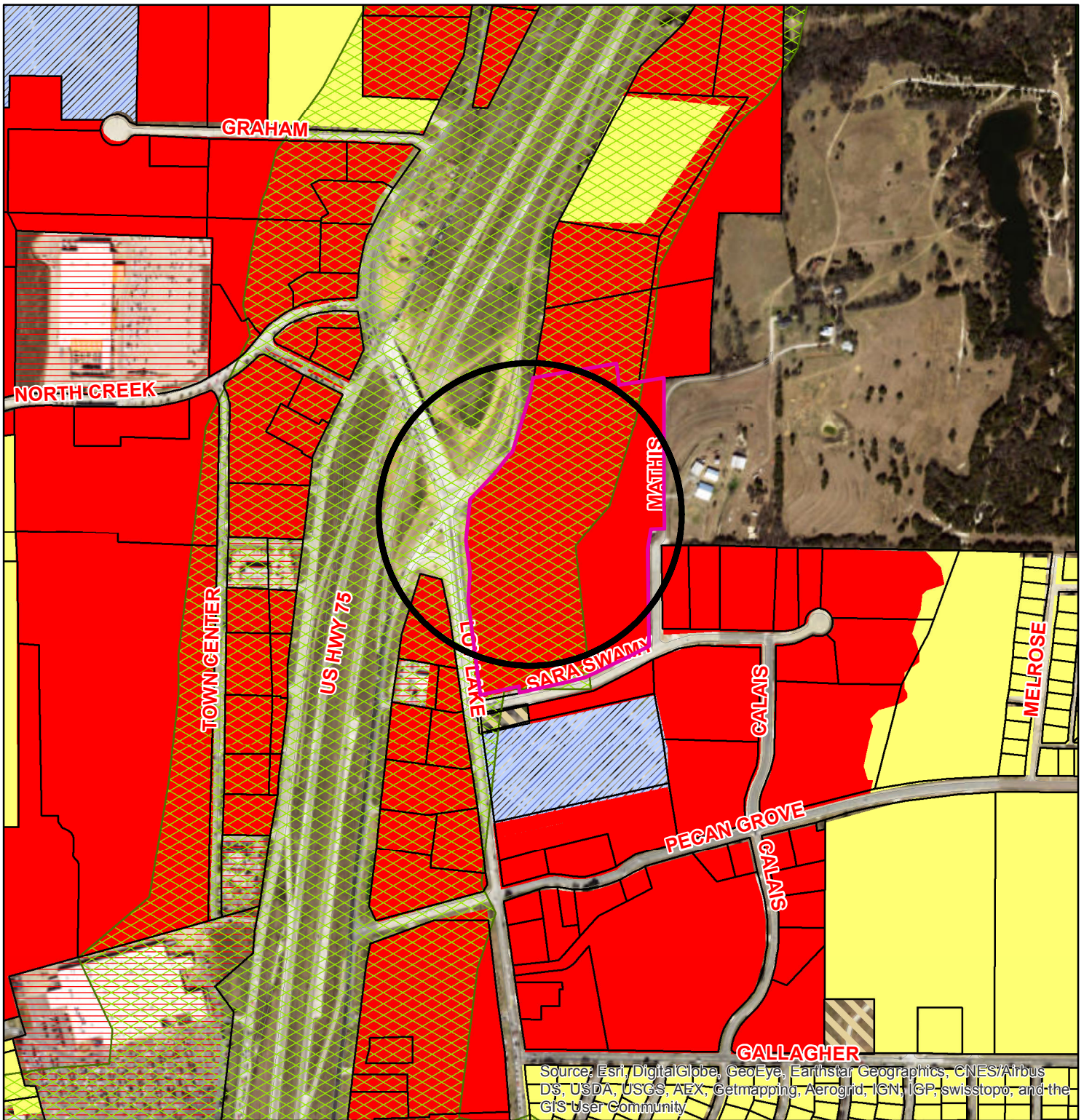
City of Sherman, Texas
Developmental Services Department

4001 N. US Highway 75, Suite 200



NOT TO SCALE

1 in = 326 ft



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the G's user Community

Zoning - 4001 N. U.S. Highway 75, Suite 200

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



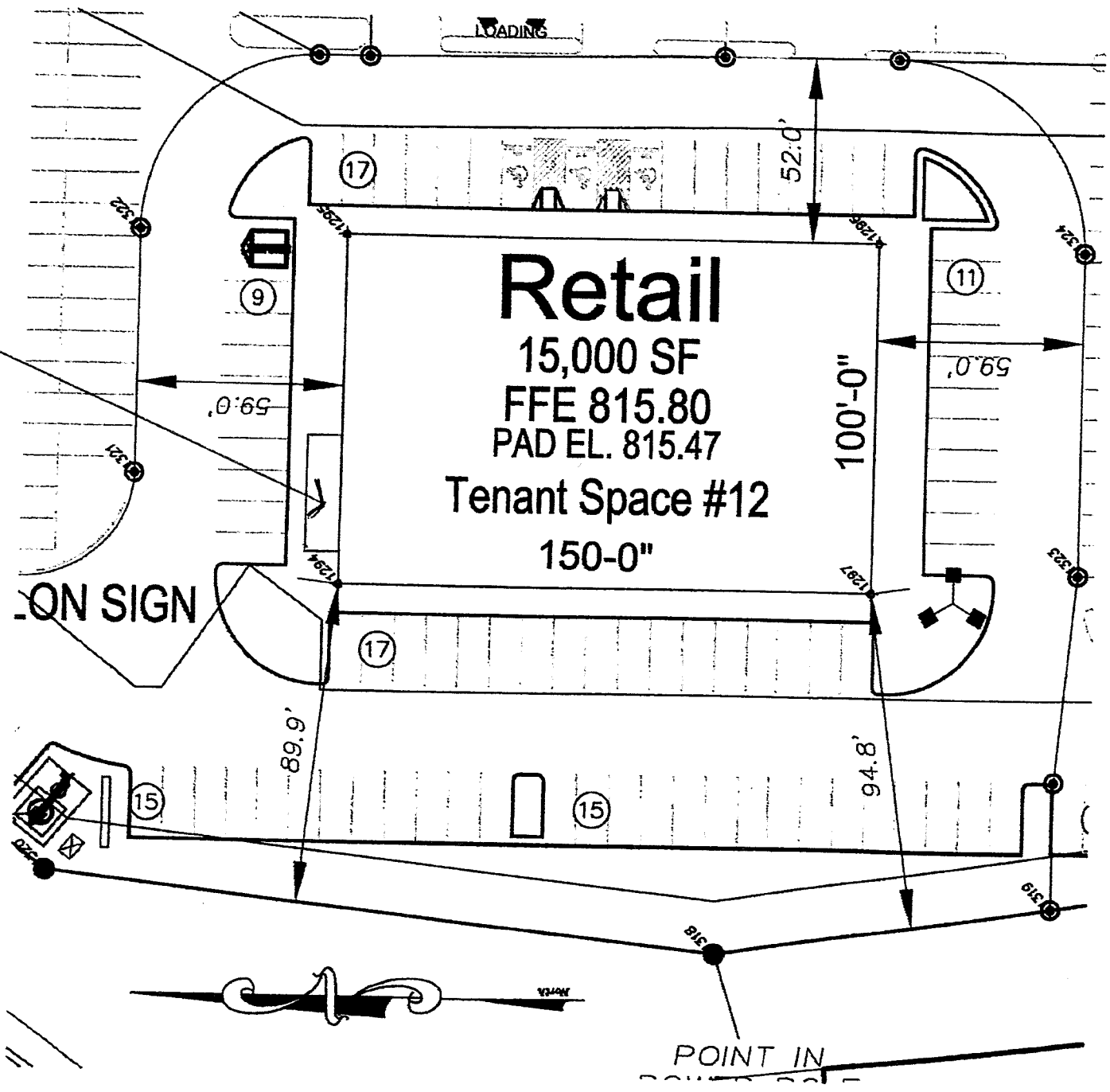
NOT TO SCALE

1 in = 639 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

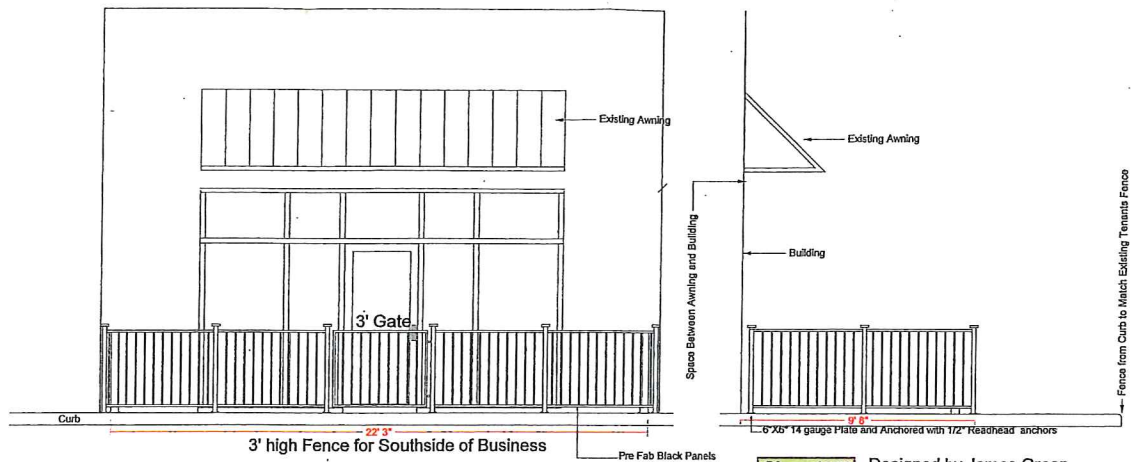
4661 Hwy 75 1/2. Pato location



SHERMAN COMMONS
PAD 12
CORNERS TIES

UNDERWOOD
DRAFTING & SURVEYING, INC.
DENISON, TEXAS 75021

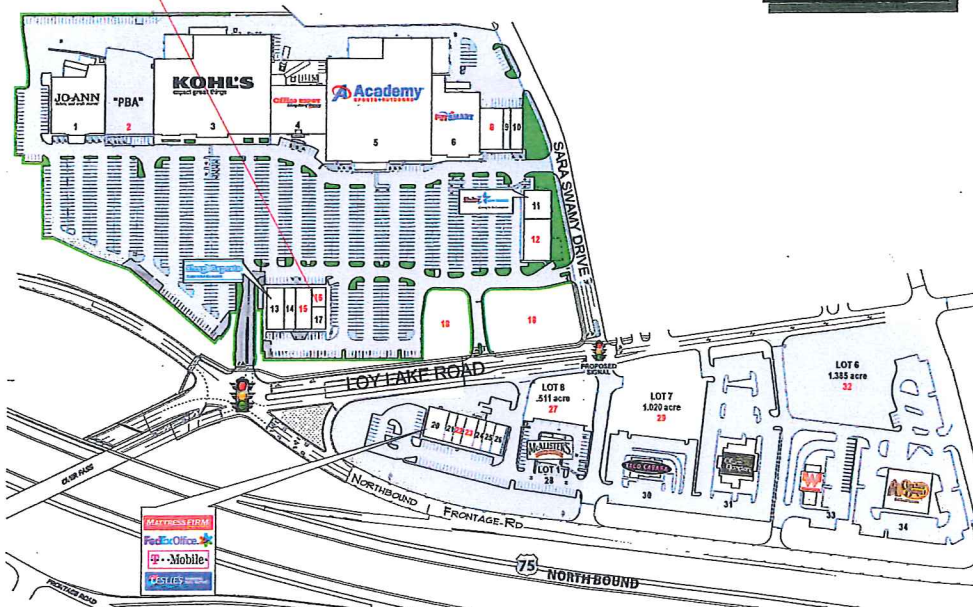
3404 INTERURBAN ROAD
(903)465-2151



Designed by James Green
903.814.7207

For Craig Turczynski
Menchie's in Sherman
4001 N. US Hwy 75, Suite # 16 as seen of Plat
Sherman, TX 75090

Location



Sherman Commons
US 75 & Loy Lake Rd
Sherman, Texas

SUITE	SIZE	TENANT
1	20,451 SF	Jo Ann Fabrics
2	25,000 SF	PBA
3	68,725 SF	Kohl's
4	16,909 SF	Office Depot
5	74,769 SF	Academy
6	20,087 SF	PeSmart
8	6,394 SF	AVAILABLE
9	1,816 SF	Escape Nails
10	2,600 SF	Home Town Dental
11	4,818 SF	Valor Health Care
12	7,175 SF	AVAILABLE
13	5,000 SF	Sleep Experts
14	2,000 SF	Texas Quick Care
15	4,990 SF	AVAILABLE
16	1,500 SF	AVAILABLE
17	1,500 SF	Wing Stop
18	8,050 SF	PBA
19	13,000 SF	PBA
20	4,000 SF	Matress Firm
21	2,800 SF	Leslie's Pool Supply
22	1,372 SF	AVAILABLE
23	14,000 SF	AVAILABLE
24	1,554 SF	Check Into Cash
25	1,800 SF	FedEx Office
26	2,200 SF	T-Mobile
27	5.11 Acres	Pod Site
28	3,328	McAfee's Deli
29	1,020 Acres	Pod Site
30	2,844 SF	Taco Cabana
31	7,399 SF	Olive Garden
32	1,385 Acres	Pod Site
33	3,218 SF	Whataburger
34	10,003 SF	Cracker Barrel

PBA = PROPOSED BUILDING AREA
Updated October 22, 2014



6200 Pk. Lane, Suite 620
Dallas, Texas 75231
214.526.6262
www.usr.com

Information herein is believed to be true and correct as of the date of preparation of this map. No warranty is made by UCR as to the accuracy or completeness of any information provided.

ARTICLE II GRANT AND TERM

SECTION 2.1 Premises.

(a) In consideration of the obligation of Tenant to pay rent as herein provided and in consideration of the other terms, covenants and conditions hereof, Landlord hereby demises and leases to Tenant, and Tenant hereby takes from Landlord, the Premises. The Premises extend to the exterior faces of exterior walls or the building line where there is no wall, or the centerline of those walls separating the Premises from other leased premises in the Shopping Center and include the space between the bottom of the floor slab to the bottom of the roof deck. Landlord hereby reserves all rights to use (or grant other parties the right to use) and Tenant will have no right, title or interest in: (i) the roof of the Shopping Center or the Premises, provided, however, Tenant shall be permitted to place its glycol unit on the roof, as more fully set forth in Section 9.3 below); (ii) exterior portions of the Premises (other than the storefront); (iii) air rights above the Premises and the Shopping Center and rights to the land and improvements below the floor level of the Premises; and (iv) areas within the Premises necessary for utilities, services, safety and operation of the Shopping Center including, without limitation, fire stairways, the space above the suspended ceiling of the Premises and the slab of the floor of the Premises, together with the right to install, maintain, use, repair, and replace pipes, ducts, conduits, wires and structural elements leading through the Premises which serve other parts of the building in which the Premises is located (the "Building") or the Shopping Center

(b) (i) Subject to applicable Legal Requirements (without variance), Tenant shall have a limited, revocable license hereunder to locate or place tables, chairs and trash cans (collectively, the "Patio Furniture"), and a fence or other means of enclosure on, and may install a shade covering over, that portion of the sidewalk immediately adjacent to the customer entrance to the Premises having approximate dimensions of 9'8" x 22'3", in the location as shown on Exhibit A attached hereto and made a part hereof (the "Outdoor Seating Area"), on the condition that: (A) Tenant shall at all times maintain the Outdoor Seating Area, including the Patio Furniture, in a neat, clean, orderly, debris-free, and professional manner reasonably satisfactory to Landlord, (B) no Event of Default shall have occurred hereunder, (C) Tenant's use of the sidewalk, as aforesaid, shall be at its sole risk and expense. (D) no music or other sounds shall be emitted in the Outdoor Seating Area by way of loudspeaker or other means, (E) the placement of the Patio Furniture does not interfere with the passage of pedestrian traffic on the sidewalk near the Premises, (F) Tenant shall arrange for off-site storage of the Patio Furniture during any seasons when the Outdoor Seating Area is not in use, (G) Tenant shall ensure that its liability insurance pursuant to Section 13.1(a)(i) extends to the Outdoor Seating Area, and shall be responsible for any violations of this Lease resulting from the actions of its patrons in the Outdoor Seating Area, and (H) Tenant's obligation to indemnify Landlord for any occurrence in, upon or at the Premises pursuant to Section 13.2 shall extend to the Outdoor Seating Area. Prior

**SITE PLAN OF SHOPPING CENTER, INCLUDING
PREMISES, OUTDOOR SEATING AREA AND NEW DUMPSTER LOCATION**

Relocated Dumpster Enclosure

Service Entrance

DAVA SHAWNY DRIVE

COIT STREET

175 SOUTH STREET

KOHLS

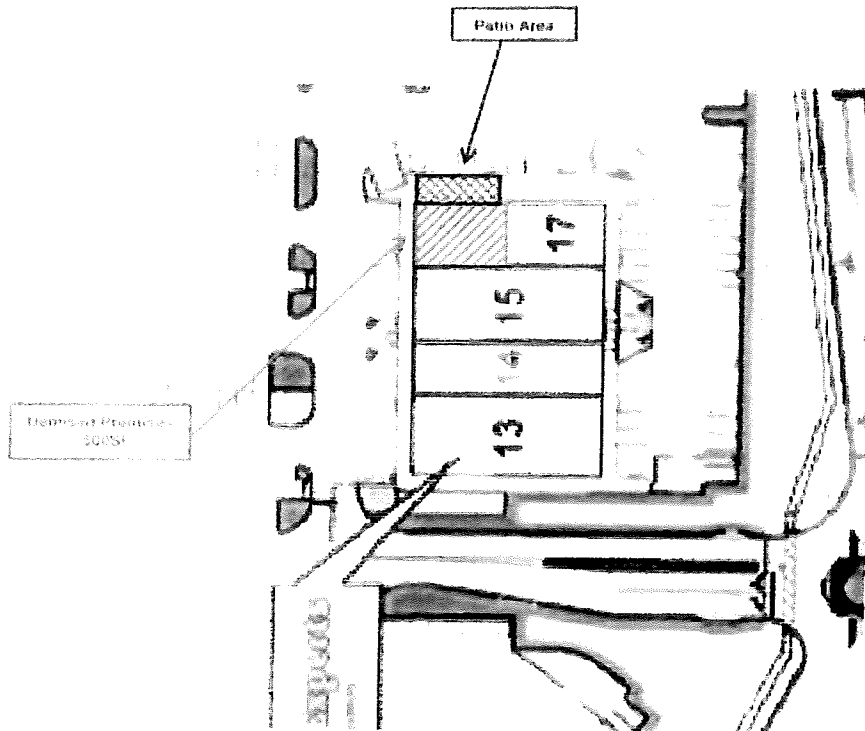
Academy

Map

Legend

North Arrow

Exhibit "A"
Site Plan (Page 2 of 2)



STAFF REVIEW LETTER

May 12, 2016

Sherman Commons LP
8080 Park Lane #800
Dallas, TX 75231

Craig Turczyaski
1233 Eagle Point Rd.
Van Alstyne, TX 75495

Dear Applicants,

The request for site plan approval for an outdoor dining area for Menchie's for the property located at 4001 North U.S. Highway 75, Suite 200 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

5. The location of the trash receptors must be approved by the Director of Public Works.

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

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

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
PO Box 1106 | Sherman, TX 75091-1106 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us



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

Agenda Item No. 8.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2115 S. FM 1417 (HERITAGE PARKWAY)

The request of Community Storage USA LTD (Owners), James W. Caudle (Representative) and Kent Sanders (Proposed Tenant) concerning the property at 2115 South FM 1417 (Heritage Parkway) being Lot 3, Block 1, Community USA 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 an army surplus store in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

Background:

The property is located at 2115 South FM 1417 (Heritage Parkway) in the Community Storage USA retail center, between Park Avenue and O.B. Groner Road. The applicant would like to open an army surplus store in the retail center at this location.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Community Storage USA LTD (Owners)

James W. Caudle (Representative)

Kent Sanders (Proposed Tenant)

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:

26

Objections Received:

