

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 16, 2017 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 18, 2017, PLANNING AND ZONING COMMISSION MEETING AND THE APRIL 26, 2017 TRAINING WORKSHOP**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6, 9, 11, 13 & 14)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
5. * **600 BLOCK E. CARTER STREET & 802 N. THROCKMORTON STREET**
The request of Lazy L. Enterprises (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 600 block of East Carter Street and 802 North Throckmorton Street, being Lots 1R, 2R, & 3R, Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition, as follows:
Planning and Zoning Commission
Vacation of Plat – Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition.
6. * **1802 E HOUSTON STREET & 1809 E LAMAR STREET**
The request of Seraj Ali and Arynah S. Ali (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1802 East Houston Street and 1809 East Lamar Street, being all of Lots 1, 3, 5 and 7, Block 16, Christian College Addition, as follows;
Planning and Zoning Commission
Replat approval of Christian College Addition, Block 16, Lot 1R, being all of Lots 1, 3, 5 & 7, Block 16, Christian College Addition.

7. **4344 LOY LAKE ROAD**
The request of Sherman Hotels, LLC (Owner), Gray Rock LLC (Civil Engineer and Landscape Architect) EJES, Inc. (Architect) concerning the property located at 4344 Loy Lake Road, being Lot 2, Block 1, Ameristate Plaza, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
8. **613 PATRICIA DRIVE**
The request of Donald & Loretta Bertrand (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 613 Patricia Drive, being Lot 7, Block 4, Crutchfield 2nd Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow an attached carport on the front and side property lines in lieu of the required 25' from the front property and 6' 1" from the side property line in an R-1 (One Family Residential) District.
9. * **1400 BLOCK PARK PLACE**
The request of Shreetejas, LLC (Owners) and William Davis Finney (Surveyor) concerning the property in the 1400 Blocks of Park Place, being Lots 3 & 4 of the Replat of Fairview Park Patio Homes, Lots 1-7, as follows;
Planning and Zoning Commission
Replat approval of Lot 3 & 4 of the Replat of Fairview Park Patio Homes , Lots 1-7.
10. **2773 N. U.S. HIGHWAY 75**
The request of S&W AL, LLC (Owners), Texas Roadhouse (Tenant), Mike, Marnell, Ameritech Facility Services (Representative) and Carroll Architects (Architect) concerning the property located at 2773 N. U.S. Highway 75, being Lot 5A, Block 1, Texoma Crossing Addition, Replat Lots 5 & 5A, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for a "To Go" Addition for Texas Roadhouse in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
Planning and Zoning Commission
Site plan approval for a "To Go" Addition for Texas Roadhouse Restaurant.
11. * **2201 E. LAMAR**
The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;
Planning and Zoning Commission
Site plan approval for two (2) portable classroom buildings for Sherman High School

12.

4700 S. U.S. HIGHWAY 75

The request of Tyson Fresh Meats, Inc. (Owners) and Jim Casstevens (Representative) concerning the property located at 4700 South U.S. Highway 75, being 73.76 acres in the Sherod Dunman Survey, Abstract No. 329, and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a storage building for Tyson Fresh Meats in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow painted “R” type panels on a storage building for Tyson Fresh Meats in lieu of the required masonry in the Blalock Industrial Park.

13.

*** 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD**

The request of Barton Capital, LTD (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sweetwater Springs Subdivision

14.

*** 833 W. PECAN STREET AND 407 N. RICKETTS STREET**

The request of EMR Real Estate LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 833 West Pecan Street and 407 North Ricketts Street, being Lots 1-4, Block A, Green Mount 2nd Addition, as follows;

Planning and Zoning Board

Replat of Lots 1 thru 4, Block A, Greenmount 2nd Addition

15.

ADJOURNMENT

16.

OVERALL LOCATION MAP

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on May 11, 2017 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of May, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 05/16/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR APRIL 18, 2017, PLANNING AND ZONING
COMMISSION MEETING AND THE APRIL 26, 2017 TRAINING WORKSHOP**

List of Agenda Items:

Attachments

April 18, 2017 Draft Minutes

April 26, 2017 Draft Minutes

STATE OF TEXAS

§

April 18, 2017

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on April 18, 2017.

MEMBERS PRESENT: CHAIRMAN GILBERT; VICE-CHAIRMAN PATTERSON
COMMISSION MEMBERS: DAVIS, MAHONE, VANDERVEER, THORPE, ADAMS AND ELLIOTT.

MEMBERS ABSENT: VELLOTTI

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 21, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Patterson. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEM 5, 8, 12, 13 & 15)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAUREN WHITNEY SCHEIBMEIR AND RAYMOND AND PATSY HARMAN (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3213 AND 3217 REDBUD TRAIL, BEING 1.536 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION

REPLAT – LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION 3213 & 3217 REDBUD TRAIL (LAUREN WHITNEY SCHEIBMEIR AND RAYMOND AND

REPLAT LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION

PATSY HARMAN)

The property is located at 3213 and 3217 Redbud Trail between Stephens Circle and Cypress Grove Road in West Sherman. The property is zoned an R-1 (One Family Residential District). The owner would like to replat the two lots by moving lot lines to enlarge one of the driveways. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF GROVER & KATHLEEN TUGGLE AND ANN MOONEY (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2709 DOVER DRIVE AND 2702 YORKSHIRE DRIVE, BEING 0.8214 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF TUGGLE REPLAT IN WINDSOR PLACE, BEING A REPLAT OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION.

REPLAT – TUGGLE
REPLAT IN
WINDSOR PLACE,
BEING A REPLAT OF
LOTS 1 & 16, BLOCK
4, WINDSOR PLACE
ADDITION
2709 DOVER DR. &
2702 YORKSHIRE
DR.
(GROVER &
KATHLEEN TUGGLE
& ANN MOONEY)

The property is located at 2709 Dover Drive and 2702 Yorkshire Drive in West Sherman off West Lamberth Road. The property is zoned an R-1 (One Family Residential District). The owners would like to replat the two lots by moving lot lines to enlarge one of the lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF FLANAGAN OUTDOOR POWER EQUIPMENT & SERVICES, INC. (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5209 TEXOMA PARKWAY, BEING 4.33 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS;

PLANNING AND ZONING BOARD

REPLAT APPROVAL OF CAJC ADDITION

REPLAT – CAJC
ADDITION
5209 TEXOMA
PARKWAY
(FLANAGAN
OUTDOOR POWER
EQUIPMENT &
SERVICES, INC.)

The property is located at 5209 Texoma Parkway between Fallon Drive and Woodlake Road. The applicant 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF MIKE AND GINA ADAMS (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1711 AND 1715 NORTH WOODS STREET, BEING PART OF LOTS 7, 8, 9 AND 10 AND AN ABANDONED ALLEY IN BLOCK 3, W.M. SHANNON'S SUPPLEMENT, CONTAINING 0.762 ACRES, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R

REPLAT – W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R 1711 & 1715 N. WOODS (MIKE & GINAL ADAMS)

The property is located at 1711 and 1715 North Woods between Fairview Street and Texas Street. The property is zoned a C-1 (Retail Business) District. The owner would like the replat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF STANLEY BLYTHE (OWNER), QUIKTRIP (TENANT), JOHN PIMENTEL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR A QUIKTRIP CONVENIENCE STORE WITH GASOLINE SALES

ZONE CHANGE – R-1 & SF-1 TO C-1

SITE PLAN – QUIKTRIP CONVENIENCE STORE WITH GASOLINE SALES 6120 N. U.S. HIGHWAY 75 (STANLEY BLYTHE)

Stanley Blythe, 1105 Emerald Ct., Colleyville, TX and John Pimentel, QuikTrip Corporation, 1120 N. Industrial Blvd., Euless, TX

Mr. Blythe and Mr. Pimentel appeared to represent the request and answer any questions. The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691.

Mr. Blythe explained “my parents have owned that property since 1958 and we are native Shermanites, graduated from Sherman, we’re not a bunch of charlatans coming up from the south to reap the benefits of the retail market here in Sherman. We want to create a development at the entrance into Sherman that we, as a family, are very proud of and all of the people of Sherman will be proud of. That’s one of the reason that we chose QuikTrip to be the cornerstone of our development, we felt like they’re a class operation, they have been awarded many awards over the years.”