0

Attachments

Location Map

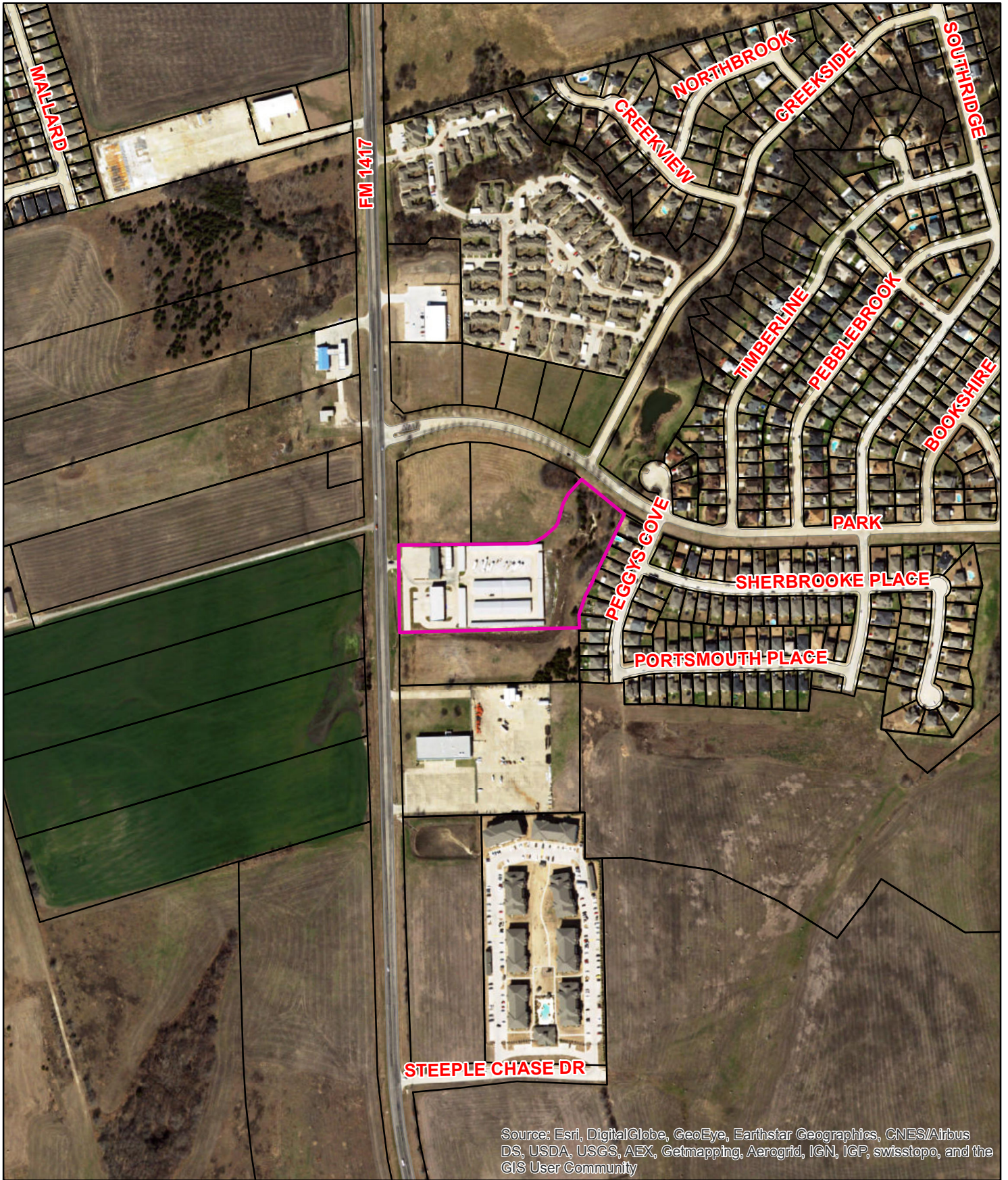
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter

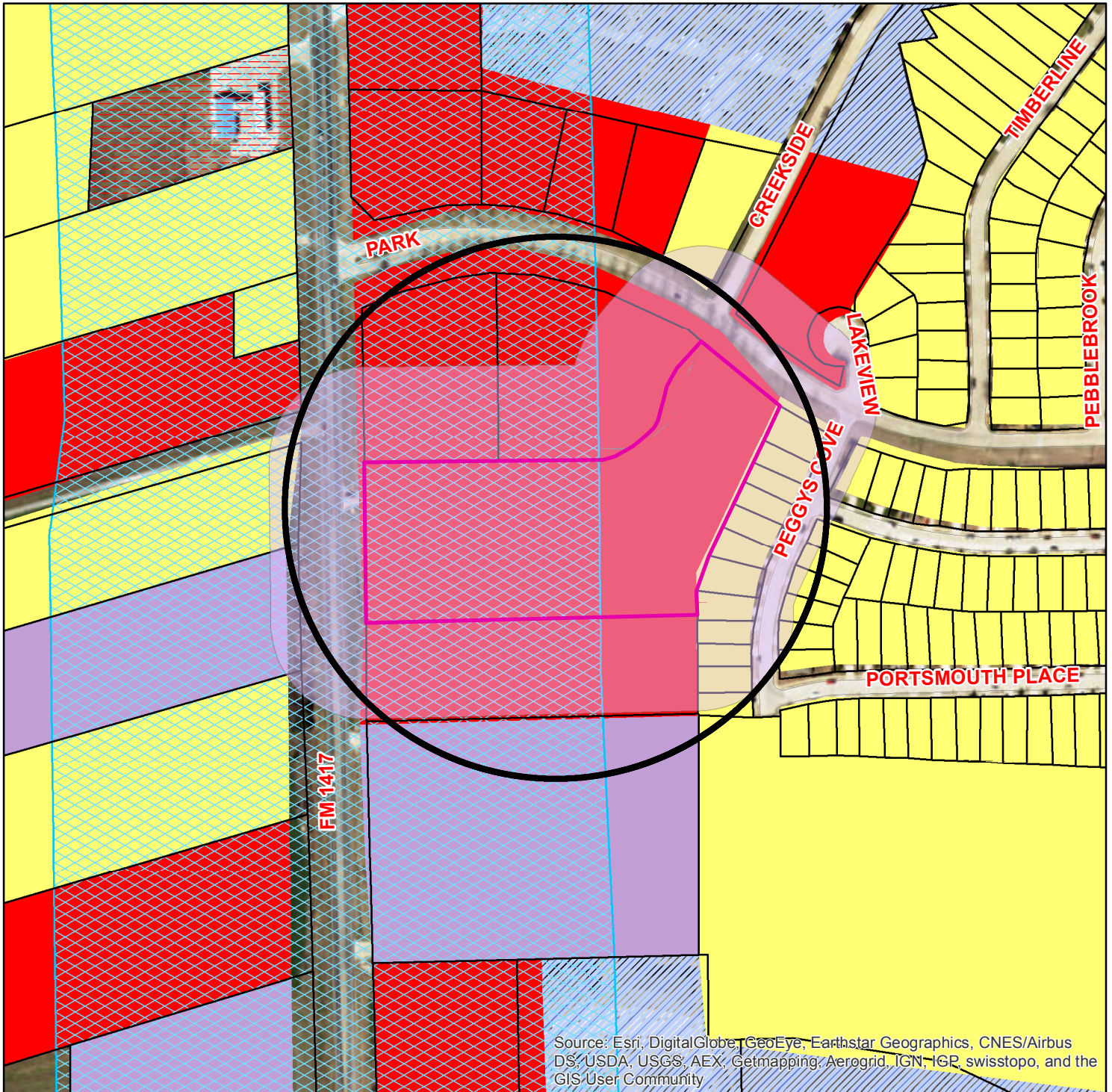


2115 South FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

1 in = 500 ft



Zoning - 2115 South FM 1417 (Heritage Parkway)

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME |
|-------------------------------------|
| Arts and Cultural District |
| Ballock Commercial Overlay District |
| Central Business District |
| College Park District |
| Downtown Overlay District |
| Historic Preservation District |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- | |
|------------------------------|
| Unknown |
| BIP Ballock Industrial Park |
| C-1 Retail Business District |

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



NOT TO SCALE

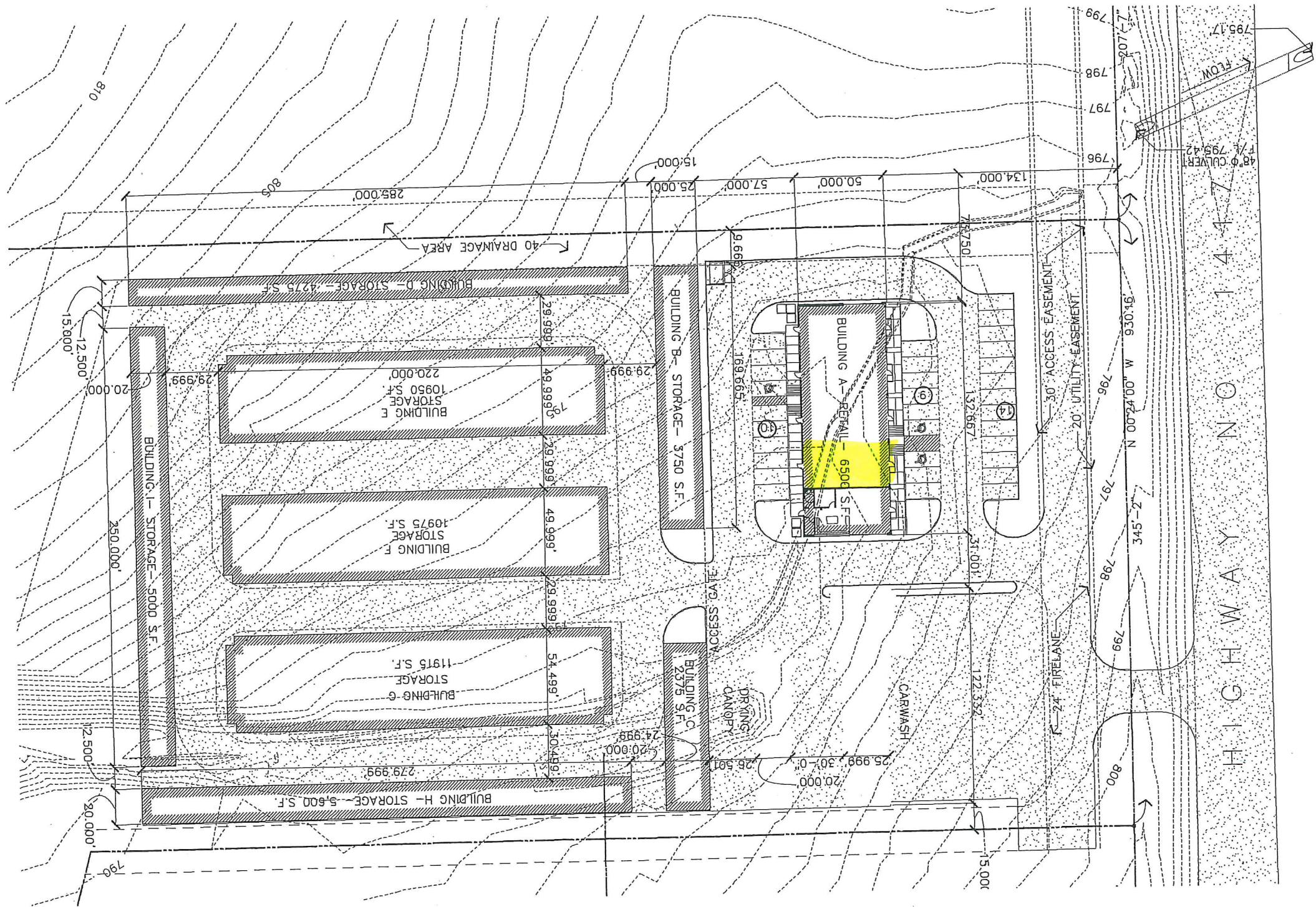
1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2115 S. F.M. 1417







STAFF REVIEW LETTER

May 12, 2016

Community Storage USA LTD
206 W. Main St.
Durant, OK 74701

Kent Sanders
272 Quail Run Rd.
Sherman, Texas 75090

James Caudle
5713 Gleneagles Dr.
Plano, TX 75093

Dear Applicants,

The request for a Specific Use Permit and site plan to allow an army surplus store in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District for the property located at 2115 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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 1417 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
3. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way; a parking space is considered to be 9'x20'.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 9.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 5100 MARSHALL STREET**

The request of Mueller Construction Company, LLC (Owner) and Kyle Boothe, Bluestone Partners, LLC (Representative) concerning the property located at 5100 Marshall Street, being part of Lot 4, Block 1, Midway Industrial Park Addition, as follows:

Planning and Zoning Commission

Site plan approval for a warehouse addition for Mueller Construction Company.

Background:

The property is located at 5100 Marshall Street north of Fallon Drive. The property is zoned an M-1 (Light Manufacturing) District. The owners would like to add additional parking and a 31,500 square foot metal warehouse addition to an existing building for Mueller Construction Company.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Mueller Construction Company, LLC (Owner)

Kyle Boothe, Bluestone Partners, LLC (Representative)

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

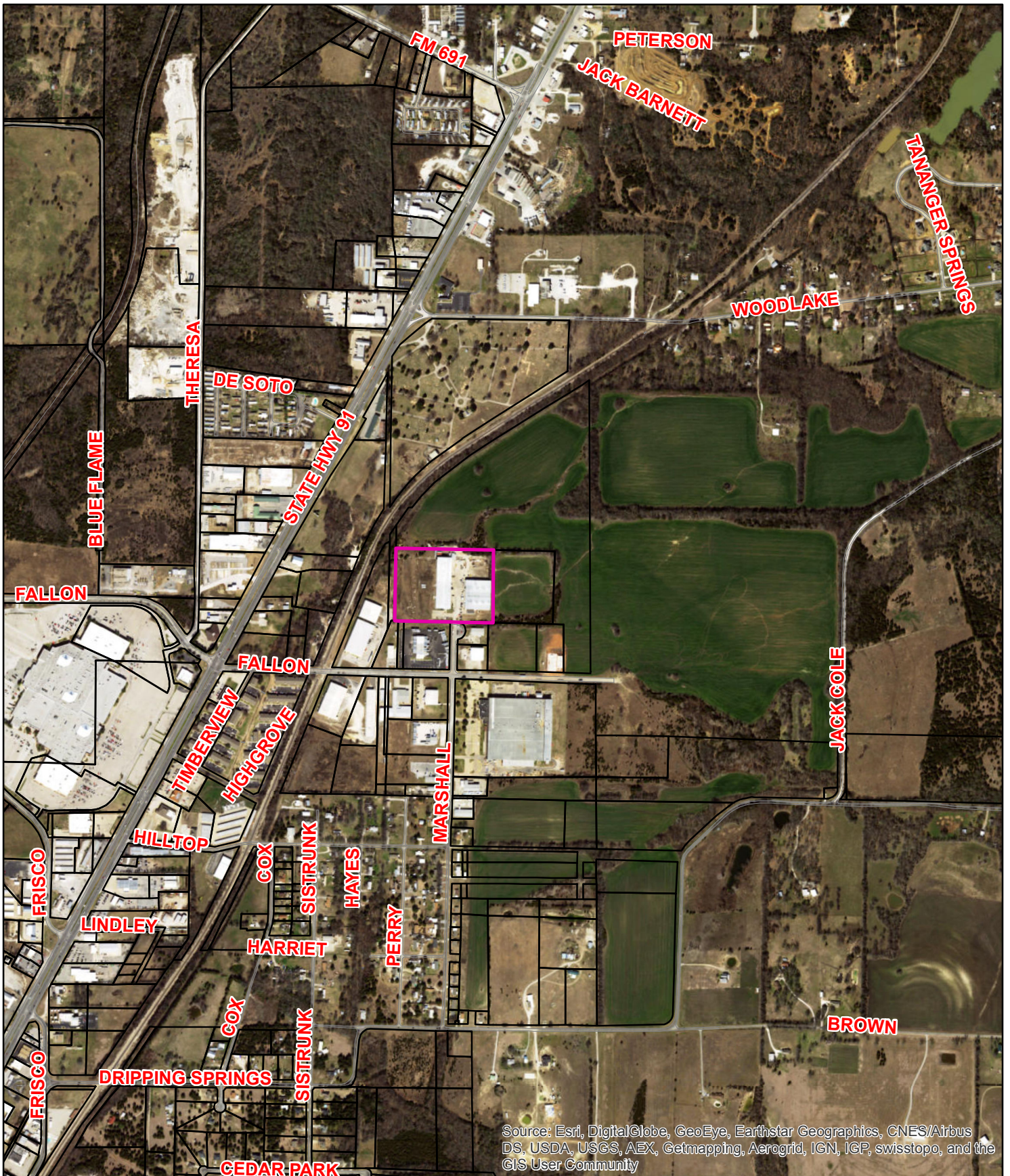
Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

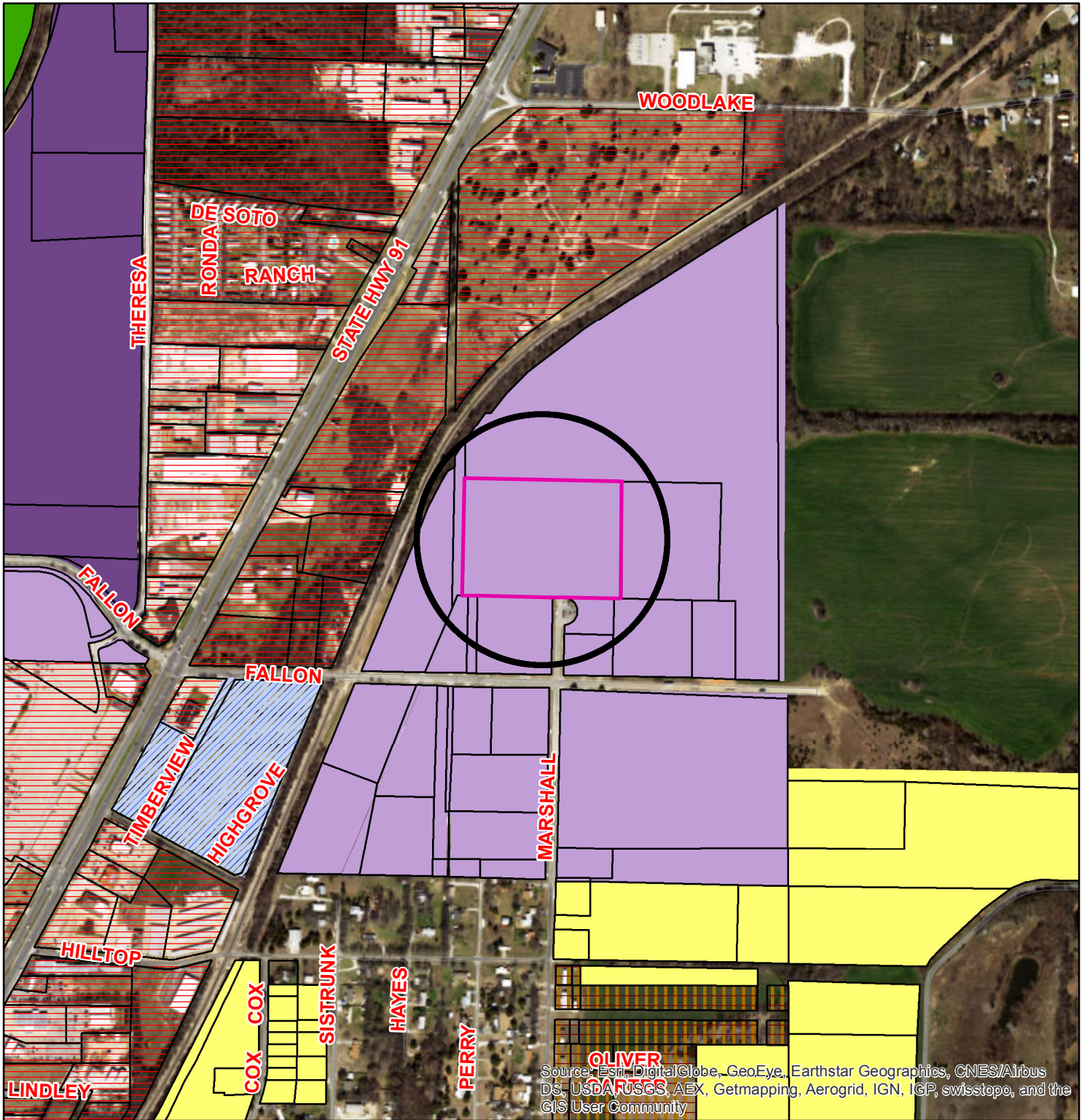
City of Sherman, Texas
Developmental Services Department

5100 Marshall Street



NOT TO SCALE

1 in = 1,065 ft



Zoning - 5100 Marshall



City of Sherman, Texas
Developmental Services Department

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

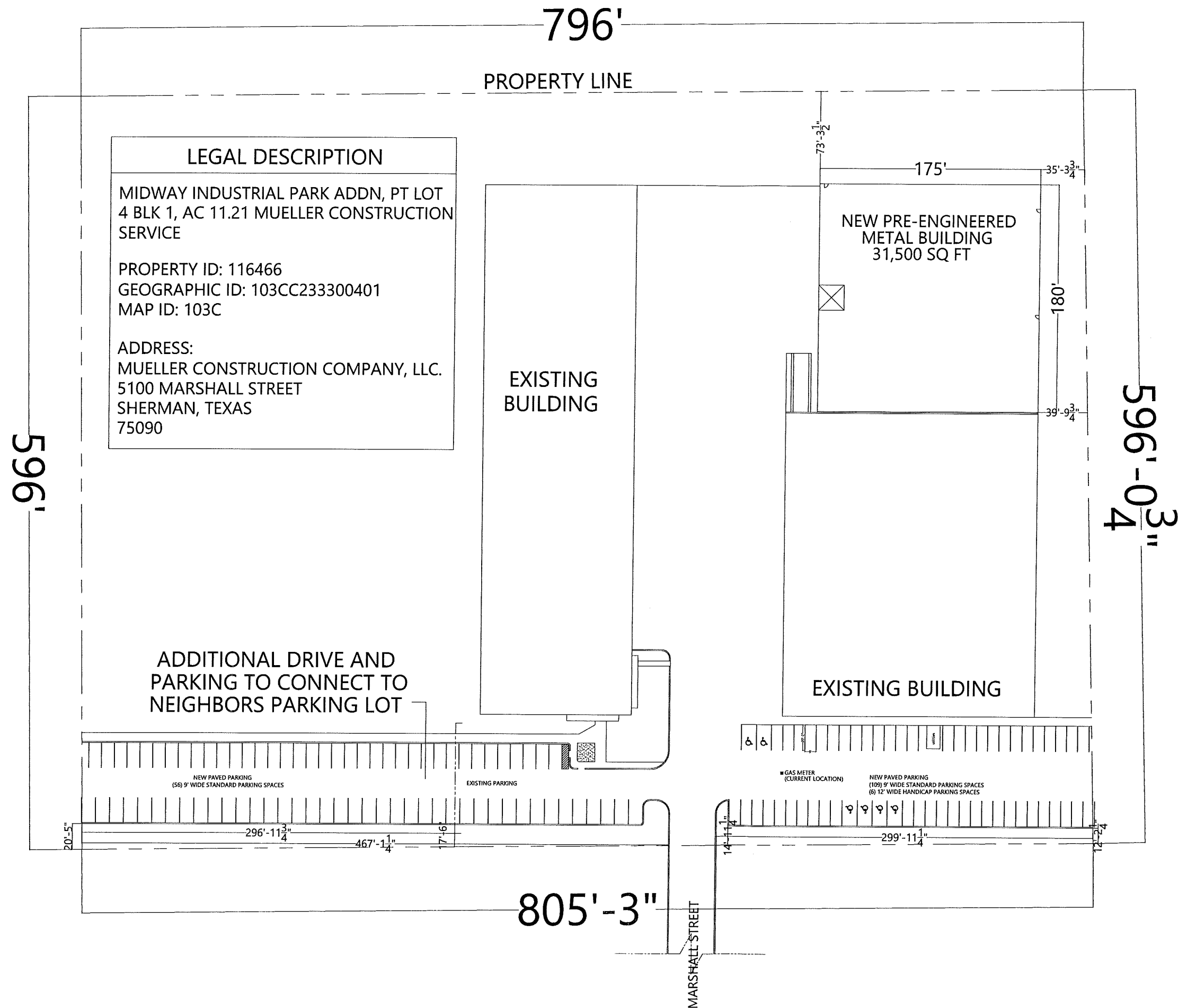
Representation: ShermanGIS.DBO.ZoningDistrict_Rep

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

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



1 in = 710 ft



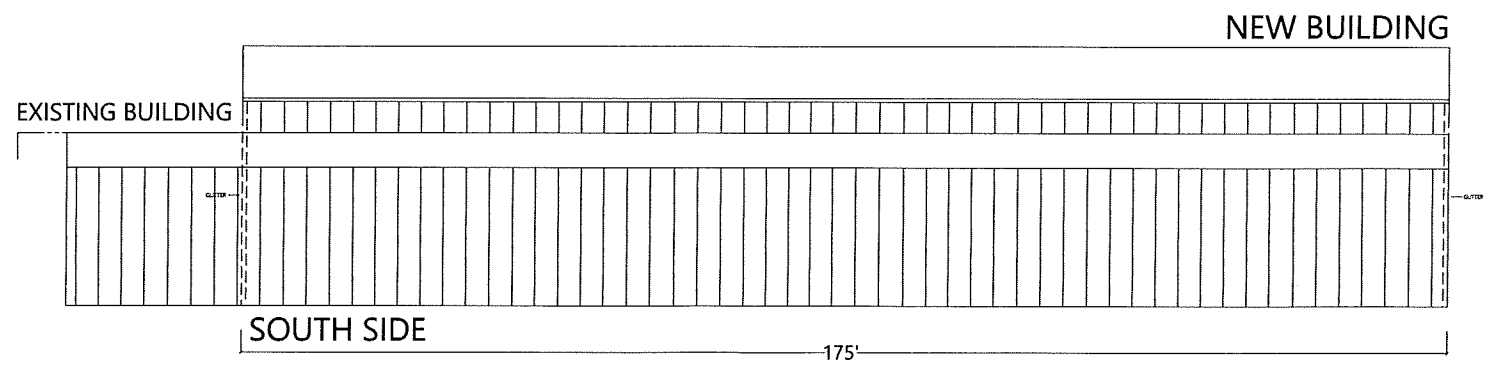
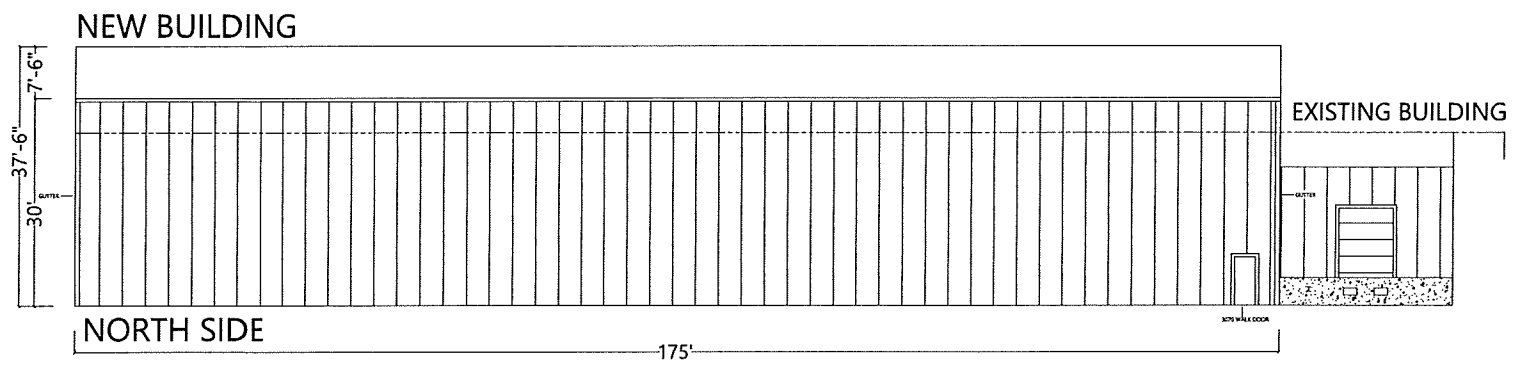
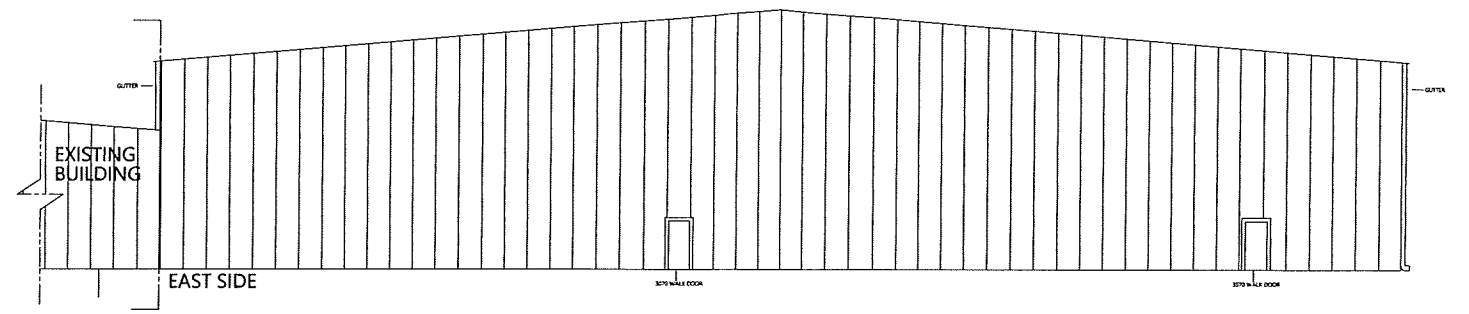
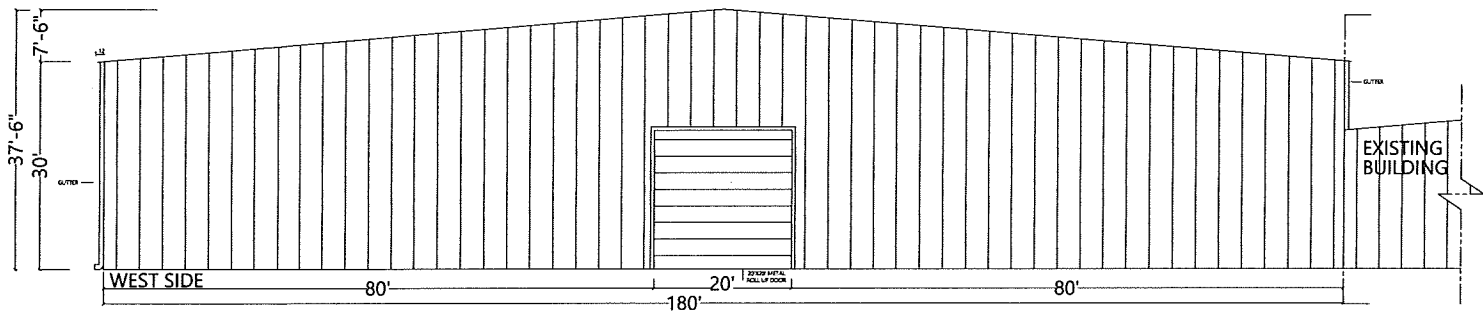
SHEET:
SITE PLAN

PAGE #:
1

SCALE:
NTS

ADDRESS:
5100 MARSHALL ST.
SHERMAN, TEXAS
75090

OWNER:
MUELLER CONSTRUCTION
COMPANY, LLC.



STAFF REVIEW LETTER

May 12, 2016

Kyle Boothe
4708 N. FM 1417
Sherman, TX 75092

Mueller Construction Company LLC
Larry Mueller
5100 Marshall Street
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a warehouse and parking lot addition for Mueller Construction Company for the property located at 5100 Marshall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District, the 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. Off-street parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
4. Gas meter will need to be relocated out of the parking lot.
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. Privately owned and maintained detention in accordance with City criteria is required upon future development.
8. Verify fire lane requirements with Fire Marshall.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 10.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

**317-415 N. WOODS STREET, 308-420 N. SAM RAYBURN FREEWAY & 703-721 W.
PECAN STREET**

The request of Sapphire Group LLC (Owners), Kyle Boothe, (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 317-415 North Woods Street, 308-420 North Sam Rayburn Freeway and 703-721 West Pecan Street, being part of the J.B McAnair Survey, Abstract No. 763 and being all of Block 6, Exstein's Maple Addition containing 3.897 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 two-family patio homes on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' side yard setback for a two-family patio home on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in lieu of the required 5' with a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow seventeen (17) lots with widths of thirty-one (31) feet in lieu of the required forty (40) feet and one corner lot with thirty-eight (38) feet in lieu of the required forty-five (45) feet in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Replat approval of Block 6 of Exsteins Maple Addition

Background:

The property is located at 317-415 North Woods Street, 308-420 North Sam Rayburn Freeway and 703-721 West Pecan Street; it is bound by North Sam Rayburn Freeway, Pecan Street, Woods Street and Fern Street.

The owner would like to replat the property into 20 lots for residential and commercial development. The replat consist of nineteen lots along Woods Street for residential development and one lot fronting Sam Rayburn Freeway for commercial development. They are requesting a variance for the lots along Wood Street to allow (17) seventeen of the lots to be (31) thirty-one foot wide and (1) one corner lot to be (38) thirty-eight feet wide.

The owners are also requesting a Specific Use Permit to construct nineteen (19) two story, two-family patio homes on the lots fronting Woods Street. The two-story homes will be approximately 2,000 square foot. The homes will have two bedrooms per unit for a total of four bedrooms per building. Parking will be provided in the rear. They are requesting a variance for a 3' side yard setback for each of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Sapphire Group LLC (Owners)

Kyle Boothe, (Representative)

Underwood Drafting and 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:

40

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Aerial View

Existing Sites

Replat

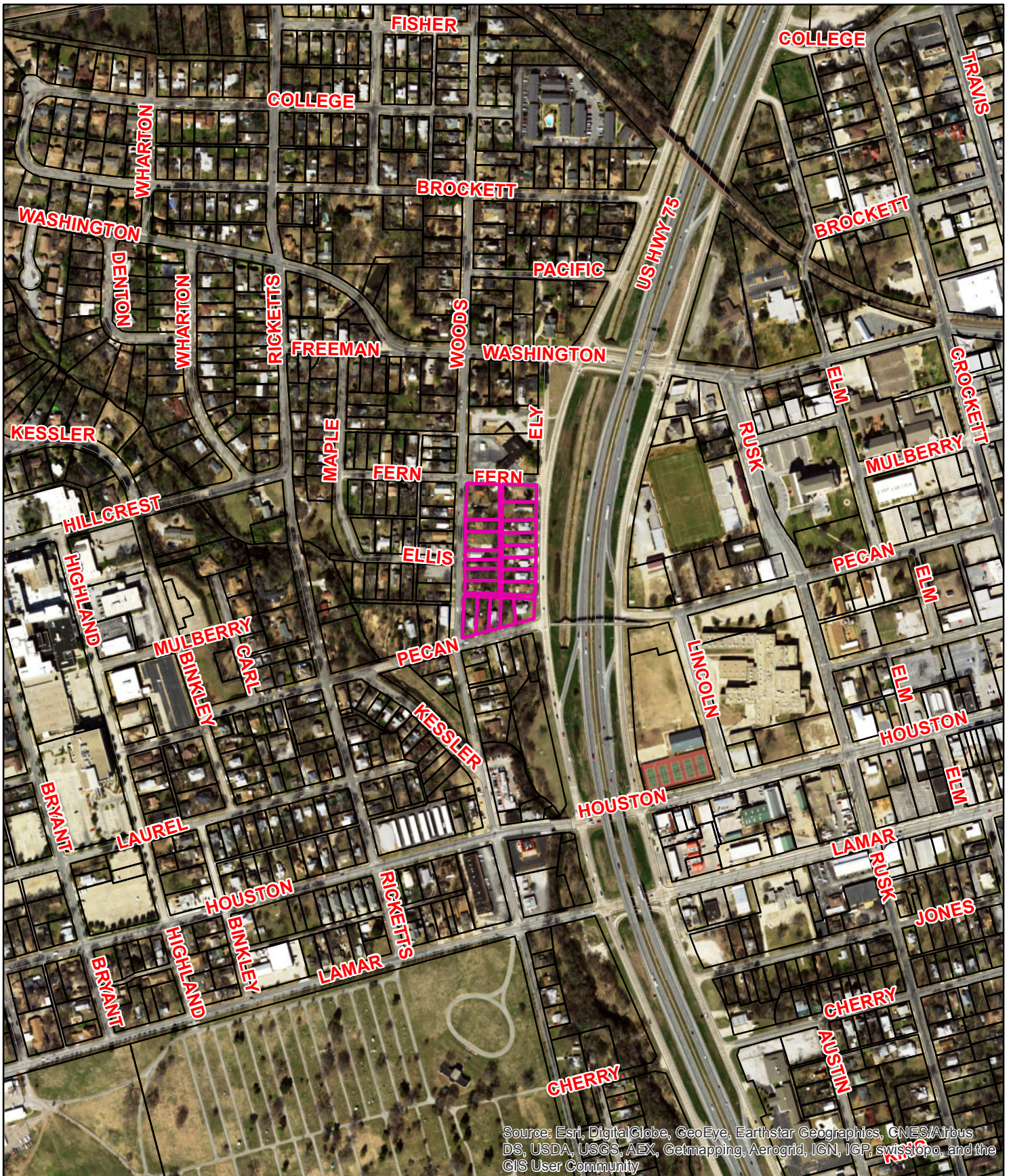
Site Plan

Elevations

Elevations

Staff Review Letter Replat

Staff Review Letter SUP



Sherman
CLASSIC TOWN. BROAD HORIZON.

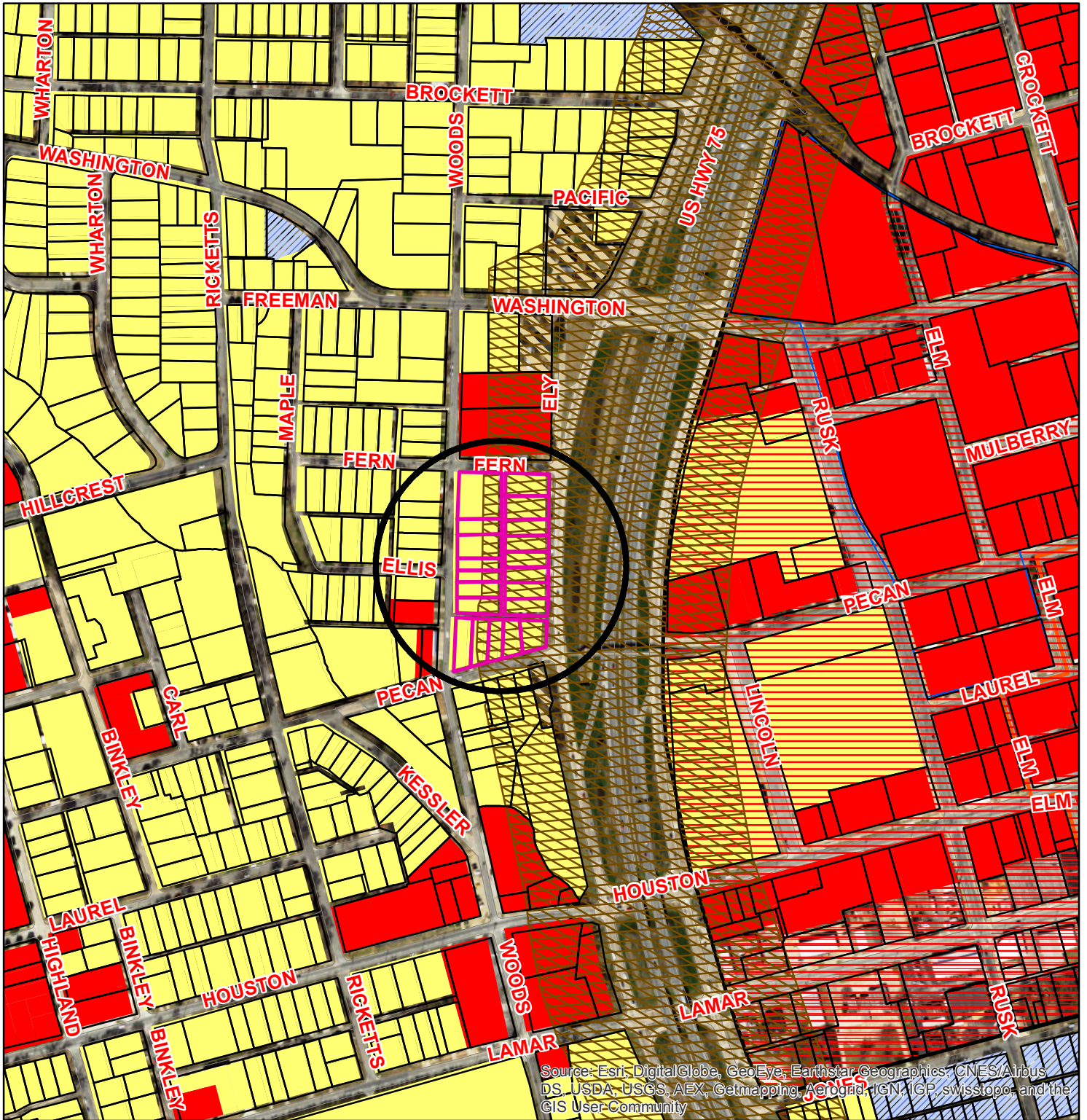
**317-415 N Woods, 308-420 N. Sam Rayburn &
703-721 W. Pecan**



NOT TO SCALE

1 in = 532 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 317-415 N. Woods, 308-420 N. Sam Rayburn Freeway & 703-721 W. Pecan

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

Representation: SHERMIS.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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



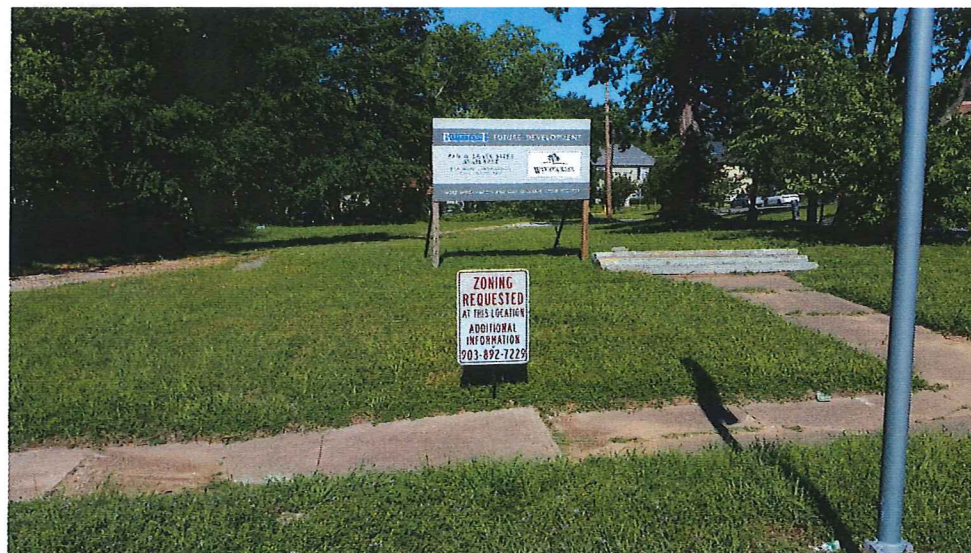
NOT TO SCALE

1 in = 444 ft

703-721 W. Pecan St.