Mr. Pimentel explained “this will be our first potential site in Sherman; we have been looking at Sherman for a while now. QuikTrip is a privately held company headquartered in Tulsa Oklahoma. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 700 plus stores in eleven states. QuikTrip has been ranked on the list of Best Companies to Work for the last fourteen years by Fortune magazine, while being on Forbes top 100 companies. QuikTrip has never laid off an employee in the history of the company. QuikTrip contributes 5% of their net earnings to charitable organizations. We are a part of the national safety program; our employees are trained to be able to help youth that come in that feel endangered. We also contribute to the national honor program, we grant scholarships to military members who have been killed in action.”

“The convenience store will on U.S. Highway 75 and FM 691, the southwest corner, we would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,773 square foot, 24-hour QuikTrip Convenience Store with gasoline sales. We will have ten double-sided fueling stations for a total of twenty (20) pumps for retail motor fuel sales, which will operate twenty-four (24) hours a day, seven (7) days a week. The exterior finish on the building will be 100% masonry. Seventy-two (72) parking spaces will be provided. We will be conforming to the entire landscaping ordinance; actually we will go above some of the requirements.” 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 zone change or site plan.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the zone change and site plan at 6120 North U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON, VANDERVEER, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & VARIANCES

THE REQUEST OF STANLEY BLYTHE (OWNER), QUIKTRIP (TENANT), JOHN PIMENTEL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS:

BOARD OF ADJUSTMENTS

**EXCEPTION &
VARIANCES – SIGNS
6120 N. U.S.
HIGHWAY 75
(STANLEY BLYTHE)**

- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) (A) AND SECTION 7, SUBSECTION (14)(I) TO ALLOW A 439 SQUARE FOOT, 75' TALL FREESTANDING SIGN, 20' FROM THE PROPERTY LINE ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 100' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL FREESTANDING SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.
- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14) (I)(1) AND SECTION 6.8.5, SUBSECTION (11) TO ALLOW AN ADDITIONAL 154 SQUARE FOOT, 10' 10" TALL, MONUMENT SIGN ON THE PROPERTY LINE ALONG FM 691 IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT AND THE ALLOWED 65 SQUARE FOOT, 12' TALL, 25' FROM THE PROPERTY LINE ALONG FM 691 IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.

John Pimentel, QuikTrip Corporation, 1120 N. Industrial Blvd., Euless, TX

Mr. Pimentel appeared to represent the request and answer any questions. Mr. Pimentel explained "QuikTrip would like to erect two signs on the property: a 439 square foot, 75' tall freestanding pole sign, 20' from the property line along U.S. Highway 75; and a 154 square foot, 10' 10" tall monument sign on the property line along FM 691. The site where we would like the pole sign is at a low point on the highway, when you are headed north, it is not too bad as far as visibility, when you are headed south, you are not able to see the sign at 50', so by the time you see our sign, you would miss it at that point. It is important for QuikTrip customers to see the gas prices, when you make that decision, because we are not a destination business."

Scott Shadden, Director of Developmental Services explained "this is a unique property because it is sitting in a hole at the intersection of Highway 75 and FM 691. A 75' sign, the top of it would be lower than a monument sign on the hill."

Commission Member Thorpe asked about the pole sign, "are you just going to have the unleaded price on the sign?"

Mr. Pimentel responded "yes, sir, that is generally speaking of about 80% of what we sell, there will be more information on the monument sign."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the

exceptions and variances for the signs at the property located at 6120 N. U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF CONCORD VILLAGE APARTMENTS (OWNERS), LISA HANKEY (REPRESENTATIVE), H&H DRAFTING AND DESIGN (DRAFTSMAN) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 820 NORTH SAM RAYBURN FREEWAY, BEING 3.647 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ZONING – 0.32 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ZONE CHANGE AND SITE PLAN APPROVAL FOR AN ADDITION OF A TRIPLEX AND OFFICE FOR CONCORD VILLAGE APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXTENSION OF A 6' WOOD PRIVACY FENCE, IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL TO SURROUND THE DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Robert Minshew, 206 W. Belden, Sherman, TX and Lisa Hankey, 820 N. Sam Rayburn Freeway, Sherman, TX

Mr. Minshew and Ms. Hankey appeared to represent the request and answer any questions. The property is located at 820 North Sam Rayburn Freeway, between Brockett and Birge Streets; Concord Village Apartments is the tenant.

Mr. Minshew explained "Concord Village Apartments owns this vacate tract of land which is located north of the existing apartment complex, it was purchased in 2001 from me, it was part of a tract with a house located on the lot on North Woods Street. A zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District was approved by the Planning and Zoning Commission on August 16, 2011, but was denied at the City Council Meeting on this property. At that time, they were proposing a two-story, twelve bedroom apartment building with eight units. An exception to allow an addition to a 6' privacy fence in lieu of the required masonry perimeter wall to surround the development was denied at the August 16, 2011 Planning and Zoning Commission based on the

ZONE CHANGE – R-1
(ONE FAMILY
RESIDENTIAL)
DISTRICT TO R-2
(MULTI-FAMILY
RESIDENTIAL)
DISTRICT

EXCEPTION – FENCE
820 N. SAM
RAYBURN FREEWAY
(CONCORD VILLAGE
APARTMENTS)

opposition from the neighborhood, the proximity of the housing in the neighborhood and the ordinance that was in place.”

“The owner has redesigned the addition of the apartment complex and is requesting to rezone a 0.321 acre tract to the north for an addition to the existing apartment complex. The addition will be a single story triplex (2 - two bedroom apartments and 1 - one bedroom apartment) with an attached 593 square foot office for the apartment complex; for a total of 3,770 square feet. The exterior finish on the building will be brick. The parking is being rearranged so the cars will not be heading toward neighbors, even the headlights, they will be facing away from the neighbors.”

“She is trying to do everything she can do to accommodate the neighbors, I went and talked to them and one lady had a concern, she was afraid someone might get loose with a car and run through the wood fence into her yard. We have discussed that with Ms. Hankey and she agreed to build a steel rail in front of the fence where it adjoins her property where a car couldn’t run through it. They are also requesting an exception to allow the extension of a 6’ tall wood privacy fence in lieu of the required masonry perimeter wall. A wood fence is what everybody out there has in the back of their houses and beside their houses. A wood 6’ stockade fence is what everybody has and she wants to do the same thing.”

“She wants to move her office over to this area and put three additional units there and then she will convert the office that they have now to another room. It is a single story, it shouldn’t offend anybody and the rail should stop the only objection I got from people.” They had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Megan Flake, 921 N. Woods, Sherman, TX

Mrs. Flake asked “with the change, did you change where the parking lot is or only where the addition is going to be. I have the same concern, I have children in the backyard daily and I don’t want a car coming through the fence.”

Mr. Minshew agreed to do the steel fence adjacent to their property as well.

Mrs. Flake responded “that could be a possible compromise. My only other concern is the current wood fence that you have is not maintained, so adding a wood fence there might become a problem. The section where you are adding a wood fence is tree lined and has a chain link fence with thirty plus trees that are entwined with that fence. I’m obviously going to lose a lot of trees which was a big selling point to buying that home and will also affect the value of my property. I have no issues with the building design, I think it is a reasonable building; I just don’t want to lose all my mature trees. I am willing to compromise with the safety of

the fence going with the steel bar, but I don't want to lose the trees."

Mr. Minshew explained they could build the wood fence up to the chain link fence and leave the trees alone.

Jordan Flake, 921 N. Woods, Sherman, TX

Mr. Flake explained my question is "we get this approved today and construction begins and they start knocking down trees, what do we do then. I'm concerned about all the trees along the fence line and with the construction time; do we have a timeline that construction will entail. Are you going to build a fence before construction begins because we have kids in the back yard?"

Mr. Minshew explained "we have no problem with the exception being approved that the wood fence being built on the south side of the existing fence; that will give you all the trees on the fence row."

Mrs. Hankey explained "construction will begin within a year."

Mr. Minshew explained they could build the fence before construction begins; that's not a problem. "We are flexible and we want to be good neighbors."

3Robert Strickland, 917 N. Woods, Sherman, TX

Robert Strickland, 917 N. Woods, Sherman, TX

Mr. Strickland explained "our biggest concern is a safety issue, the kids in the backyard, our properties adjoin each other and that is what we were worried about with the older people coming through the fence. Also, the resale value of our house, we have owned our house for five years, it's a residential area and the apartment complex is back there in our backyard, there is no view or nothing behind us except the apartment complex."