308-420 N. Sam Rayburn Fwy.



317-415 N. Woods St.

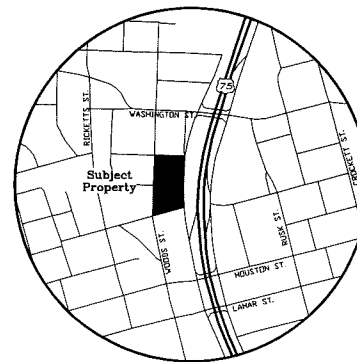
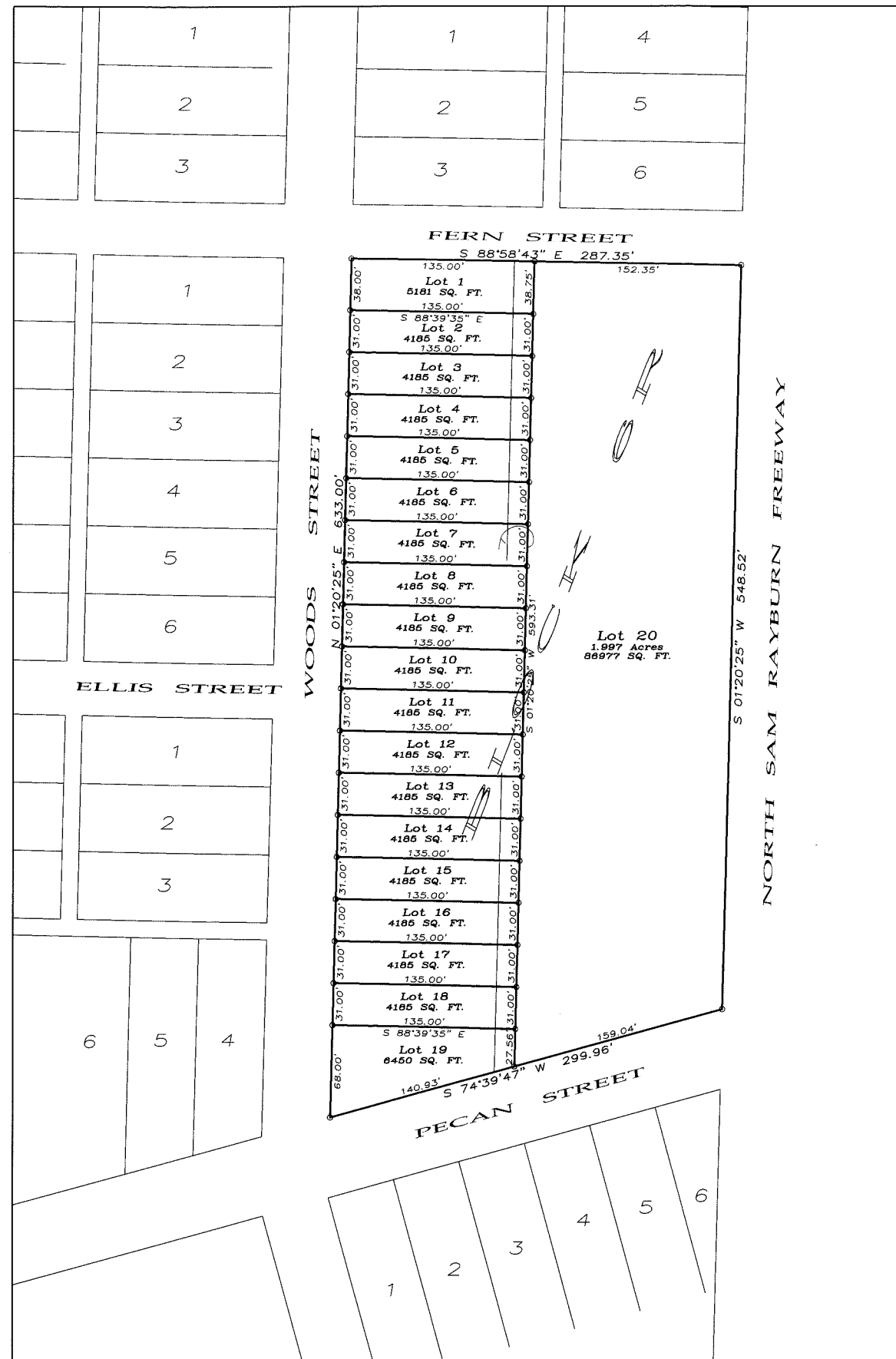


Aerial View



Existing Site Pictures





LOCATION MAP
(not to scale)

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of Block 6, Exstien's Maple Addition, an addition to the City of Sherman recorded in Volume 138, Page 185, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the northwest corner of said Block 6;

Thence South 88°58'43" East with the north line of said Block 6, a distance of 287.35 feet to a set 1/2" steel rod at the northeast corner of said Block 6;

Thence South 01°20'25" West with the east line of said Block 6, a distance of 548.52 feet to a found 1/2" steel rod at the southeast corner of said Block 6;

Thence South 74°39'47" West with the south line of said Block 6, a distance of 299.96 feet to a found 1/2" steel rod at the southwest corner of said Block 6;

Thence North 01°20'25" East with the west line of said Block 6, a distance of 633.00 feet to the Point of Beginning and containing 3.897 acres of land.

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service 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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48161C0290 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. Existing Sanitary Sewer lines within Block 6 will be abandon.

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

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

Date:

I, Sapphire Group, LLC, owner of the replat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, do hereby dedicate the streets and easements shown hereon to the public use forever.

Sapphire Group, LLC
by Kyle Boothe on behalf of Bluestone Partners, LLC
Operating Manager of the Sapphire Group

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kyle Boothe, 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 ____ day of ____, 2016.

Notary Public, Grayson County, Texas

This, the replat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, is hereby approved this ____ day of ____, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, is hereby approved this ____ day of ____, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

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 Block 6 of Exstien's Maple Addition, an addition to City of Sherman, was submitted to the city council of Sherman, Texas, on the ____ day of ____, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS ____ DAY OF ____, 2016,

BY
CITY CLERK, CITY OF SHERMAN, TEXAS

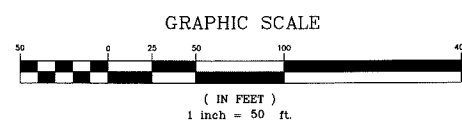
Replat of Block 6
of
Exstien's Maple Addition
an addition to the
City of Sherman, Texas
being 3.897 acres
in the

J. B. McAnair Survey, Abstract No. 763

SURVEYOR:

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Sherman, Texas 75021
Ph: 903-465-2151 Fax: 903-465-2152
Email: info@underwoodsurveying.com
Texas Board of Professional Land
Surveying Firm Registration No. 10006300

Owner:
Sapphire Group, LLC
P.O. Box 368
Sherman, Texas 75091



WOODS ST

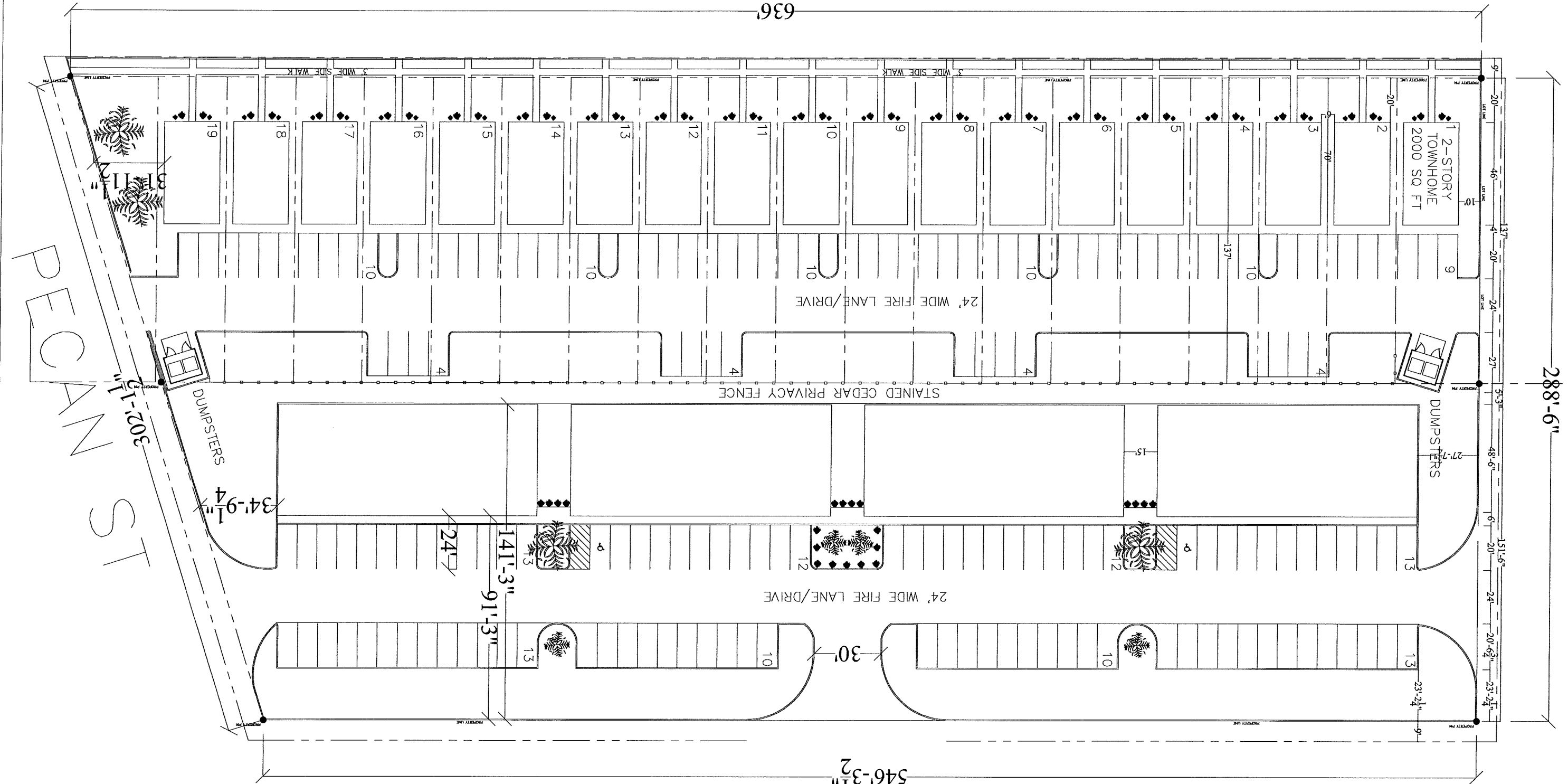
636'

FERN ST

288'-6"

SAM RAYBURN FWY

546'-3 $\frac{1}{2}$ "



PECAN ST

11'-20 3/4"

DUMPSTERS

34'-9 1/4"

DUMPSTERS

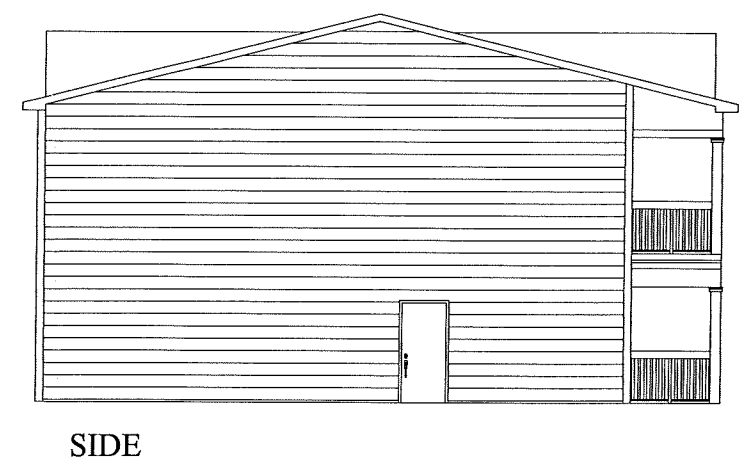
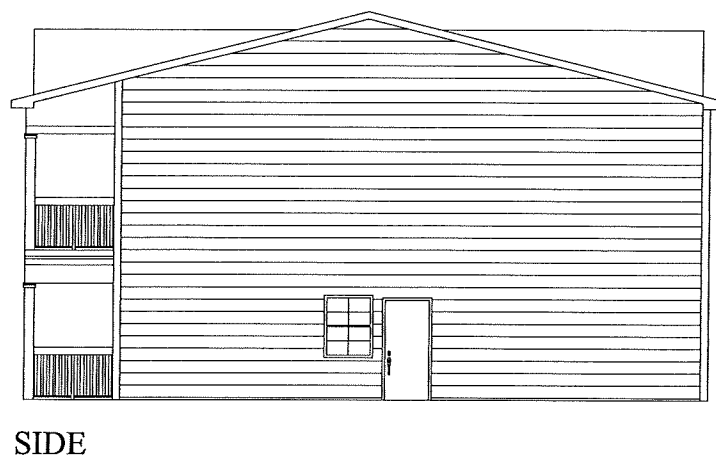
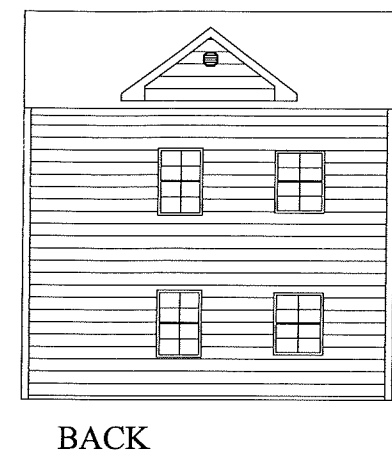
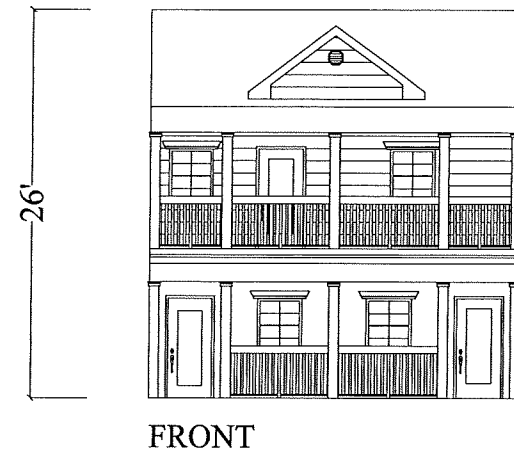
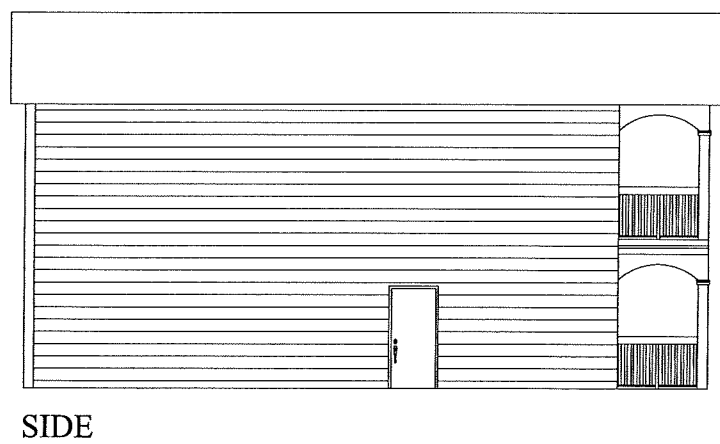
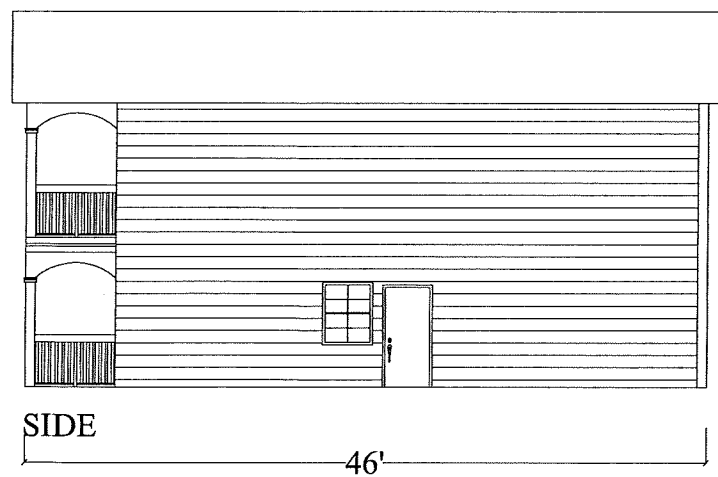
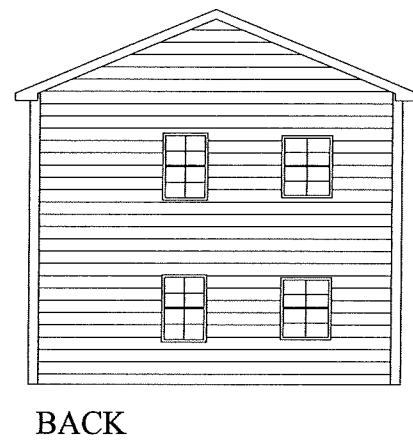
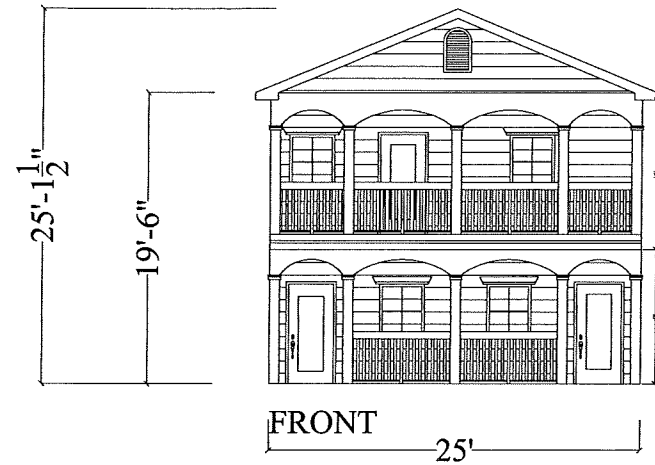
24' WIDE FIRE LANE/DRIVE

24' WIDE FIRE LANE/DRIVE

STAINED CEDAR PRIVACY FENCE

1 2-STORY
TOWNHOME
2000 SQ. FT.





STAFF REVIEW LETTER

May 17, 2016

Sapphire Group LLC
4708 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Block 6 of Exstein's Maple Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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 the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Privately owned and maintained detention in accordance with City criteria is required upon future development.
4. All requirement of the Floodplain Ordinance shall be followed.
5. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
6. The width of the right-of-way and pavement for streets shall be shown on the plat.
7. Dedicate 10' utility easement along perimeter of lot.
8. The location of the trash receptors must be approved by the Director of Public Works. HOA agreement required for use of trash receptors for multiple lots.
9. Mutual access easements along rear of Lots 1-19.
10. A utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
11. Existing Sewer shall be abandoned and proposed sewer shall be extended to serve the development.
12. Existing alley shall be abandoned.
13. Verify fire requirements with Fire Marshall.
14. Any other changes made to the final 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.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

STAFF REVIEW LETTER

May 12, 2016

Sapphire Group LLC
4708 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for a Specific Use Permit to allow two-family patio homes on the proposed Lots 1-19, Block 6R of the Replat of Block 6, Exstein's Maple Addition in an R-1 (One Family Residential) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 317-415 North Woods Street and 703-721 West Pecan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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 O-1.2 (Sam Rayburn Overlay) District, the patio home 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. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. A cross access and parking agreement shall be recorded at the Grayson County Courthouse before a Building Permit will be issued.
5. No building shall exceed 35 feet or two stories in height.
6. Parking is permitted on paved surfaces only.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 11.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

308-420 N. SAM RAYBURN FREEWAY & 703-713 W. PECAN STREET

The request of Sapphire Group LLC (Owners), Kyle Boothe, (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 308-420 North Sam Rayburn Freeway and 703-713 West Pecan Street, being part of the J.B McAnair Survey, Abstract No. 763 and part of Block 6, Exstein's Maple Addition containing 1.969 acres, as follows;

Planning and Zoning Commission

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

Background:

The property is located at 308-420 North Sam Rayburn Freeway and 703-713 West Pecan Street between Pecan and Fern Streets. The owner would like to rezone the property along North Sam Rayburn Freeway to a C-1 (Retail Business) District for commercial development. The site plan is conceptual and will require additional site plan approval before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Sapphire Group LLC (Owners)

Kyle Boothe, (Representative)

Underwood Drafting and 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:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

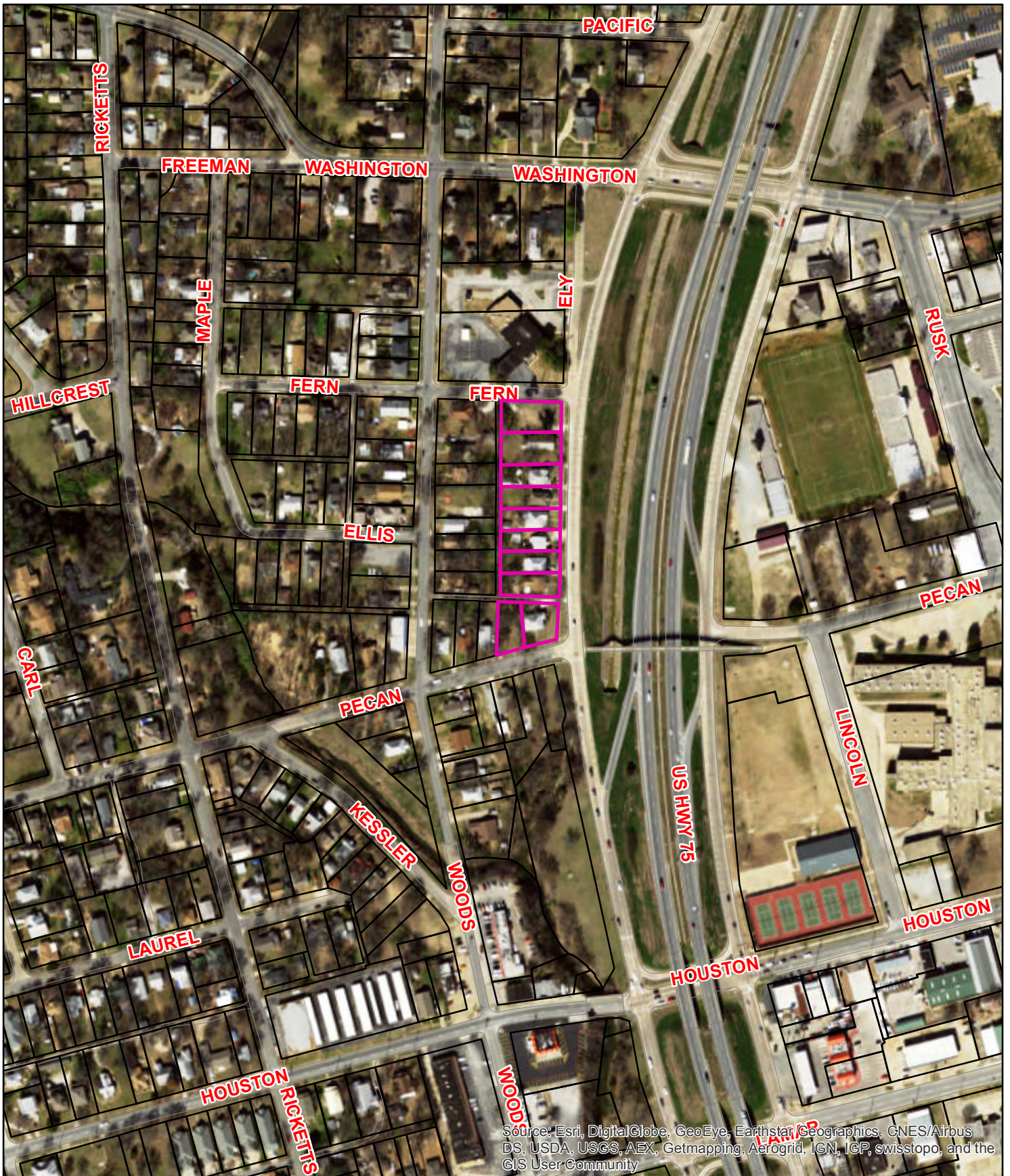
Existing Sites

Replat

Conceptual Site Plan

Conceptual Elevations

Staff Review Letter

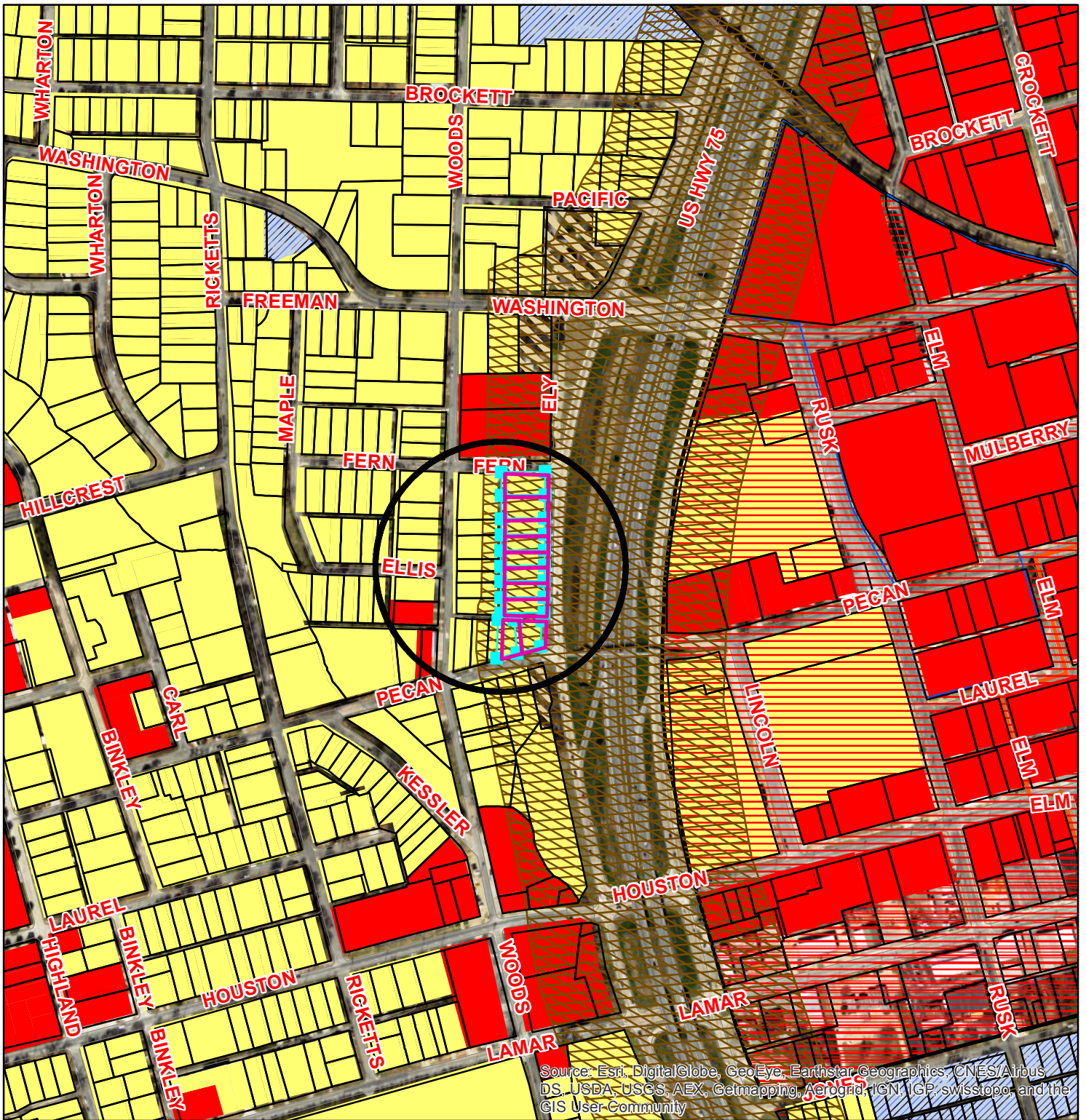


**308-420 N. Sam Rayburn &
703-713 W. Pecan**



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 308-420 N. Sam Rayburn Freeway & 703-713 W. Pecan



City of Sherman, Texas
Developmental Services Department

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

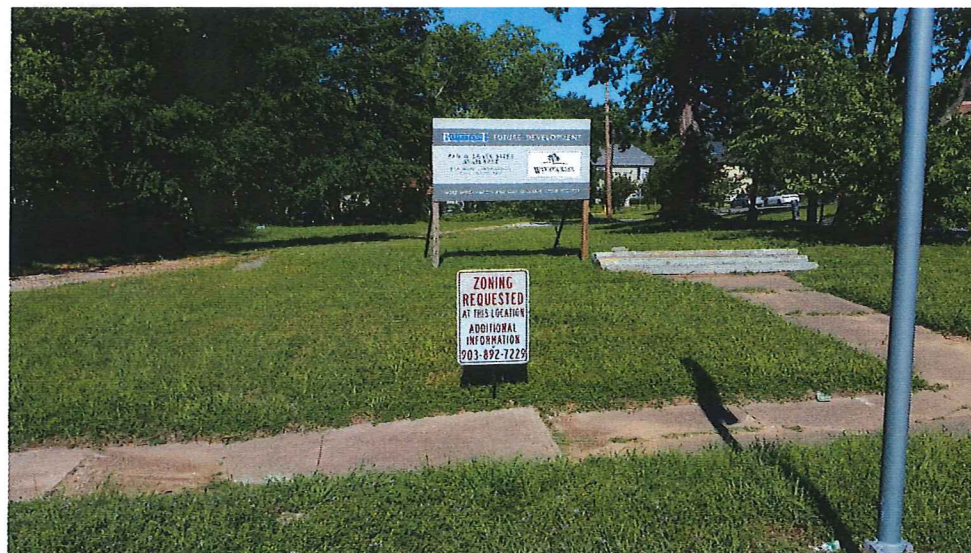


1 in = 444 ft

703-721 W. Pecan St.



308-420 N. Sam Rayburn Fwy.

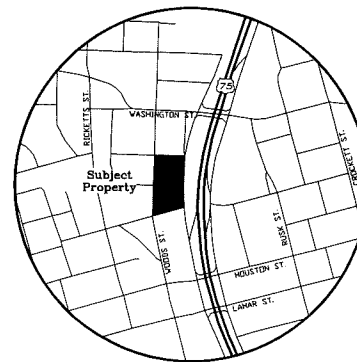
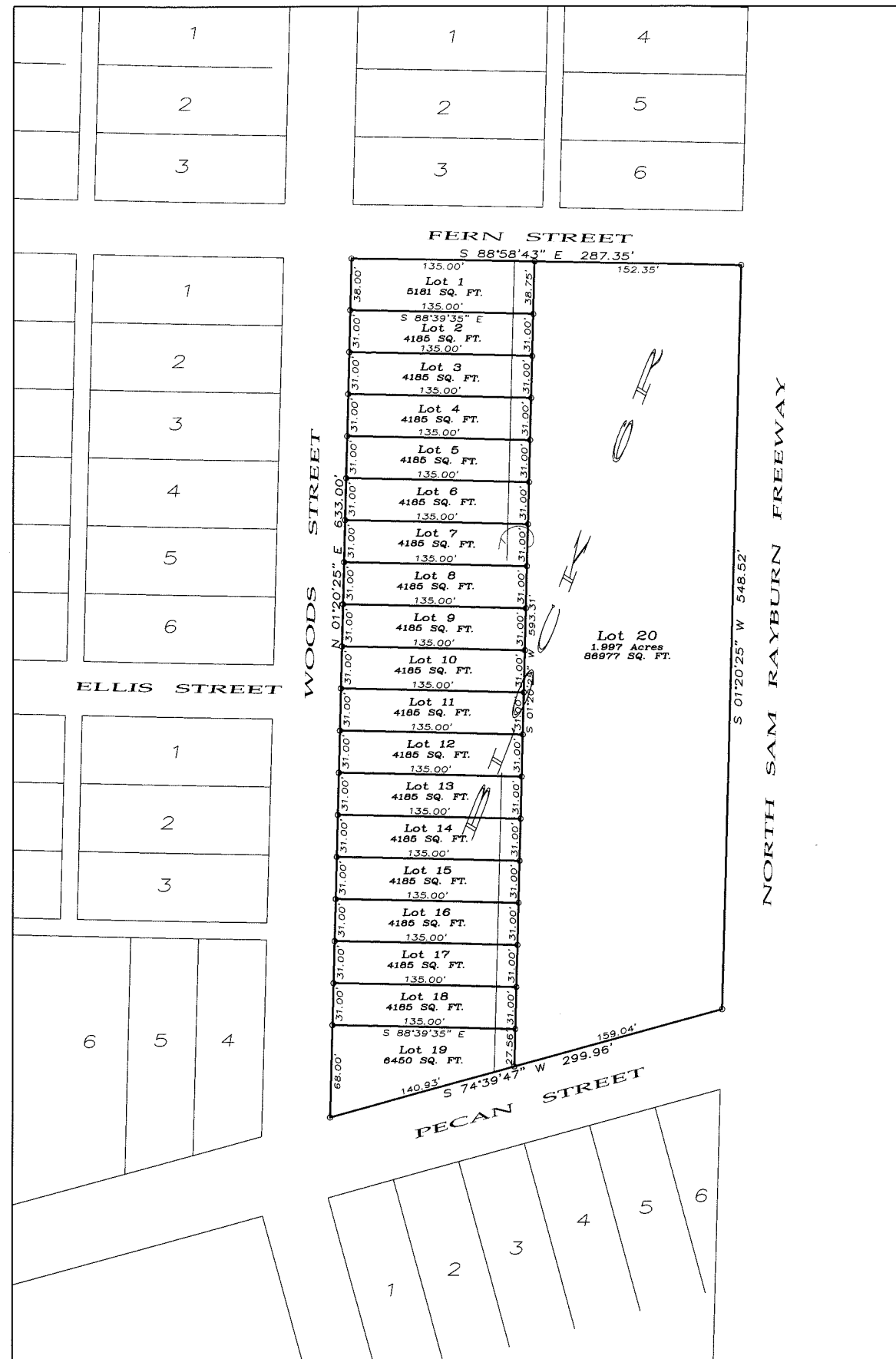


317-415 N. Woods St.



Existing Site Pictures





LOCATION MAP
(not to scale)

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of Block 6, Exstien's Maple Addition, an addition to the City of Sherman recorded in Volume 138, Page 185, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the northwest corner of said Block 6;

Thence South 88°58'43" East with the north line of said Block 6, a distance of 287.35 feet to a set 1/2" steel rod at the northeast corner of said Block 6;

Thence South 01°20'25" West with the east line of said Block 6, a distance of 548.52 feet to a found 1/2" steel rod at the southeast corner of said Block 6;

Thence South 74°39'47" West with the south line of said Block 6, a distance of 299.96 feet to a found 1/2" steel rod at the southwest corner of said Block 6;

Thence North 01°20'25" East with the west line of said Block 6, a distance of 633.00 feet to the Point of Beginning and containing 3.897 acres of land.

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service 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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48161C0290 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. Existing Sanitary Sewer lines within Block 6 will be abandon.

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

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

Date:

I, Sapphire Group, LLC, owner of the replat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, do hereby dedicate the streets and easements shown hereon to the public use forever.

Sapphire Group, LLC
by Kyle Boothe on behalf of Bluestone Partners, LLC
Operating Manager of the Sapphire Group

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Kyle Boothe, 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 ____ day of ____, 2016.

Notary Public, Grayson County, Texas

This, the replat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, is hereby approved this ____ day of ____, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Block 6 of Exstien's Maple Addition, an addition to City of Sherman, is hereby approved this ____ day of ____, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

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 Block 6 of Exstien's Maple Addition, an addition to City of Sherman, was submitted to the city council of Sherman, Texas, on the ____ day of ____, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS ____ DAY OF ____, 2016,

BY
CITY CLERK, CITY OF SHERMAN, TEXAS

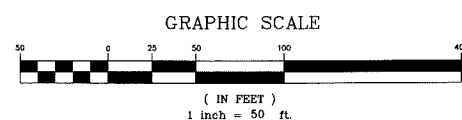
Replat of Block 6
of
Exstien's Maple Addition
an addition to the
City of Sherman, Texas
being 3.897 acres
in the

J. B. McAnair Survey, Abstract No. 763

SURVEYOR:

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Sherman, Texas 75021
Ph: 903-465-2151 Fax: 903-465-2152
Email: info@underwoodsurveying.com
Texas Board of Professional Land
Surveying Firm Registration No. 10006300

Owner:
Sapphire Group, LLC
P.O. Box 368
Sherman, Texas 75091



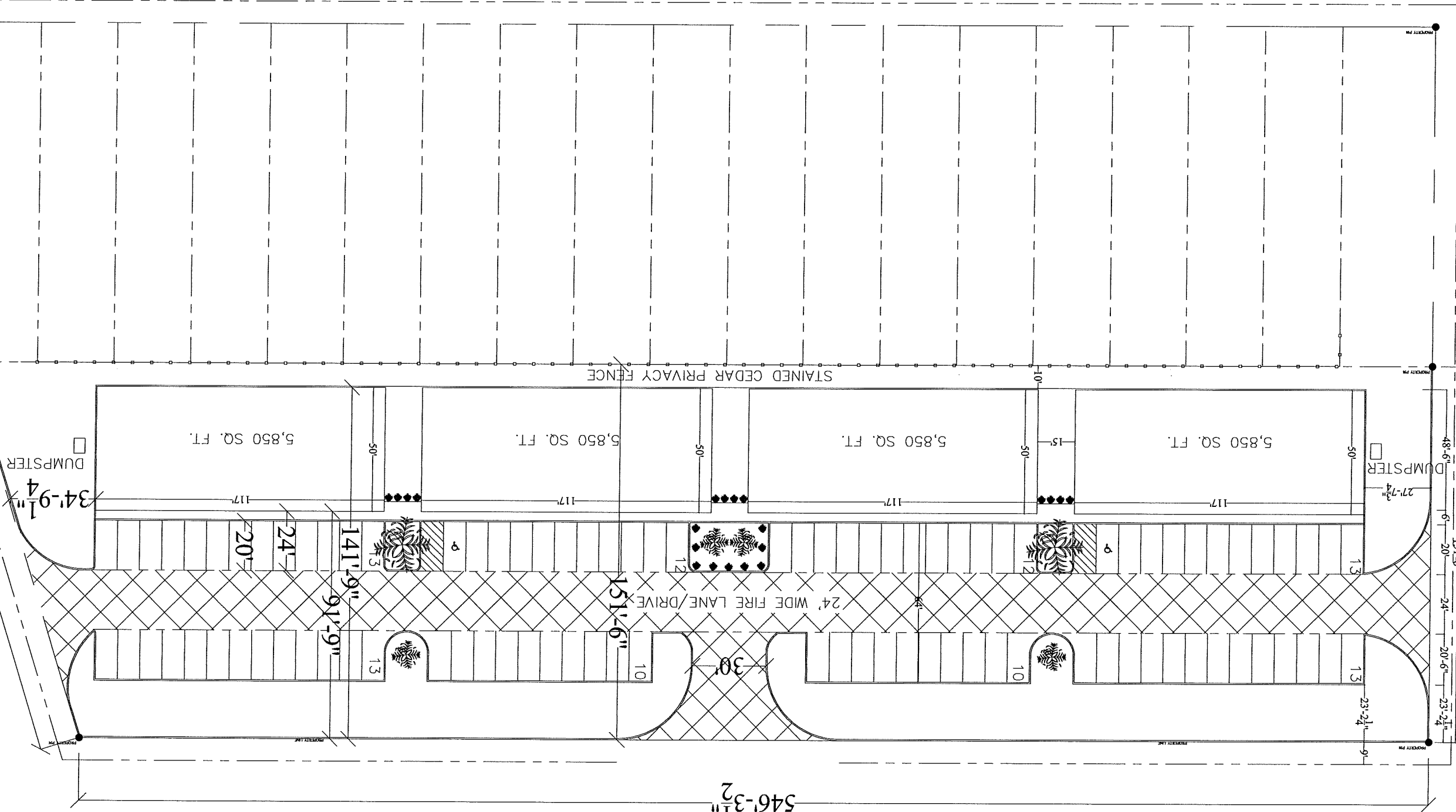
WOODS ST

FERN ST

288'-6"

SAM RAYBURN FWY

546'-3 $\frac{1}{2}$ "



PECAN ST

61'-20 $\frac{3}{4}$ "

Future View from Sam Rayburn



STAFF REVIEW LETTER

May 12, 2016

Sapphire Group LLC
4708 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for a zone change and conceptual site plan approval from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for the property located at 308-420 North Sam Rayburn Freeway and 703-713 West Pecan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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-1.2 (Sam Rayburn Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
4. The site plan is conceptual and will require additional site plan approval before construction begins.
5. Screening shall be provided and maintained abutting any residential districts.
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. Final site plans utility, drainage and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 12.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2617 FAIR OAKS CIRCLE

The request of Kirk & Perilla Brewer (Owners) concerning the property at 2617 Fair Oaks Circle, being Lot 8, Block 2, Laurel Creek Addition, Section 1, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback for a detached carport from the main structure in lieu of the required 6' in an R-1 (One Family Residential) District.