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

PLANNING AND ZONING COMMISSION

R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ZONING – 0.32 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ZONE CHANGE AND SITE PLAN APPROVAL FOR AN ADDITION OF A TRIPLEX AND OFFICE FOR CONCORD VILLAGE APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the zone change to an R-2 (Multi-family Residential) District and site plan at 820 North Sam Rayburn Freeway subject to Staff Review Letter. Second by Commission Member

Patterson.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON,
VANDERVEER, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3,
SUBSECTION (7) TO ALLOW AN EXTENSION OF A 6' WOOD
PRIVACY FENCE, IN LIEU OF THE REQUIRED MASONRY
PERIMETER WALL TO SURROUND THE DEVELOPMENT IN
AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the
exception to allow the extension of a 6' wood privacy fence
and to set the wood fence 1' from the property line and add
steel rails to protect the neighbors as discussed in lieu of the
required masonry at 820 North Sam Rayburn Freeway
subject to Staff Review Letter. Second by Commission
Member Elliott.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER
AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF CMH HOMES, INC. (OWNERS), GARY
GARZA (REPRESENTATIVE) AND SARTIN & ASSOCIATES
(SURVEYOR) CONCERNING THE PROPERTY AT 6220
TEXOMA PARKWAY BEING 5.44 ACRES IN THE J.B.
SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS;
PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8,
SUBSECTION (5)(A) TO ALLOW MANUFACTURED
HOME SALES IN A C-2 (GENERAL COMMERCIAL)
DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY
DISTRICT.
- SITE PLAN APPROVAL FOR A 30' X 40' STORAGE
BUILDING.

**SUP & SITE PLAN –
MANUFACTURED
HOME SALES
6220 TEXOMA
PARKWAY
(CMH HOMES, INC.)**

**Lenny Wheeler, 5020 Texoma Parkway, Sherman, TX and
Carl Dunn,**

Mr. Wheeler appeared to represent the request and answer
any questions. The property is located at 6220 Texoma
Parkway between FM 691 and Woodlake Road. The property
is zoned a C-2 (General Commercial) District and also
partially located in the O-1.3 (FM Highway 691) Overlay
District. The property was approved for a Temporary Use
Permit to allow a mobile home to be as an office for a period
of one year in 1984 and a Specific Use Permit to allow
manufactured home sales in 1993; the business closed for

more than 60 days so the Specific Use Permit went away. He received the Staff Review Letter and would abide by the Recommendations.

Mr. Wheeler explained they are looking to replacing the sales office and reopen the manufactured home sales business. They will have the office and twelve new houses on the lot. "We have been doing business with Clayton Homes for sixty years. We have a store across the street for Clayton Homes that is operating now."

Mr. Dunn explained "the office will be a commercial building with stone underpinning and hardy board siding."

Commission Member Thorpe asked if the storage building would conform to the ordinance.

Mr. Wheeler responded "yes it sure will."

Vice-Chairman Patterson asked how many employees they would have.

Mr. Wheeler responded "six employees."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow manufactured home sales at 6220 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON, VANDERVEER, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF STONEHOLLOW HOMES (OWNER) AND WESTWOOD PROFESSIONAL SERVICES (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4600-5300 BLOCKS OF NORTH TRAVIS STREET, BEING 25.235 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, ALSO BEING THE PROPOSED LOT 12, BLOCK D, AND LOTS 24, 25 AND 26, BLOCK H, AUSTIN LANDING, PHASE 3, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS: LOT 12, BLOCK D – 53.93', LOT 24, BLOCK H – 54.16', LOT 25, BLOCK H – 39.58', AND LOT 26, BLOCK H – 44.34' IN THE AUSTIN LANDING, PHASE 3 ADDITION IN LIEU

**VARIANCE – LOT WIDTHS
4600-5300 BLKS. N. TRAVIS
(STONEHOLLOW HOMES)**

OF THE REQUIRED SIXTY (60) FEET IN AN (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Richard Hovas, 2740 North Dallas Tollway, Plano, TX

Mr. Hovas appeared to represent the request and answer any questions. The property is located in the 4600-5300 Blocks of North Travis Street between North Creek Drive and Kreager Road. This the third phase of the Austin Landing Addition residential home development. The plat was previously approved at the September 20, 2016, Planning and Zoning Commission Meeting and the October 17, 2016, City Council Meeting. The owners are requesting a variance for the lot widths on four of the lots in the Austin Landing, Phase 3 Addition in lieu of the required 60':

Lot 12, Block D – 53.93'

Lot 24, Block H – 54.16'

Lot 25, Block H – 39.58'

Lot 26, Block H – 44.34'

He received the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variances on Lot 12, Block D – 53.93', Lot 24, Block H – 54.16', Lot 25, Block H – 39.58', and Lot 26, Block H – 44.34' in the 4600-5300 Blocks North Travis Street subject to the Staff Review Letter. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF SHREETEJAS, LLC, SUDHAKAR ALLADA (OWNER) AND ROBERT BOYD ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY IN THE 1400 BLOCK OF PARK PLACE, BEING LOTS 3 & 4, BLOCK 1, FAIRVIEW PARK PATIO HOMES REPLAT LOT 1-7, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW CEMENT SIDING ON THREE SIDES OF TWO APARTMENT BUILDINGS IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR A MULTI-FAMILY APARTMENT COMPLEX

**EXCEPTION –
EXTERIOR FAÇADE
(DENIED)**

**SITE PLAN – MULTI-
FAMILY APARTMENT
COMPLEX
1400 BLOCK PARK
PLACE
(SHREETEJAS, LLC)**

Sudhakar Allada, 10007 Stone Harbor Way, Irving, TX

Mr. Allada appeared to represent the request and answer any questions. The property is located in the 1400 Block of Park Place off West Taylor Street. The property is zoned an R-2 (Multi-Family Residential) District. An exception to allow a 6' ornamental iron fence with landscaping, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District was approved April 19, 2011, by the Planning and Zoning Commission with the condition of planting and maintaining shrubs to create a minimum 6' solid screening prior to obtaining a Certificate of Occupancy Permit. The exception was amended to allow the planting of 4.5' Nellie Stevens or Red Tip Photinias with Pampas Grass to grow a minimum 6' tall along the ornamental iron fence at the January 22, 2013, Planning and Zoning Commission Meeting.

Mr. Allada explained "the project will consist of two three-story apartment buildings; one building will have 12 units, the second building will have 9 units, all units will have two bedrooms. I am also requesting an exception to allow siding on the sides and rear of the buildings in lieu of the required masonry or masonry veneer. Forty-two (42) parking spaces will be provided around the apartment complex. The variance I am requesting is kind of a cul-de-sac location, we are providing brick facing the cul-de-sac, the sides of the building are not visible from Park Place, I am requesting that they be cement siding." He received the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "there are some duplexes near this property that already have hardy board siding, but not this substantial."

Mr. Allada explained he has an apartment complex to the west which already has a brick front and cement siding on sides and rear; "the variance I am proposing is in line with what I have there, they were built in 2013 or 2014."

Commission Member Davis asked Mr. Allada "if this is approved, are you going to follow through on the shrubs and greenery around the fence that was approved in 2013."

Mr. Allada responded "yes."

Commission Member Davis responded "you were supposed be doing it when it was approved before; weren't you. I saw three Pampas Grass and did not see any other shrubs."

Mr. Allada explained "we had all the shrubs in, but some of them died. We will replace them after construction."

Mr. Shadden asked if he were going to irrigate them, "the last ones died from the drought. He did plant all the shrubs; we had many trips and discussions."

Mr. Allada responded “yes.”

Commission Member Davis explained “I saw plant and maintain.” He asked if he is going to park up on the hill; McGee Street is probably thirty foot higher than Park Place. “Are you going to be using the alley?”

Mr. Allada explained “we will not be using the alley. The parking spaces will be at the same level as the apartment complex; there is a flat area on the top; that is where the building and the parking will be. There is a steep hill from Park Place, but once you pass that, you have a flat area, so one of the buildings might be higher than the other.”

Commission Member Vanderveer asked “if all access would be from Park Place not the alley; correct?”

Mr. Allada explained “no, but I might also ask Engineering about using the alley.”

Mr. Shadden explained “it was part of the agreement when he was approved for the exception for the fence that there would be no access to the alley.”

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW CEMENT SIDING ON THREE SIDES OF TWO APARTMENT BUILDINGS IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the exception to allow cement siding on three sides of two apartment buildings in lieu of the required masonry in the 1400 Block of Park Place. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR A MULTI-FAMILY APARTMENT COMPLEX

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the site plan for a multi-family apartment complex in the 1400 Block of Park Place subject to the Staff Review Letter and providing an irrigation system and replacing the plants around the fence and no access to the alley. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER,

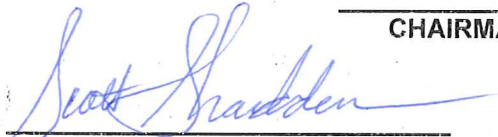
PATTERSON, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
5:48 p.m.