Background:

The property is located at 2617 Fair Oaks Circle off Laurel Creek Drive in west Sherman. The owner would like to construct a carport, 4' from the side of the house. The carport will match the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kirk & Perilla Brewer (Owners)

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:

15

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Photo

Survey

Photos

Site Plan

Elevations

Letter from Frank & Katherine Moore

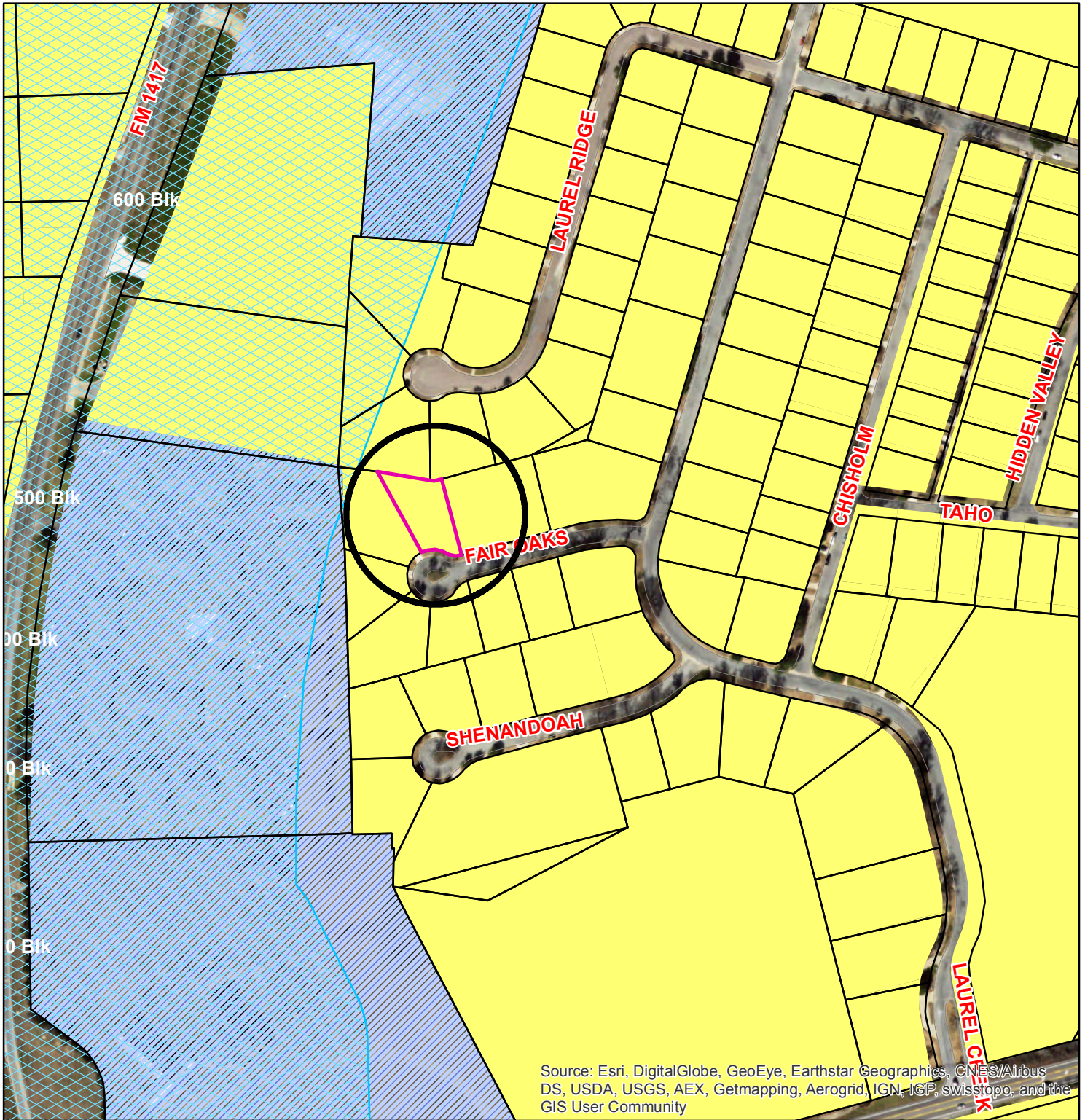


2617 Fair Oaks Circle



1 in = 426 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2617 Fair Oaks Circle

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

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

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



NOT TO SCALE

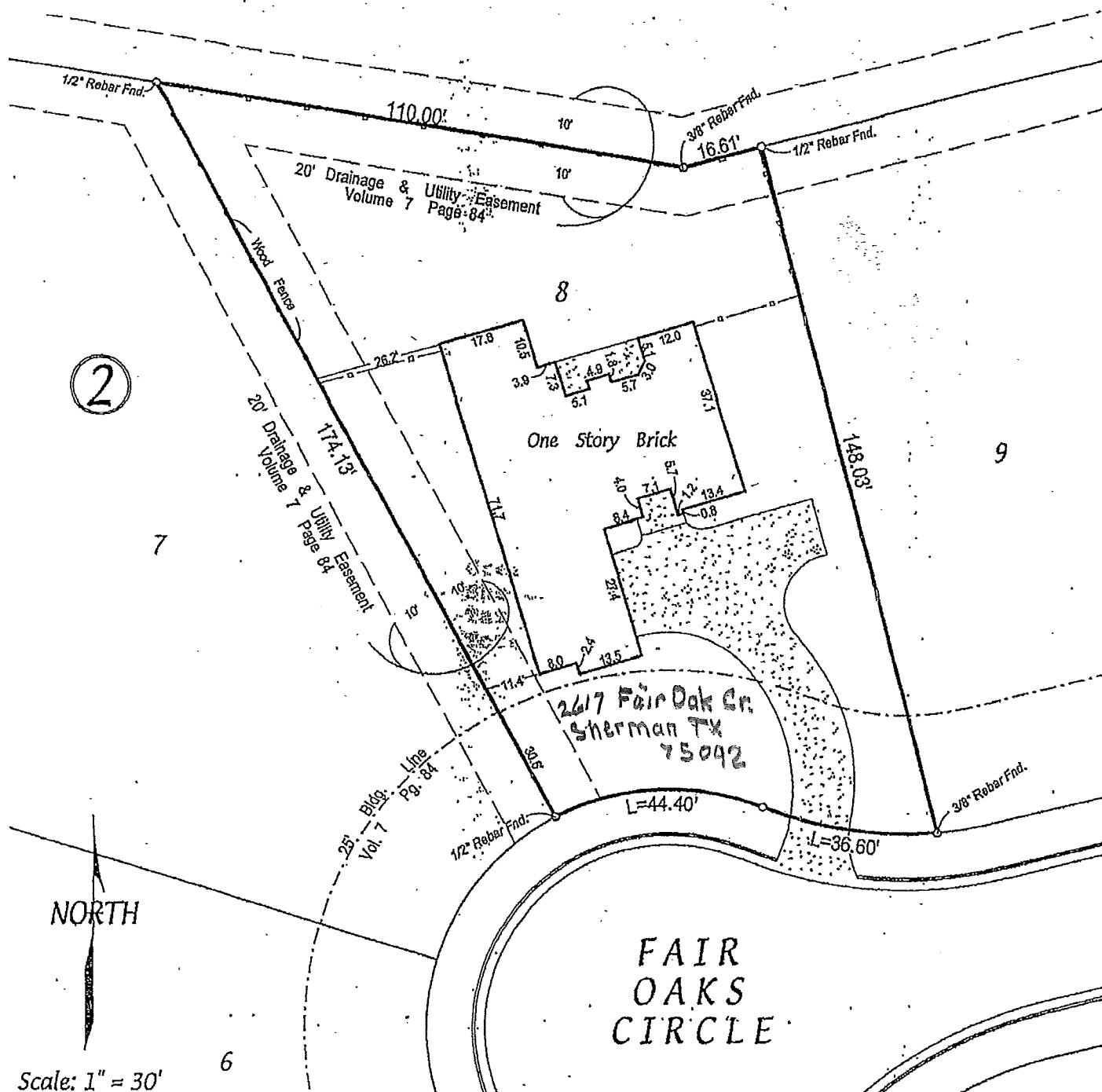
1 in = 266 ft



City of Sherman, Texas
Developmental Services Department

2617 Fair Oaks Cir.





SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR:

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 25 th day of October, 2001 of the following described property:

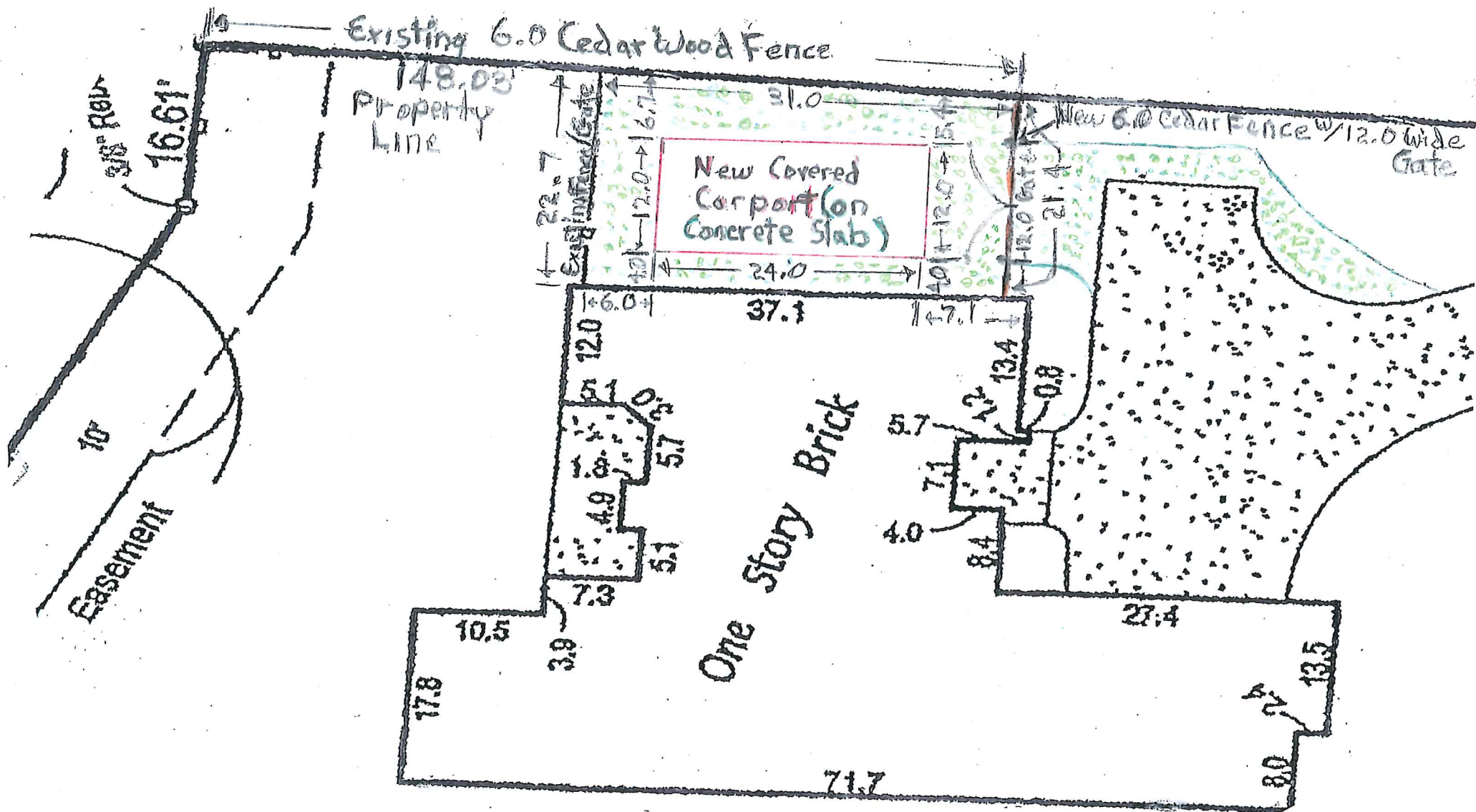
Lot EIGHT (8) in Block TWO (2) of LAUREL CREEK ADDITION, SECTION ONE to the City of Sherman, Texas as shown by plat of record in Volume 7, Page 84, Plat Records, Grayson County,

A color photograph of a suburban street. In the foreground, there is a green lawn and a light-colored concrete or gravel driveway. To the left, a house with grey siding and a white-trimmed gable is partially visible, with a large green tree in front of it. In the center, there are several rounded green bushes. To the right, a larger house with a dark roof and a chimney is visible, surrounded by more trees and shrubs. The sky is clear and blue. A white rectangular label with handwritten text is in the bottom right corner.

2617 Fair Oaks Circle
Sherman TX 75092



2617 Fair Oaks Circle
Sherman TX 75092



- New Concrete
- (1) New Covered Metal Carport
- New Fence w/ Gate
- (2) Color of New Carport is Cream/Ivory

2617 Fair Oak Circle
Sherman TX 75092



2617 Fair Oaks Circle
Sherman TX 75092



2617 Fair Oak Circle
Sherman TX 75092

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

RECEIVED

MAY 04 2016

April 29, 2016 Frank & Katherine Moore
2604 Fair Oaks Circle
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 17, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Kirk & Perilla Brewer (Owners) concerning the property at 2617 Fair Oaks Circle, being Lot 8, Block 2, Laurel Creek Addition, Section 1

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback for a detached carport from the main structure in lieu of the required 6' in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

Detached Carports are not allowed in this association. Homeowners Association rules state this fact clearly. All garages must be attached side entry only. Owner's should have contacted homeowner association first. I am totally against this request.

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

Frank S. Moore



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

Agenda Item No. 13.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4312 TEXOMA PARKWAY**

The request of Chris Martin (Owner) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 3, Sidney Heights Addition, as follows:

Planning and Zoning Commission

Site plan approval for an additional storage facility for Mandy's Mini Storage.

Background:

The property is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road. The owner would like to construct a 6,341 square foot, 53 unit storage facility on the lot.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Chris Martin (Owner)

Tatchio and Associates (Architect)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

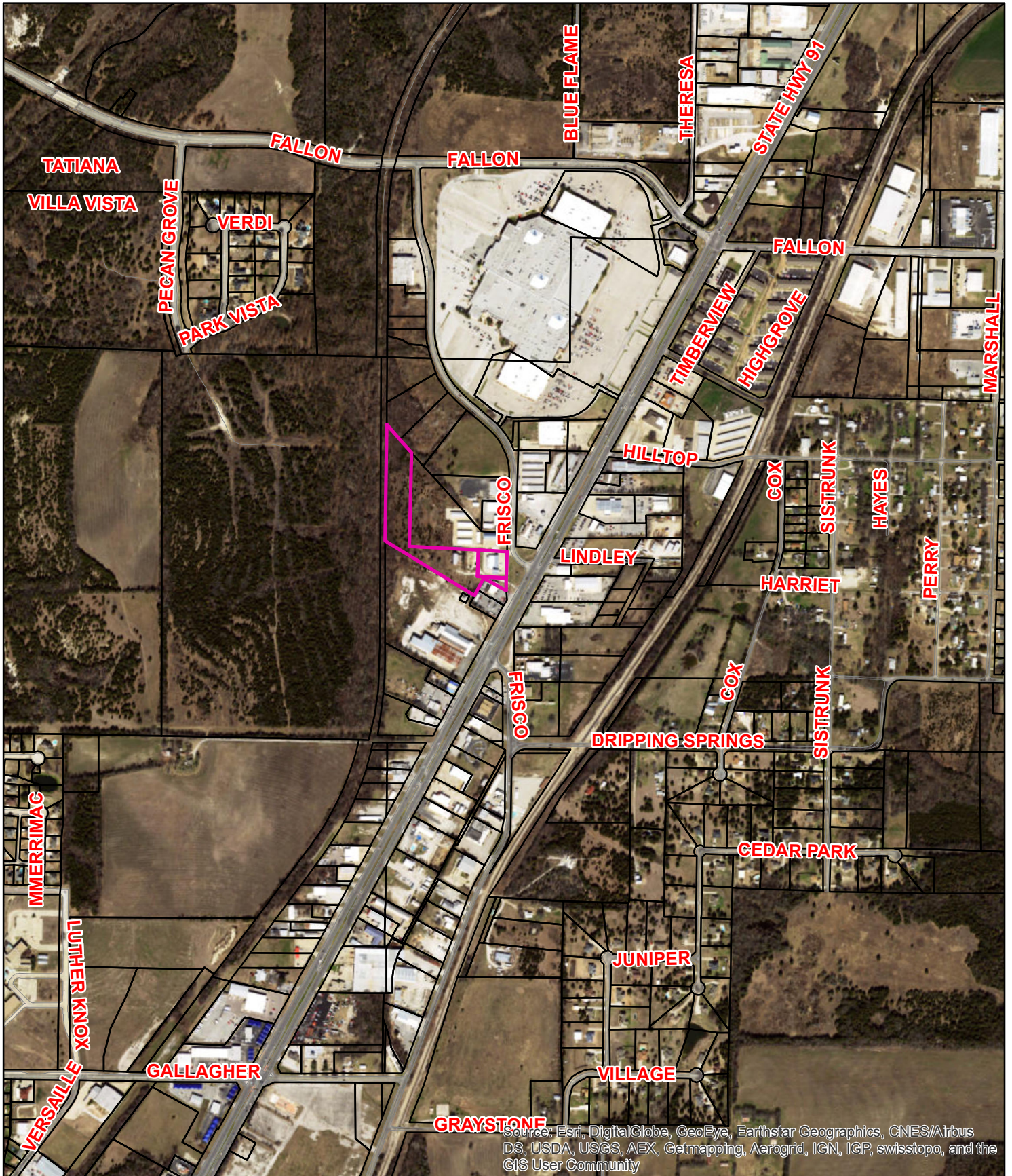
Zoning Photo

Plat

Site Plan

Elevations

Staff Review Letter

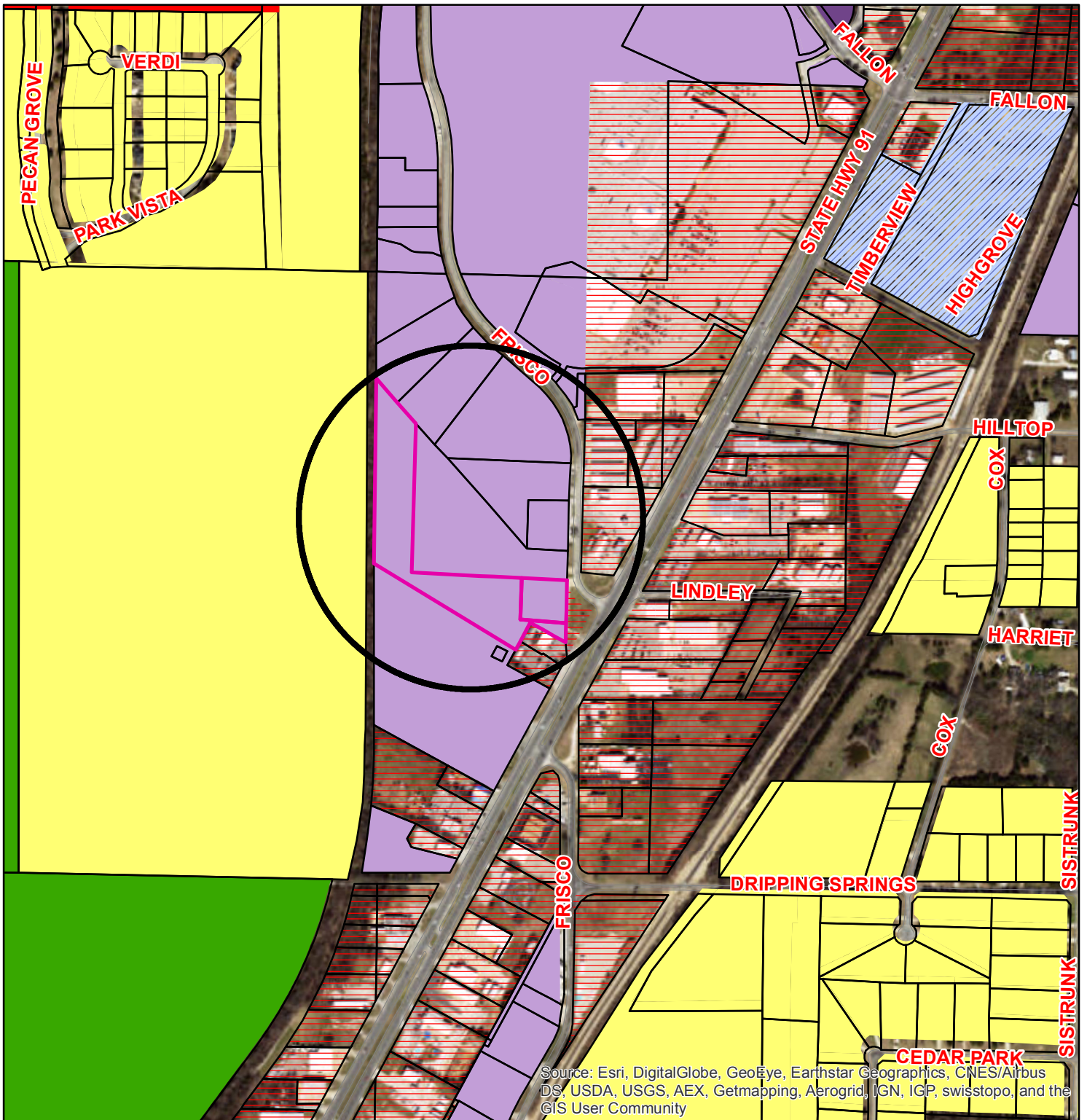


4312 Texoma Parkway



1 in = 887 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4312 Texoma Parkway