ADJOURNMENT



SECRETARY

CHAIRMAN

DRAFT

STATE OF TEXAS

§

April 26, 2017

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Called Meeting of the Sherman Planning and Zoning Commission and Board of Adjustments was begun and held in the City Council Chambers at City Hall, 220 W. Mulberry Street, Sherman, Texas, on April 26, 2017, when a quorum of Planning and Zoning Commission and Board of Adjustment Members attended the Training Seminar given by E. Allen Taylor, Jr.

MEMBERS PRESENT:

Chairman Joe Gilbert and Vice-Chairman Kyle Patterson.
Commission Members: Eric Elliott, Sean Vanderveer,
Shawn Davis, Clay Mahone and Jeff Adams

MEMBERS ABSENT:

Commission Members: None

CITY STAFF PRESENT:

Scott Shadden, Director of Developmental Services; Patsy Reeves, Developmental Services Administrative Secretary and Robert Buck, Building and Zoning Inspector.

PURPOSE:

Planning and Zoning Commission and Board of Adjustments Training Workshop to receive Training and Legal Updates Regarding Developmental Regulations and Parliamentary Procedure

There was a quorum of City Planning and Zoning Commission and Board of Adjustments Members present at the Planning and Zoning Commission and Board of Adjustments Training Seminar on April 26, 2017, at 11:00 a.m.

E. Allen Taylor, Jr. appeared at 11:00 a.m. to present his training and legal updates regarding developmental regulations and parliamentary procedure presentation.

Mr. Taylor is a Fort Worth native and currently serves as City Attorney to the cities of Burleson, Southlake, Mansfield, and Cleburne. He is the former Chairman of the Plan Commission of the City of Fort Worth, a former member of the Zoning Commission of the City of Fort Worth, a member of the Advisory Board of the Institute for Local Government Studies of The Center for American and International Law and was previously a member of the Pre-Application Review Panel and the Section 208 Water Quality Advisory Committee of the Lower Rio Grande Valley Development Council. He has served as a speaker and panelist for a number of conferences and seminars in these fields and has authored a number of articles in the land use and development law area. Prior to embarking on a legal career, Allen served as Planning Director of the City of Edinburg, Texas, Director of Planning & Community Development of the City of Pharr, Texas, and the Director of Planning & Community Development for the City of Killeen, Texas.

The meeting was adjourned at 1:15 p.m.



SECRETARY

CHAIRMAN



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

4.

Meeting Date: 05/16/2017

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

Issue:

CONSENT AGENDA (ITEMS 5, 6, 9, 11, 13 & 14)

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

List of Agenda Items:

5. * 600 BLOCK E. CARTER STREET & 802 N. THROCKMORTON STREET

The request of Lazy L. Enterprises (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 600 block of East Carter Street and 802 North Throckmorton Street, being Lots 1R, 2R, & 3R, Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition, as follows:

Planning and Zoning Commission

Vacation of Plat – Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition.

6. * 1802 E HOUSTON & 1809 E LAMAR

The request of Seraj Ali and Arynah S. Ali (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1802 East Houston Street and 1809 East Lamar Street, being all of Lots 1, 3, 5 and 7, Block 16, Christian College Addition, as follows;

Planning and Zoning Commission

Replat approval of Christian College Addition, Block 16, Lot 1R, being all of Lots 1, 3, 5 & 7, Block 16, Christian College Addition.

9. * 1400 BLOCK PARK PLACE

The request of Shreetejas, LLC (Owners) and William Davis Finney (Surveyor) concerning the property in the 1400 Blocks of Park Place, being Lots 3 & 4 of the Replat of Fairview Park Patio Homes, Lots 1-7, as follows;

Planning and Zoning Commission

Replat approval of Lot 3 & 4 of the Replat of Fairview Park Patio Homes , Lots 1-7.

11. * 2201 E. LAMAR STREET

The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Site plan approval for two (2) portable classroom buildings for Sherman High School

13. * 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD

The request of Barton Capital, LTD (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sweetwater Springs Subdivision

14. * 833 W. PECAN STREET AND 407 N. RICKETTS STREET

The request of EMR Real Estate LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 833 West Pecan Street and 407 North Ricketts Street, being 0.717 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 1-4, Block A, Green Mount 2nd Addition, as follows;

Planning and Zoning Board

Replat of Lots 1 thru 4, Block A, Green Mount 2nd Addition



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

5.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 600 BLOCK E. CARTER STREET & 802 N. THROCKMORTON STREET**

The request of Lazy L. Enterprises (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 600 block of East Carter Street and 802 North Throckmorton Street, being Lots 1R, 2R, & 3R, Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition, as follows:

Planning and Zoning Commission

Vacation of Plat – Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition.

Background:

The property is located in the 600 block of East Carter Street, also addressed as 802 North Throckmorton Street; the northwest corner of Throckmorton and Carter Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The property was replatted from four lots to three lots, December 8, 2014, recorded in Volume 22, Pages 179 and 180 in Grayson County Plat Records. The owner is requesting to vacate that replat.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Lazy L. Enterprises (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

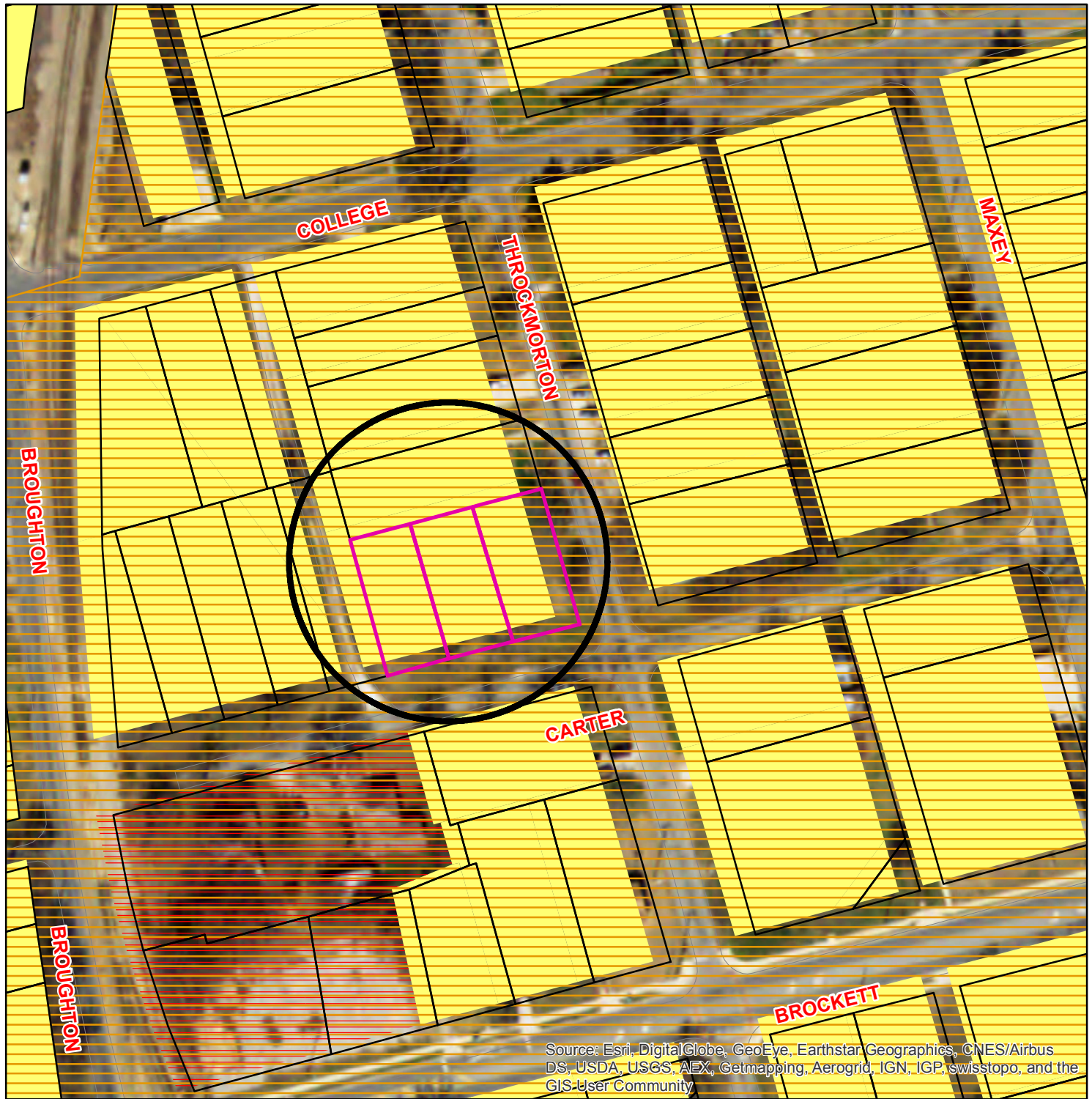
Zoning Map

Austin Park Addition Phase II

WP Carters Addition

Site Plan

Vacating Declaration



Zoning - 600 Blks. E. Carter & 802 N. Throckmorton Austin Park Addition, Phase II