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

- Representation: SpermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

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



NOT TO SCALE

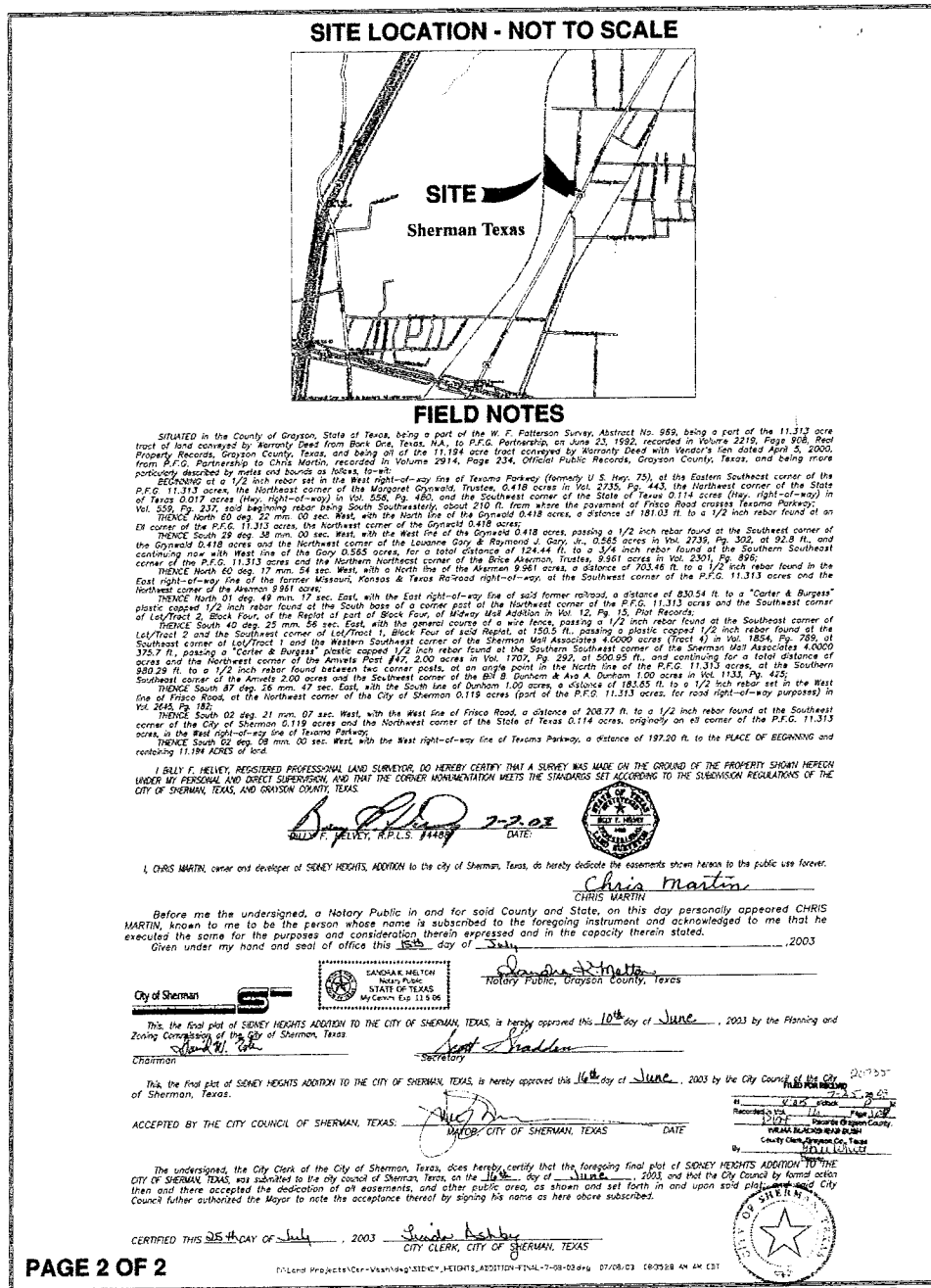
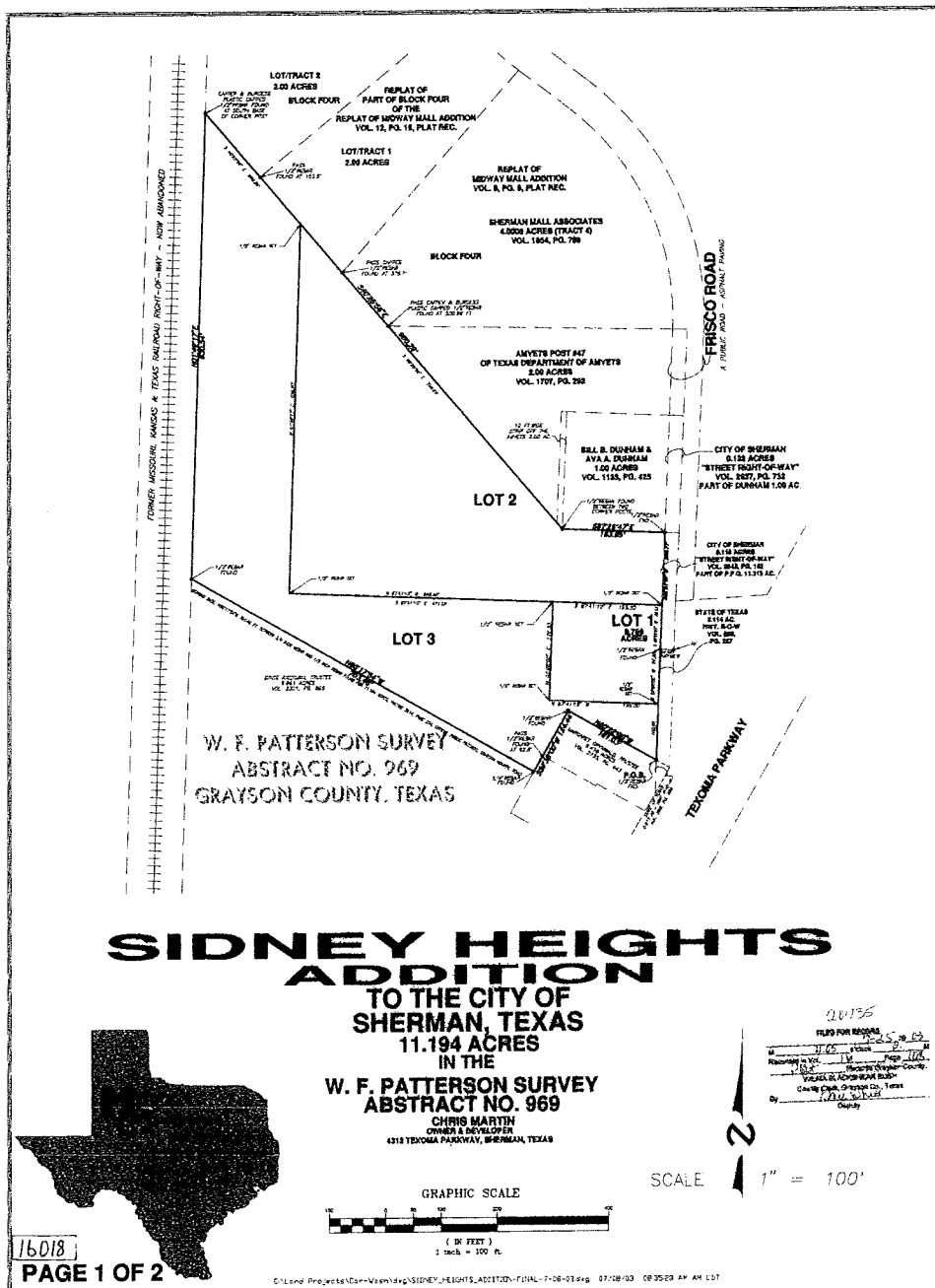
1 in = 600 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4312 Texoma Pkwy.





101
← EXISTING GRADES

5" THICK CONC. PAVING

HATCHED AREA
EXISTING STORAGE
8,400 S.F.

GAS
MTRS

100A 3 PHASE
120/240V 1W-3" U/G COND.
SEE ELECTRICAL

1/2" WATER
METER

AERA SEPARATION

NEW SELF STORAGE
8,341 S.F.

EXISTING
BUILDING

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

FRISCO RD

8 02" 21' 01" W 208.17'
CITY OF SHERMAN
STREET R.O.W.

TEXOMA PARKWAY

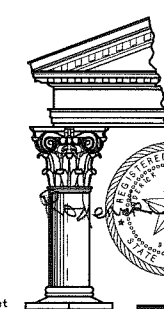
OVERALL SITE PLAN
SCALE: 1" = 100'-0"

AREA OF
IMPROVEMENTS

EXIST.
BLDG.
TO BE
REMOVED

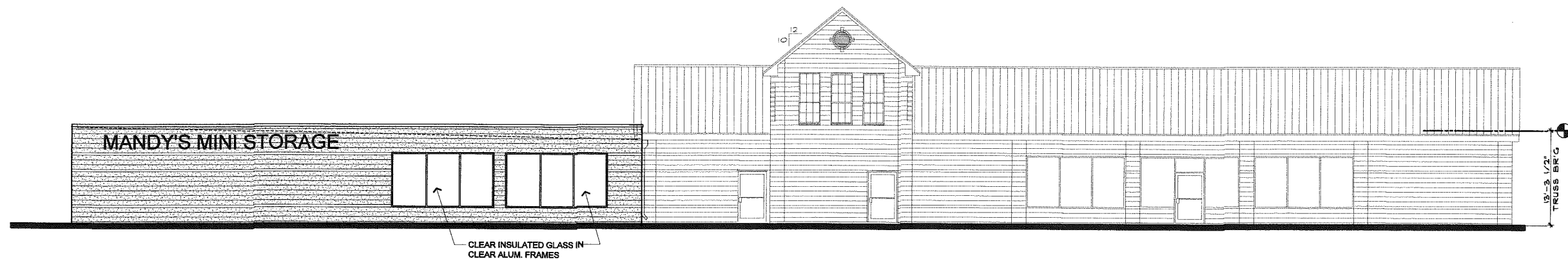
ARTIFICIAL
LOT AREA

TEXOMA PARKWAY



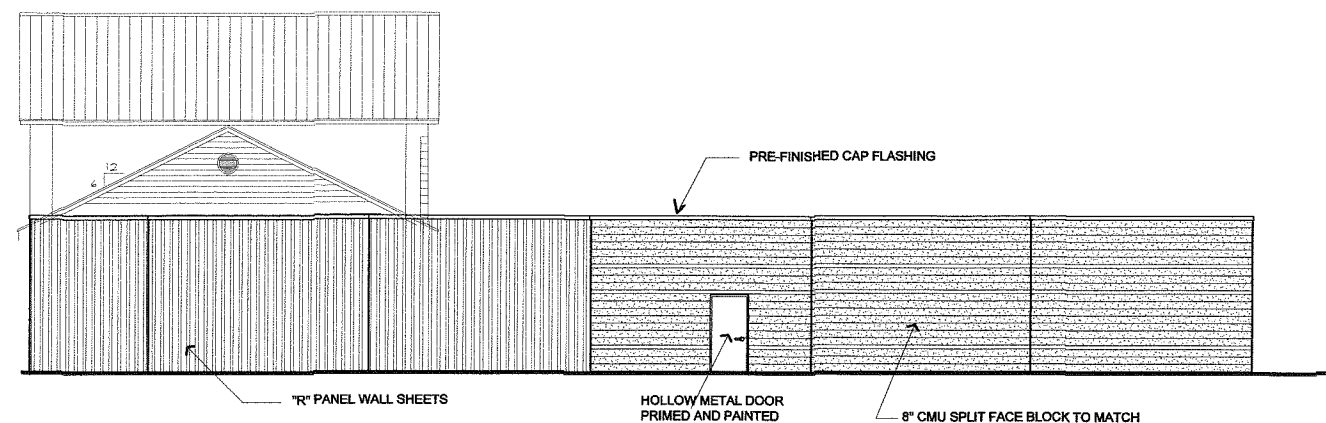
AN ADDITION TO MANDY'S
MINI STORAGE
SHERMAN, TEXAS

DATE: 4/26/2016
PROJECT NO.
1609
C-1
SHEET NO.



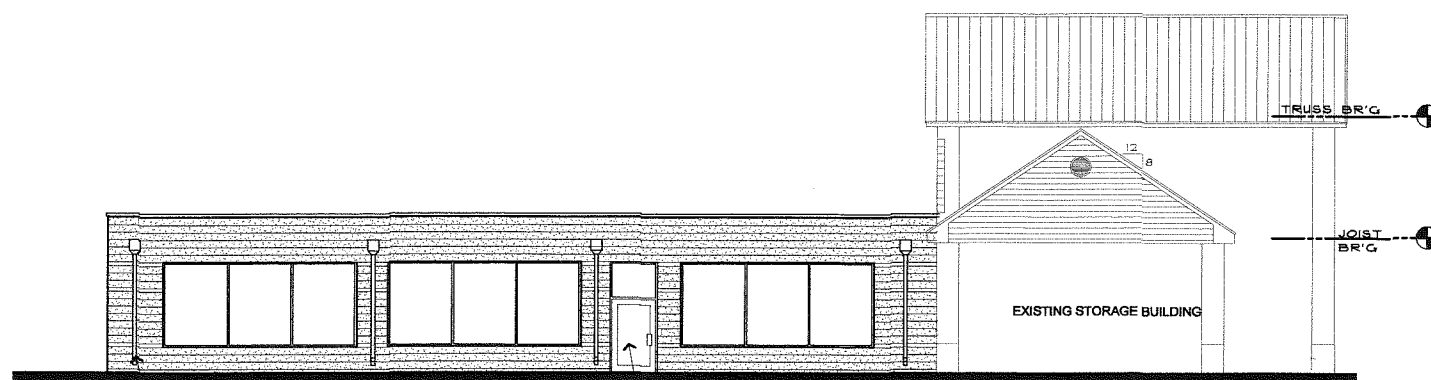
EAST ELEVATION

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



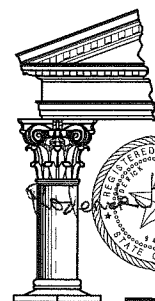
SOUTH ELEVATION

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

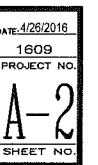


NORTH ELEVATION

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



AN ADDITION TO MANDY'S
MINI STORAGE
SHERMAN, TEXAS



STAFF REVIEW LETTER

May 12, 2016

Chris Martin
521 W. Main
Denison, TX 75020

Tatchio & Associates
PO Box 2062
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for an additional storage facility for Mandy's Mini Storage for the property located at 4312 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. 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. All parking shall be on private property and shall not encroach into Texoma Parkway or Frisco Road right-of-way.
4. Parking is permitted on paved surfaces only; a parking space is considered to be 9' x 20'.
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. Replat required, building location on both Lot 1 and Lot 3.
8. Verify ownership of land along Texoma Parkway. Plat provided shows building to be located within State Right-of-Way.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 14.

Meeting Date: 05/17/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 711 E. LAMAR**

The request of Friendly Church of God in Christ (Owners), Kasandra Davis (Representative) and Deena Miles, Miles Moore Consultants (Draftsman) concerning the property located at 711 East Lamar Street, being Lots 4 thru 12, Block 10, Chaffin's 1st Addition, as follows:

Planning and Zoning Commission

Site plan approval for the renovation of the front façade of Friendly Church of God.

Background:

The property is located at 711 East Lamar between Throckmorton and Maxey Streets; Friendly Church of God in Christ is the tenant. An exception was granted in 1958 to the spacing rules on the required back yard area for an addition to the church building.