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

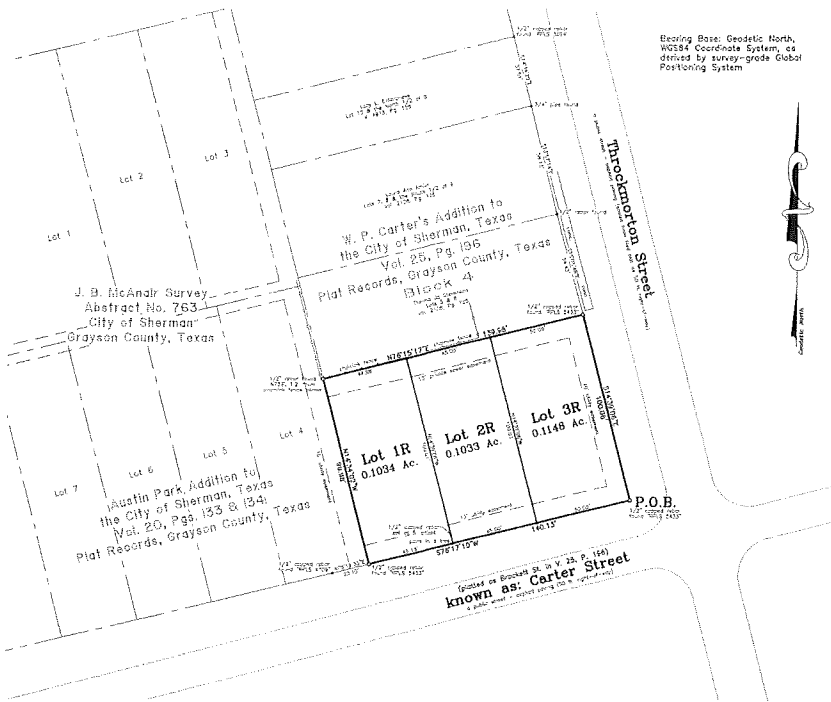
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- 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



1 in = 100 ft

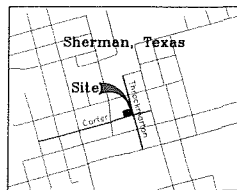
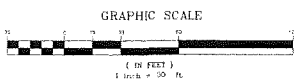


Austin Park Addition, Phase II **being a Replat of Lots 1, 2, 3 & 4, Block 4** **W. P. Carter's Addition** **to** **the City of Sherman, Texas** **0.3215 Acres** **in the** **J. B. McAnair Survey** **Abstract No. 763**

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service to be provided by Oscar Electric Delivery Co.
4. The property shown on the plat herein lies within a Zone "X" (area 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. 481400050 F, Revised Date: September 24, 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.

Mevey & Associates Surveying, Inc.
 222 W. Main St.
 Denison, Texas 75020
 Ph (803) 463-6181 Fax (803) 463-4089
 Firm Registration No. 10098100
 Texas Board of Professional Land Surveying



SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763, and being a replat of Lots 1, 2, 3 and 4, Block 4, W. P. Carter's Addition to the City of Sherman, Texas, as per plat of record in Volume 25, Page 196, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped "RPLS 5433" at the intersection of the North line of Carter Street (platted as Blocklet St. in said Vol. 25, Pg. 196) with the West line of Throckmorton Street, at the Southeast corner of both said Lot 1 and the herein described tract;

THENCE South 76 deg. 17 min. 10 sec. West, with the North line of said Carter Street and the South line of said Lot 1, a distance of 140.13 ft. to a 1/2 inch capped rebar found stamped "RPLS 5433" at the Southeast corner of Lot 4, Austin Park Addition to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 133 and 134, said Plat Records, at the Southwest corner of both said Lot 1 and the herein described tract;

THENCE North 14 deg. 34 min. 02 sec. West, with the East line of said Lot 4, Austin Park Addition and the West lines of Lots 1, 2, 3 and 4, said Block 4, a distance of 99.98 ft. to a 1/2 inch rebar found at the Southwest corner of Lot 5, said Block 4, at the Northwest corner of both said Lot 4, Block 4 and the herein described tract;

THENCE North 76 deg. 15 min. 17 sec. East, with the South line of said Lot 5 and the North line of said Lot 4, a distance of 139.98 ft. to a 1/2 inch capped rebar found stamped "RPLS 5433" in the West line of said Throckmorton Street, at the Southeast corner of said Lot 5, at the Northeast corner of both said Lot 4 and the herein described tract;

THENCE South 14 deg. 39 min. 08 sec. East, with the West line of said Throckmorton Street and the East line of said Lots 4, 3, 2 and 1, said Block 4, a distance of 100.06 ft. to the **PLACE OF BEGINNING** and containing **0.3215 ACRES** of land.

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

Billy F. Mevey 10-28-14
 Billy F. Mevey, R. P. L. S. No. 4488 Date:



I, William Rogers, Authorized Agent for Lazy L Enterprises, owner of Austin Park Addition, Phase II, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

William Rogers
 William Rogers

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared William Rogers, 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 3rd day of December, 2014.

Donna Whitfield
 Donna Whitfield
 Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Austin Park Addition, Phase II, to the City of Sherman, Texas, is hereby approved this 21st day of October, 2014, by the Planning and Zoning Commission of the City of Sherman, Texas.

J. Liles *Jeff Shadden*
 Chairman Secretary

This, the final plat of Austin Park Addition, Phase II, to the City of Sherman, Texas, is hereby approved this 17th day of November, 2014, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: *Carleen Wadsworth* 11-5-14
 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 Austin Park Addition, Phase II, to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the 17th day of November, 2014, 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 5th DAY OF December, 2014, BY *Reida Ashby*
 CITY CLERK, CITY OF SHERMAN, TEXAS



[illegible]



VACATING DECLARATION

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

Vacation Declaration for the Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition. Known all men by these presents that I (we), the undersigned, hereby acknowledge that I am (we are) the owner(s) of all the land and/or lots or portions of lots known as the Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition (a copy of which is attached hereto), December 5, 2014, and recorded in Volume 22, Pages 179-180, on December 8, 2014, Grayson County Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 the undersigned hereby declares such plat (or a portion of such plat as described below) known as the Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition, is to be vacated. It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat (or the portion described of the above referenced plat) by filing this vacation instrument in the Grayson County Plat Records to cause the County Clerk to write the word "Vacated" in plain, legible letters across the plat (or portion of the plat) so vacated.

Executed this 10th day of May, A.D., 2017.



William Magers, Owner and authorized agent for Lazy L. Enterprises

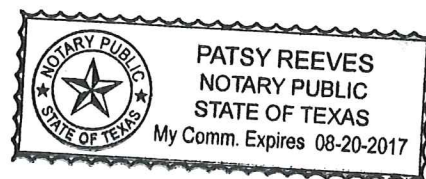
State of Texas §
 §
County of Grayson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared William Magers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this 10th day of May, 2017.



Notary Public in and for the State of Texas

My Commission expires: 8/20/2017



This vacating declaration for the Austin Park Addition, Phase II, being a Replat of Lots 1, 2, 3 & 4, Block 4, W.P. Carter's Addition., submitted to and considered by the City of Sherman, Texas is hereby approved.

Approved by the Planning and Zoning Commission of Sherman, Texas on the _____ day of _____, 2017

By: _____
Planning and Zoning Chairman

By: _____
Secretary

Accepted by the City Council of the City of Sherman, Texas on the _____ day of _____, 2017.

By: _____
David Plyler, Mayor

Date: _____

Attest: _____
Linda Ashby, City Clerk

Date: _____



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

6.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1802 E HOUSTON STREET & 1809 E LAMAR STREET**

The request of Seraj Ali and Amynah S. Ali (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1802 East Houston Street and 1809 East Lamar Street, being all of Lots 1, 3, 5 and 7, Block 16, Christian College Addition, as follows;

Planning and Zoning Commission

Replat approval of Christian College Addition, Block 16, Lot 1R, being all of Lots 1, 3, 5 & 7, Block 16, Christian College Addition.