The owners would like to renovate the front of the exterior facade, it currently has a stone front and they would like to change it to glass.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Friendly Church of God in Christ (Owners)

Kasandra Davis (Representative)

Deena Miles, Miles Moore Consultants (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

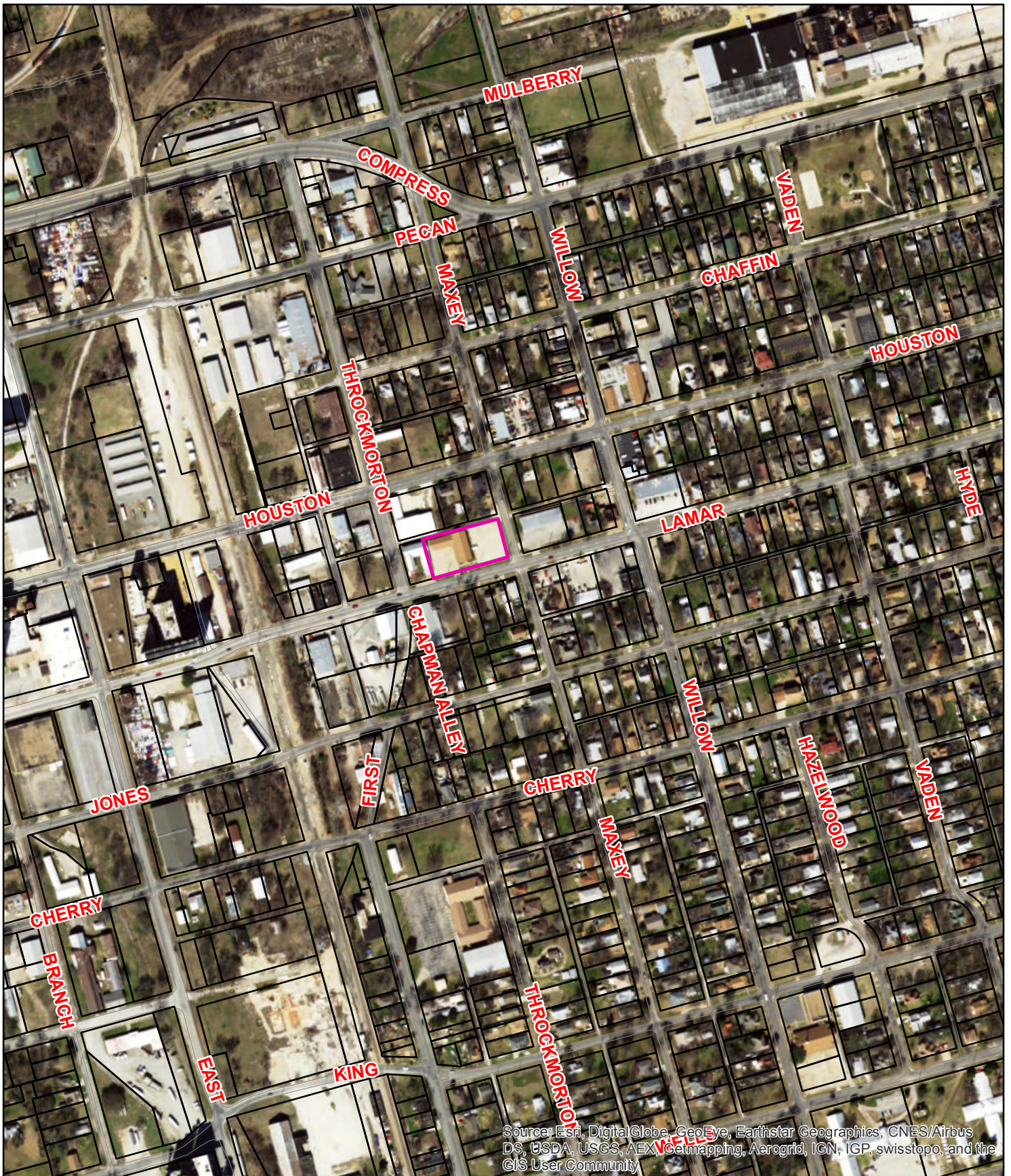
Location Map

Zoning Map

Existing Elevation

Site Plan/Elevations

Staff Review Letter

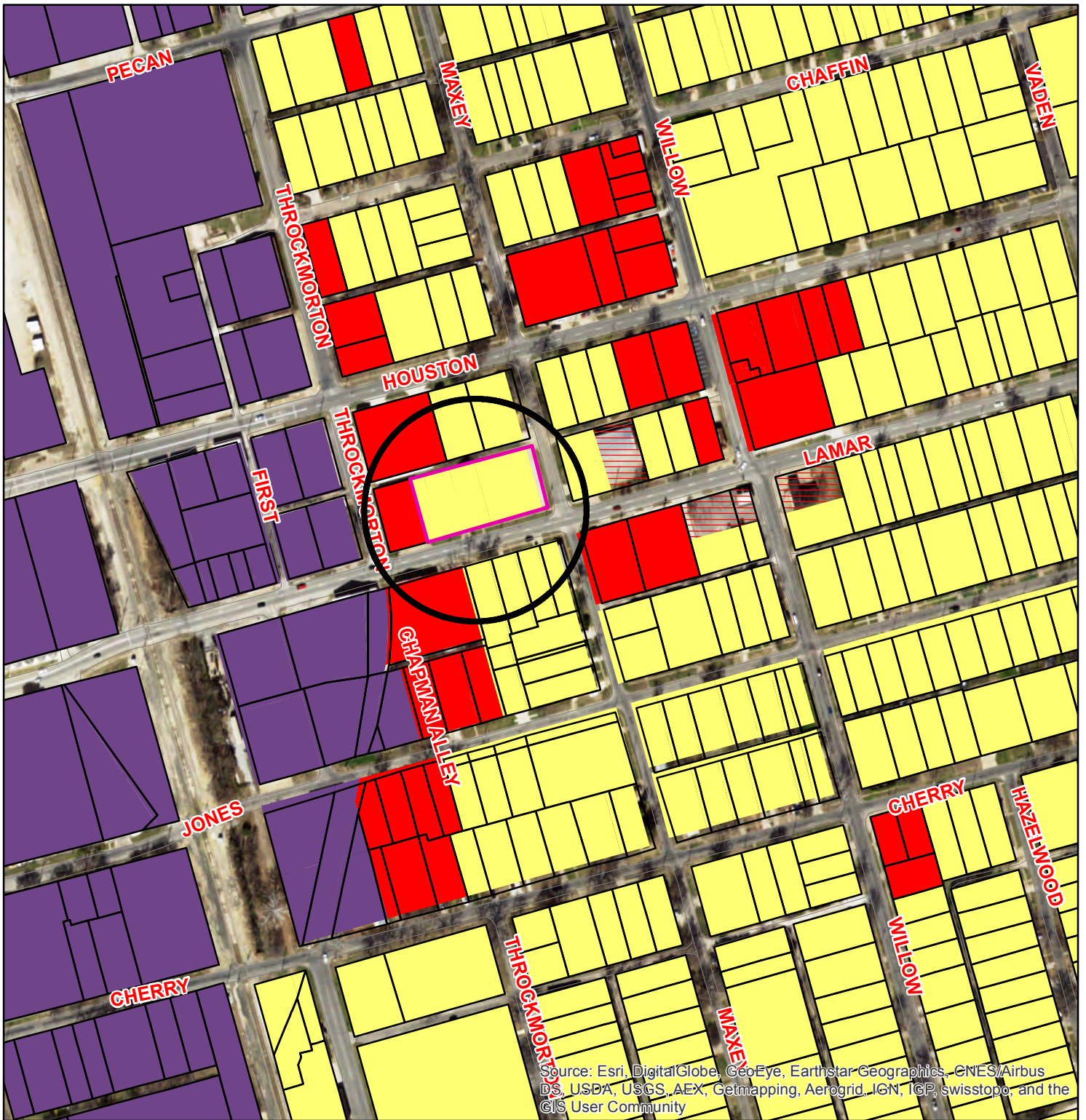


711 E. Lamar



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 711 E. Lamar

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

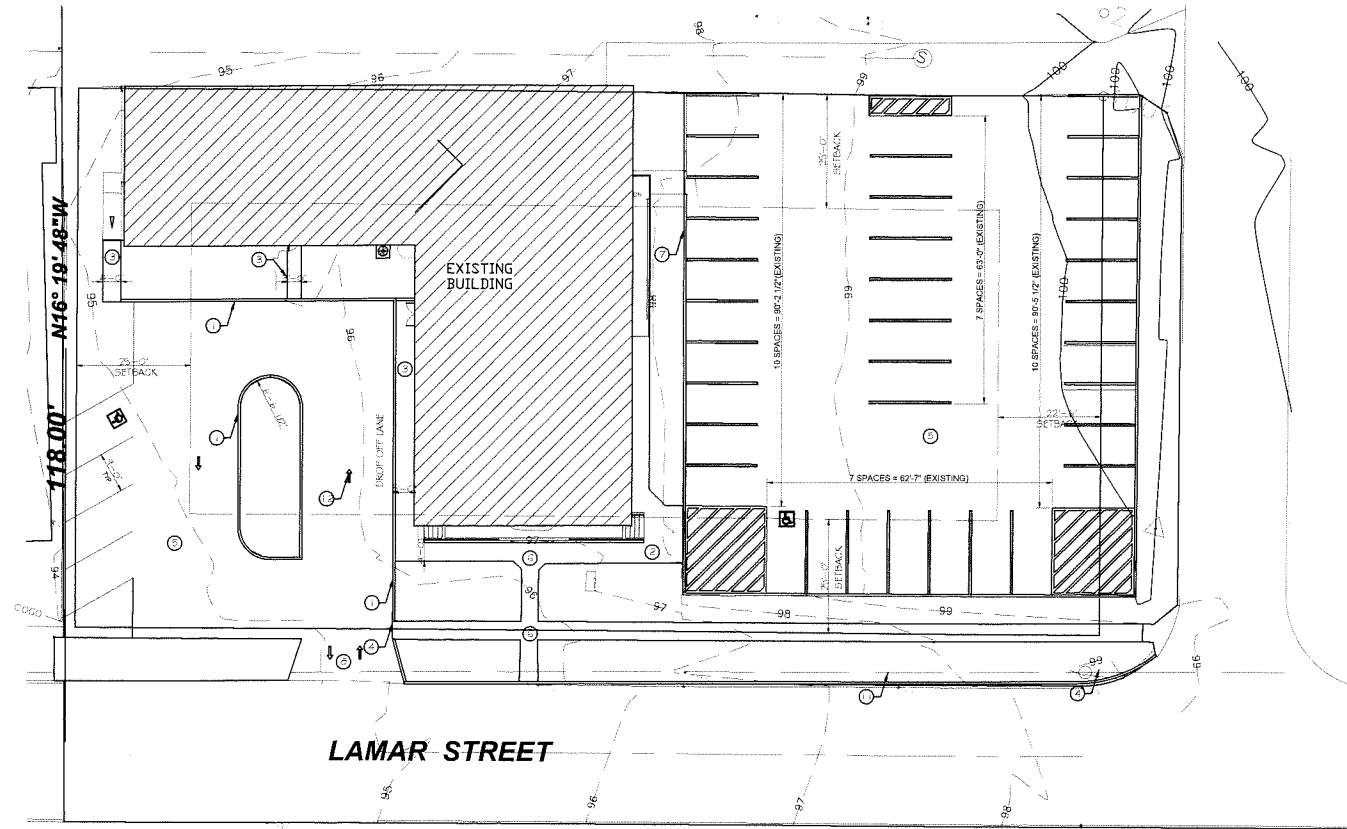
City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 266 ft

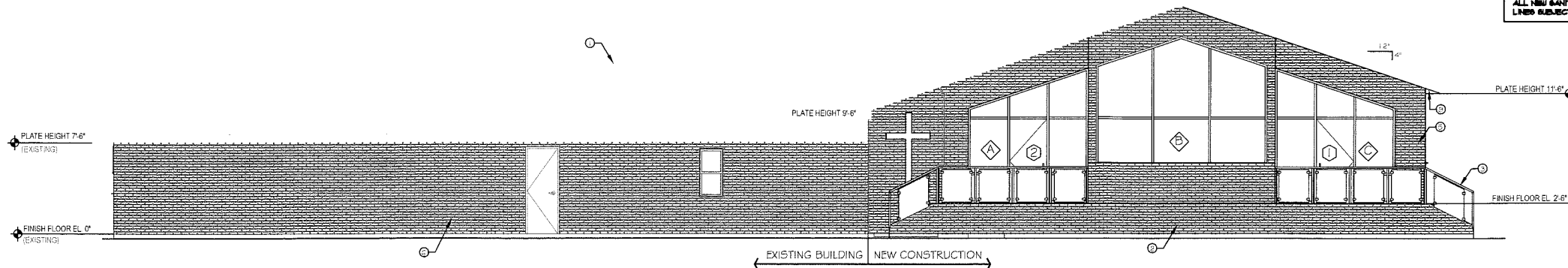




SITE PLAN

SCALE: 1" = 20'-0"

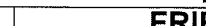
VICINITY MAP 	REQUIRED FLAME SPREAD RATINGS EXIT ENCLOSURES & EXIT PASSAGEWAYS - B CORRIDORS - B ROOMS & ENCLOSED SPACES - C	PROJECT NARRATIVE DEMOLISH THE EXISTING CHURCH SANCTUARY OF APPROXIMATELY 6,219.44 SQUARE FEET, AND REMODEL PROPOSED SANCTUARY AREA (1,324 SQUARE FEET) WITH OFFICES (850 SQUARE FEET), RESTROOMS (225 SQUARE FEET), THE EXISTING FACILITY WILL REMAIN OPEN DURING THE CONSTRUCTION PROCESS. PERMIT TO INCLUDE DEMOLITION, RECONSTRUCTION OF STRUCTURAL, ELECTRICAL & MECHANICAL SITE IMPROVEMENTS TO INCLUDE ADA COMPLIANCE
	GOVERNING BUILDING CODES 2009 INTERNATIONAL BUILDING CODE 2009 INTERNATIONAL MECHANICAL CODE 2009 INTERNATIONAL PLUMBING CODE 2011 INTERNATIONAL ELECTRICAL CODE 2009 INTERNATIONAL FIRE CODE	
ABBREVIATIONS L.S. LANDSCAPE EASEMENT BSL BUILDING SETBACK LINE F.H. EXISTING FIRE HYDRANT FL PROPERTY LINE R.O.W. RIGHT OF WAY	SHEET INDEX ARCHITECTURE SP-1 TITLE SHEET, SITE PLAN, & NOTES A-1 EXISTING / DEMO PLAN A-2 NEW FLOOR PLAN A-3 ELEVATIONS A-4 SECTIONS A-5 SCHEDULES A-6 ROOF PLAN AND INTERIOR FLOOR PLAN A-7 INTERIOR ELEVATIONS	PROJECT DATA PROJECT NAME FRIENDLY COGIC 711 E. LAMAR SHERMAN, TX 75090 OWNER FRIENDLY COGIC 711 E. LAMAR SHERMAN, TX 75090 CONSTRUCTION TYPE BUILDING: (EXISTING) VB - NONSPRINKLERED
KETNOTES ① NEW 6" CONCRETE CURB ② ADA ACCESS ROUTE ③ NEW SIDEWALK ④ FLUSH WITH PAVEMENT ⑤ EXISTING ASPHALT PAVING AND PARKING ⑥ EXISTING CONCRETE SIDEWALK ⑦ EXISTING 6" CONCRETE CURB ⑧ EXISTING DRIVEWAY ⑨ NEW LANDSCAPE AREA ⑩ DIRECTIONAL SIGNS - REFER TO SIGNAGE NOTE ⑪ PROPERTY LINE ⑫ NEW DIRECTIONAL ARROWS	PARKING REQUIREMENTS PROPOSED & EXISTING MAIN BUILDING ASSEMBLY - 1324/15 - 26.45 OFFICE - 850/375 - 2.3 TOTAL REQUIRED - 29 TOTAL PROVIDED - 38 TOTAL ACCESSIBLE PROVIDED - 2	ZONING R-1 (ONE STORY) OCCUPANCY BUILDING (EXISTING) A-3 BUILDING HEIGHT EXISTING - ONE STORY (MAX. 20'-0")
	GENERAL NOTE DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESS WAYS, WITHIN A TRIANGLE MEASURING 30' ALONG THE PUBLIC STREET AND 30' ALONG THE PRIVATE ACCESS WAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'. STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS. ANY ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF SITE. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOORS, TRANSFORMERS, BACKFLOW PREVENTORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE TREES AND SHRUBBERY IN THE RIGHT OF WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITH OUT APPROVAL OF THE CITY'S LANDSCAPE ARCHITECT OR ASSIGNEE. THE PERMIT SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE OR RELOCATE SAID TREES, SHRUBBERY COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT AND IRRIGATION LINES, IRRIGATION LINES SHALL BE EXTENDED AND SLOTTED UNDER NEW IMPROVEMENTS IF NECESSARY. PERMIT IS RESPONSIBLE FOR WATERING EXISTING LANDSCAPING WHILE SERVICES IS OUT DUE TO PROPOSED WORK. ALL TREES DAMAGED OR RELOCATED SHALL BE REPLACED IN KIND. ALL ON SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE.	LEGAL DESCRIPTION LOT FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), and TWELVE (12) in Block TEN (10) for CHAFFIN'S FIRST ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 26, Pages 48 Deed Records, Grayson County, Texas. BUILDING AREA EXISTING MAIN BUILDING TOTAL AREA UNDER ROOF - 6,219.44 sqft OCCUPANT LOAD NUMBER OF EXITS REQUIRED - 2 PROVIDED - 4 EXISTING BUILDING SANCTUARY - 1324/15 NET - 88.26 OFFICE - 850/100 GROSS 8.5 FELLOWSHIP HALL - 660/100 GROSS 3.3 TOTAL OCCUPANT LOAD - 100.06 LOT COVERAGE EXISTING MAIN BUILDING SITE AREA (GROSS) 34,816.41 SF. = .79 AC. SITE AREA (NET) 25,100 SF. = .59 AC LOT COVERAGE: 24%



PRELIMINARY
NOT FOR CONSTRUCTION



REFERENCES		REFERENCES		REVISIONS					REVISIONS					SCALE: AS NOTED		DATE		
DWG. NO.	TITLE	DWG. NO.	TITLE	NO.	DESCRIPTION	BY	APP'D	DATE	CLIENT	NO.	DESCRIPTION	BY	APP'D	DATE	CLIENT		DESIGNED BY	Designer
																	DRAWN BY	Author
																	CHECKED BY	Checker
																	PROJECT MGR	
																CLIENT APPR		



M. Moore Consultants
1106 Elm, Tx. 75068-8514 Phone: 214.641.3715 480.229.8870

FRIENDLY COGIC
REMODEL OF CHURCH
INTERIOR / FACADE
711 E. LAMAR SHERMAN, TX.
SITE PLAN

PROJECT NO. M3-PN145048	
DWG. NO. SP-1	
REV. NO.	DATE 04/27/16

STAFF REVIEW LETTER

May 12, 2016

Friendly Church of God in Christ
711 E. Lamar
Sherman, TX 75090

Kasandra Davis
711 E. Lamar
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for the renovation of the front façade of Friendly Church of God for the property located at 711 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 17, 2016 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 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; a parking space is considered to be 9' x 20'.
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. New Drive approaches shall conform to City of Sherman standards and a permit is required.

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

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

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

Respectfully,


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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager
PO Box 1166 | Sherman, TX 75091-1166 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us



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

Agenda Item No. 16.

Meeting Date: 05/17/2016

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

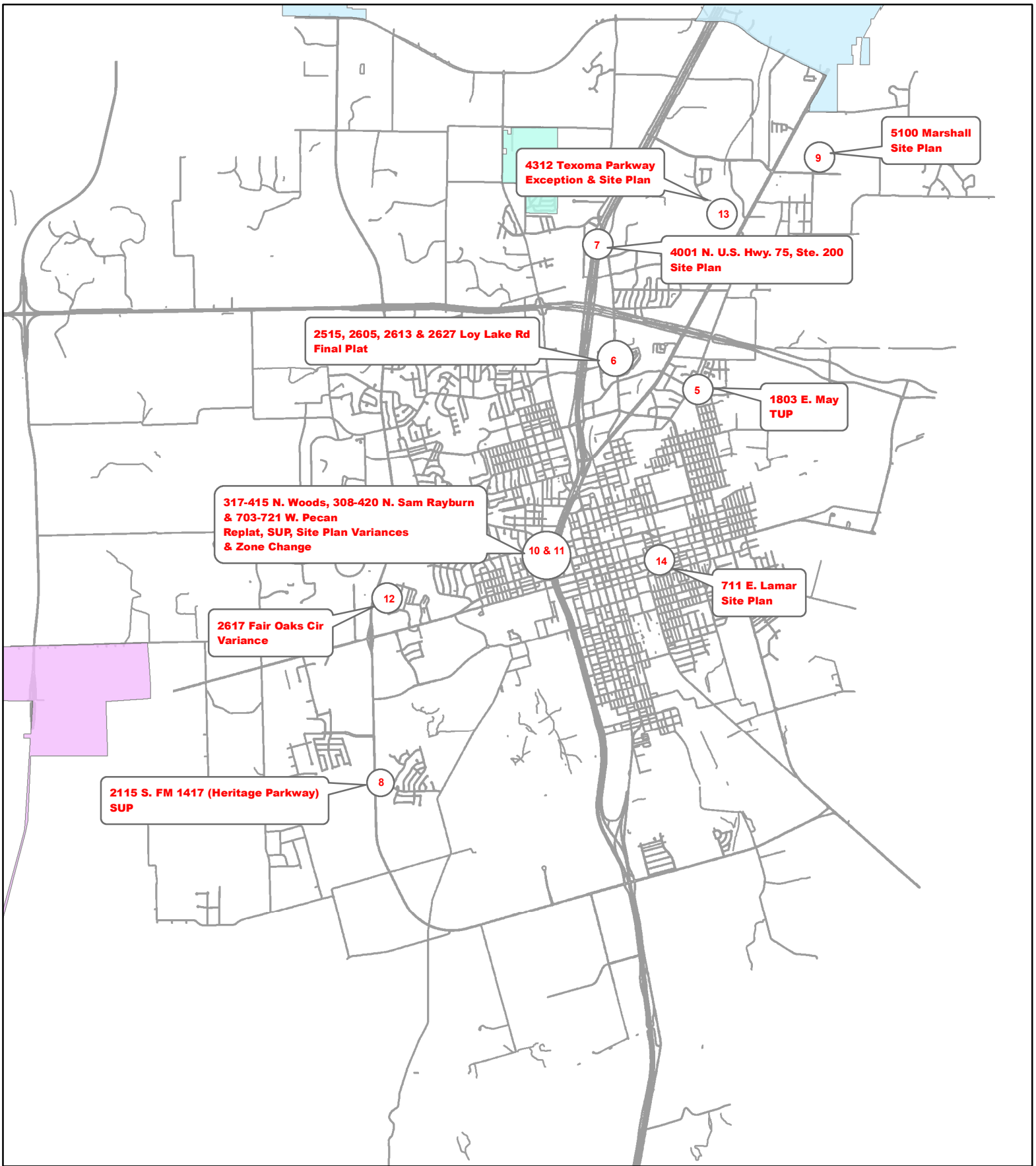
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting May 17, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,042 feet