Background:

The property is located at 1802 East Houston Street and 1809 East Lamar Street and is zoned a C-1 (Retail Business) District, part of the property has been used as residential in the last few years with a Temporary Use Permit to allow a snow cone stand at 1802 East Houston Street. The house that was on the property was demolished earlier this year. The owner would like to replat four lots into one lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Seraj Ali and Amynah S. Ali (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

142

Objections Received:

1 Call against Replat

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

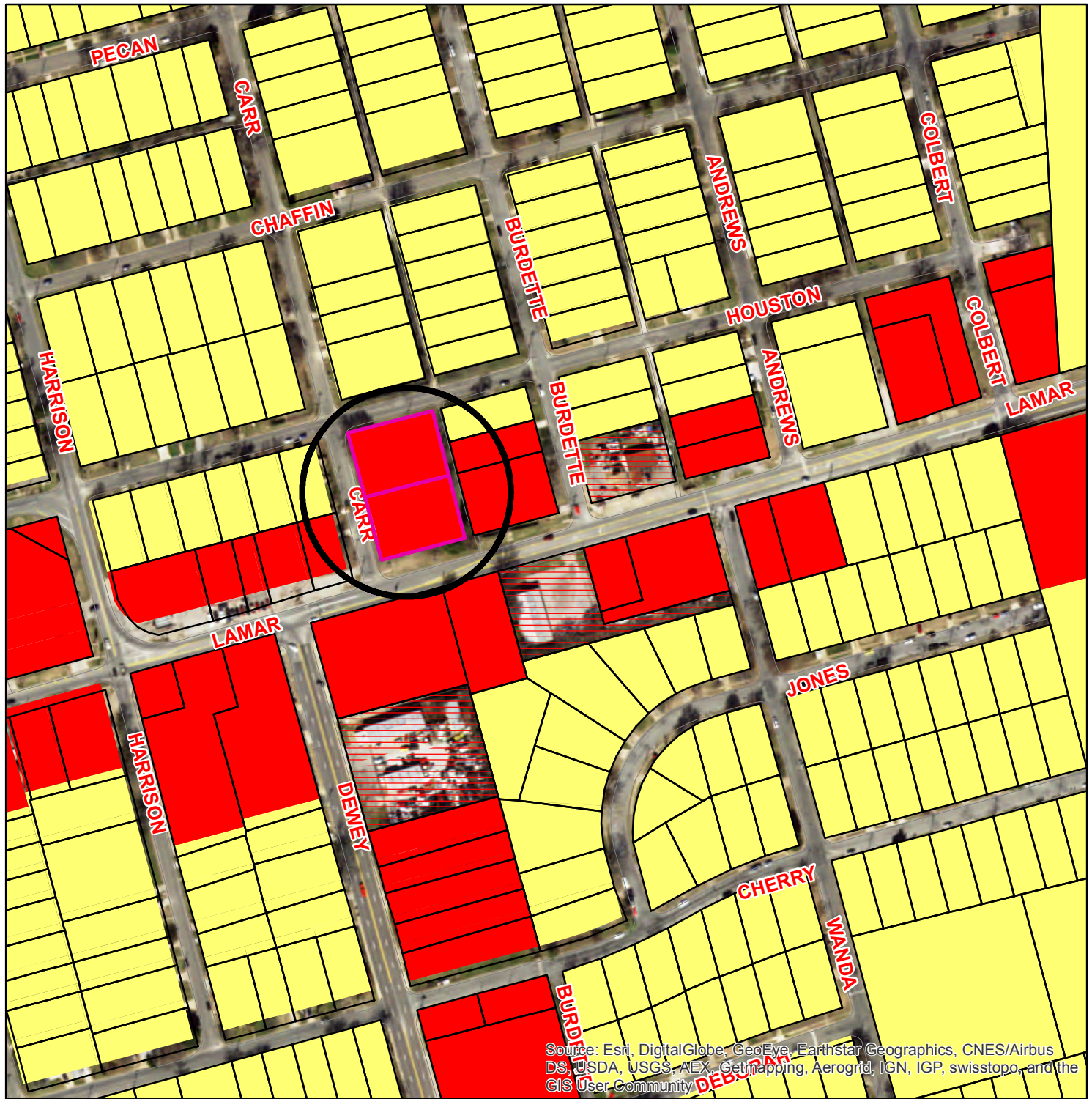


1802 E Houston & 1809 E. Lamar Replat Christian College Addition



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1802 E. Houston & 1809 E. Lamar Replat Christian College Addition

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

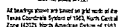


NOT TO SCALE

1 in = 242 ft

1802 E. Houston & 1809 E. Lamar



[illegible]

● FOUND MONUMENT
 FF FOUND ROD FOUND
 RFG FOUND ROD FOUND HYDRAULIC CAP
 DGL BEAMS
 DM CONTROLLING MONUMENT
 I DEED OR PLAT SALE
 R.D.M. 102-107-4-11
 D.U.G.E.T. DEED RECORDS
 OMISSION COUNTY, TEXAS
 D.U.G.E.T. OFFICIAL RECORDS
 OMISSION COUNTY, TEXAS
 VOL. PG. VOLUME, PAGE
 ○ ELECTRIC METER
 ○ CULMINATION POLE
 ○ NATURAL GAS METER
 ○ WATER METER
 [] ACTUAL
 _____ BOUNDARY LINE
 _____ ADEQUATE LINE
 _____ CHAIN LINK FENCE
 _____ IRON FENCE
 _____ ASPHALT
 _____ OVERHEAD ELECTRIC/CLIM



REPLAT
CHRISTIAN COLLEGE ADDITION
BLOCK 16, LOT 1R
Being all of Lots 1, 3, 5 & 7, Block 16
Christian College Addition
City of Sherman, Grayson County, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SERAJI ALI AND AMYNAH S. ALI ARE THE RIGHTFUL OWNERS of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being all of Lots 1, 3, 5 and 7, Block 16, of Christian College Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 105, Page 12, Deeds Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 12-inch iron rod with a plastic cap stamped "SARTIN 2014" found for the northeast corner of said Lot 1, same being the northeast corner of said Block 16, and at the intersection of the southerly right-of-way line of East Houston Street and the southerly right-of-way line of South Can Avenue;

THENCE North 73°07'14" East, with the northerly line of said Lot 1, and the northerly line of said Block 16, and with the southerly right-of-way line of said East Houston Street, a distance of 149.50 feet to a 12-inch iron rod with a plastic cap stamped "SARTIN 2014" found for the northeast corner of said Lot 1, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly line of a 16-foot alley according to said plat recorded in Volume 125, Page 13, and from which a 12-inch iron rod found for the northeast corner of Lot 2 of said Block 16, same being the northeast corner of said Block 16, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly right-of-way line of South Burlington Avenue, being North 73°07'14" East, a distance of 160.8 feet;

THENCE South 15°02'04" East, with the westerly line of said Lot 1 and adjoined Lot 2, and with the westerly line of said 15-foot alley, passing en route at a distance of 112.92 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 3, (commencing to the northeast corner of adjoined Lot 5), and continuing on said course with the easterly line of said Lot 5 and adjoined Lot 7, a total distance of 228.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 7, and on the southerly line of said Block 15, and at the intersection of the westerly line of said 15-foot alley and the northerly divide of more or less said 22nd Street, (between 15th and 16th Streets).

THENCE South 75°07'14" West, with the southerly line of said Lot 7, and with the southerly line of said Block 16, and with the northerly right-of-way line of said East Lerner Street, a distance of 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 5554" found for the southwest corner of said Lot 7, same being the southwest corner of said Block 16, and at the intersection of the northerly right-of-way line of said East Lerner Street and the easterly right-of-way line of abutment South Car Avenue.

THENCE North 14°53'32" West, with the westerly line of said Lot 7 and across said Lot 5, and with the westerly line of said Block 15, and with the easterly right-of-way line of said South Carr Avenue, passing on route at a distance of 113.08 feet a 1/2-inch iron rod with a plastic cap stamped "GARTIN 2004" found at the northwest corner of said Lot 5, corner to the southwest corner of aforesaid Lot 3, and continuing on said course with the westerly line of said Lot 3 and aforesaid Lot 1, a total distance

SURVEYORS CERTIFICATE

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

Chris R. Noah
Registered Professional Land Surveyor No. 4528

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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS,

[illegible]

References

By _____

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

BT: AXTN4 3.41

By _____
Owner

STATE OF TEXAS
COUNTY OF GRATSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Amyah S. Al, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he

intended to serve the purposes and considerations herein.

History, Policy, and the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

=====

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of CHRISTIAN COLLEGE ADDITION, BLOCK 11, LOT 1R to the City of Sherman was submitted to the City Council on the _____ day of _____ 29, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafore subscribed.

Clark, City of Sherman, Texas

PLANNING AND ZONING COMMISSION

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

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Journal compilation © 2006 Blackwell Publishing Ltd

REPLAT
CHRISTIAN COLLEGE ADDITION
BLOCK 16, LOT 1R
Being all of Lots 1, 3, 5 & 7, Block 16
Christian College Addition
City of Sherman, Grimes County, Tex.



OWNER:
Sara J. All and Arlynah S. All
11422 Harry Hines Boulevard
Dallas, TX 75229
Ph: 972-241-1629

SURVEYOR:
Dyle Noah, F.P.L.S. 5585
Preston Trail Land Surveying
83493 N Stueb Highway 209
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0733

65493 N. State Hwy 229, Suite 5
Pittsburg, TX 75678
www.presidentallandsurveying.com
933-703-0133

Scale: N/A	Project No: P-035
Date: 06/02/2017	Sheet No: 2 of 2

STAFF REVIEW LETTER

May 9, 2017

Seraj Ali and Amynah S. Ali
11422 Harry Hines Blvd.
Dallas, TX 75229

Preston Trail Land Surveying
83493 N. S.H. 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Christian College Addition, Block 16, Lot 1R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove buildings and structures from Replat.
6. The City of Sherman does not maintain alleys.
7. Show existing lot lines on plat.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
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



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

7.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

4344 LOY LAKE ROAD

The request of Sherman Hotels, LLC (Owner), Gray Rock LLC (Civil Engineer and Landscape Architect) EJES, Inc. (Architect) concerning the property located at 4344 Loy Lake Road, being Lot 2, Block 1, Ameristate Plaza, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 4344 Loy Lake Road, north of Sherman Town Center and is zoned a C-1 (Retail Business) District. A Specific Use Permit to allow a Marriott Courtyard Hotel was approved at the June 6, 2011 and the November 16, 2015, City Council Meetings, but construction never began. Variances were granted at the May 17, 2011 Planning and Zoning Commission Meeting to allow a five story, 62' tall hotel, to allow a 28' rear setback and a 37' side setback from residentially zoned property.

They are proposing a five-story hotel, 62' tall, 117-room Marriott Courtyard Hotel; parking will be provided for 119 spaces with 6 handicap accessible.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Sherman Hotels, LLC (Owner)
Gray Rock LLC (Civil Engineer and Landscape Architect)
EJES, Inc. (Architect)

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:

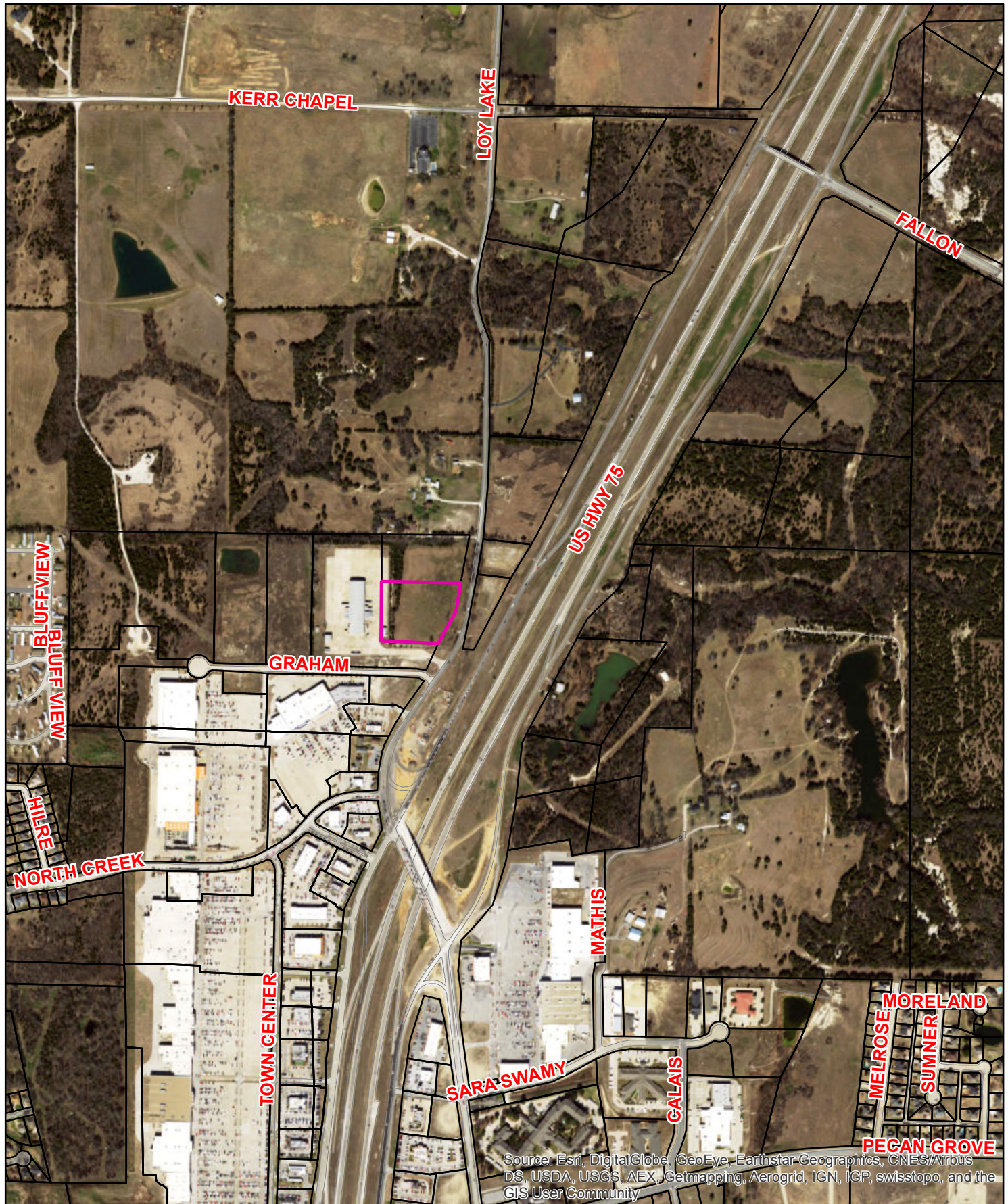
3

Objections Received:

0

Attachments

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

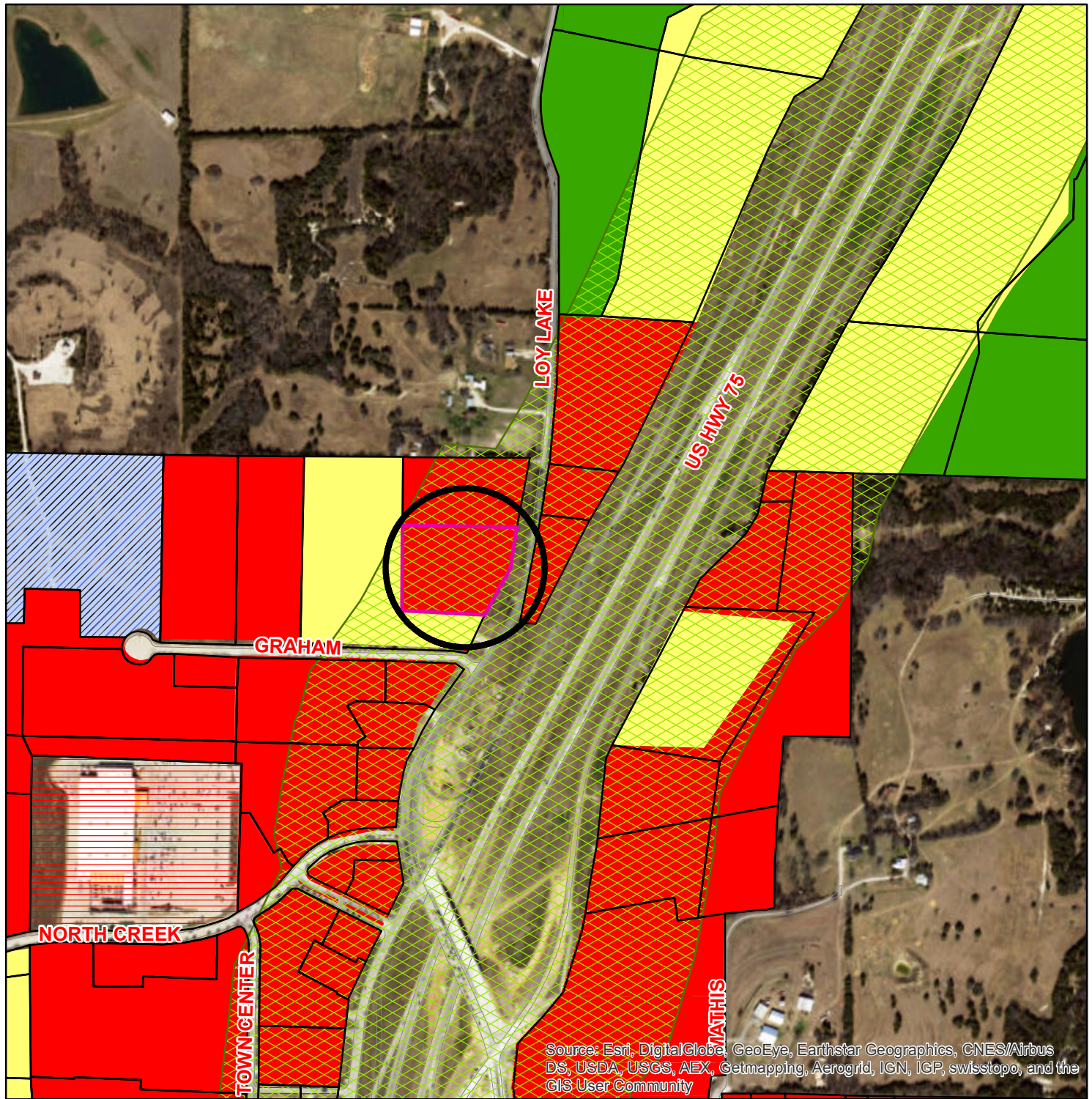


4344 Loy Lake Road



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4344 Loy Lake Road

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



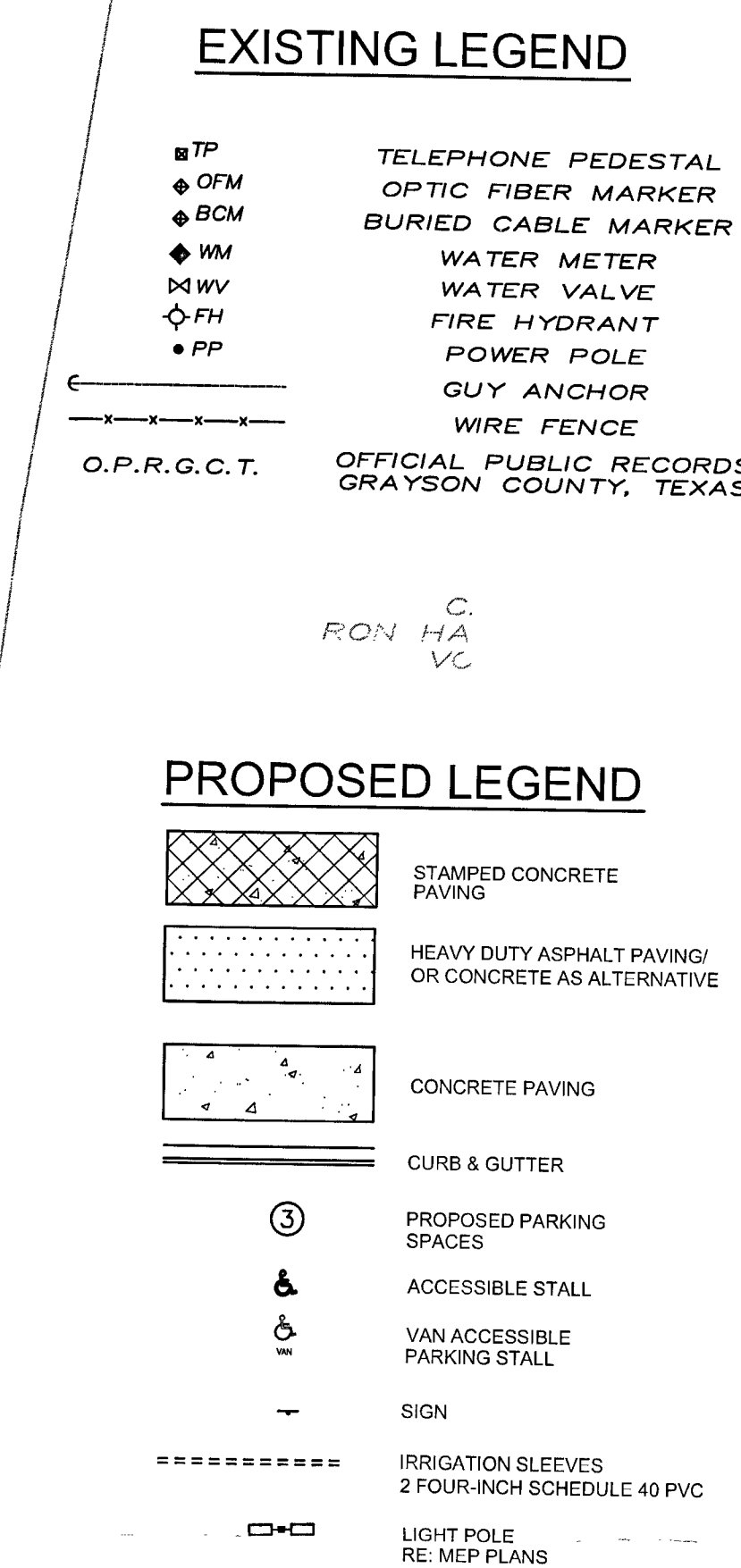
City of Sherman, Texas
Developmental Services Department



1 in = 600 ft

4344 Loy Lake Road





Civil Engineering & Landscape Architecture
5204 Village Parkway, Suite 11
Rogers, AR 72758 479.250.9131

ETES
INCORPORATED

CORPORATE OFFICE
12655 N. CENTRAL EXPY.
SUITE 500
DALLAS, TX 75243
PHONE: (214) 343-1210
FAX: (214) 343-3885

SHREVEPORT OFFICE
201 WILKINSON ST.
SHREVEPORT, LA 71104
PHONE: (318)
670-7275
FAX: (318) 670-7284

PROPOSED
MARRIOTT
COURTYARD
SHERMAN, TEXAS



PRELIMINARY
NOT FOR
CONSTRUCTION

[illegible]

SHEET NAME	
SITE	
PLAN	
DRAWN BY: MDT	
CHECKED BY: DAG	
PROJECT NO.	
215-01	
DATE	
MARCH 20, 2017	
SHEET NO.	

C1.0

STAFF REVIEW LETTER

May 10, 2017

Sherman Hotels, LLC
118 N. 7th Street
Durant, OK 74701

EJES Inc.
12655 N. Central Expy., Ste. 500
Dallas, TX 75243

Gray Rock, LLC
5208 Village Parkway, Suite 11
Rogers, AR 72758

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District for the property located at 4344 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 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, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The exterior finish on all buildings must meet the masonry requirements.
3. One freestanding sign is allowed per development lot unless an exception is granted.
4. Parking and service driveways are permitted on paved surfaces only (concrete or asphalt).
5. Parking shall be provided for one space per unit; a parking space is considered to be 9'x20'
6. All parking shall be on private property and shall not encroach into Loy Lake Road right-of-way.
7. The trash dumpster will need to be located inside the main building area.
8. Only one freestanding sign is allowed per development lot.
9. Fire access, lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
10. 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 and Zoning Commission.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Replatting of the property is required.
14. Drive approaches and sidewalks must conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.
15. Drainage and Utility Easement noted in Plat Vol. 18, Pg. 159 to be abandoned.
16. The location of trash receptors must be approved by the Public Works Department.
17. Parking will be permitted on private property only.

18. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
19. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
20. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
21. Water Pro-Rata will be due at the time of development.
22. Verify water pressure for proposed use.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

613 PATRICIA DRIVE

The request of Donald & Loretta Bertrand (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 613 Patricia Drive, being Lot 7, Block 4, Crutchfield 2nd Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow an attached carport on the front and side property lines in lieu of the required 25' from the front property and 6' 1" from the side property line in an R-1 (One Family Residential) District.

Background:

The property is located at 613 Patricia Drive between East Lamar Street and East Wells Avenue and is zoned an R-1 (One Family Residential) District. The owners would like to erect a 24' x 29' metal carport on the front of the existing home; it will be painted to match the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Donald & Loretta Bertrand (Owners)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

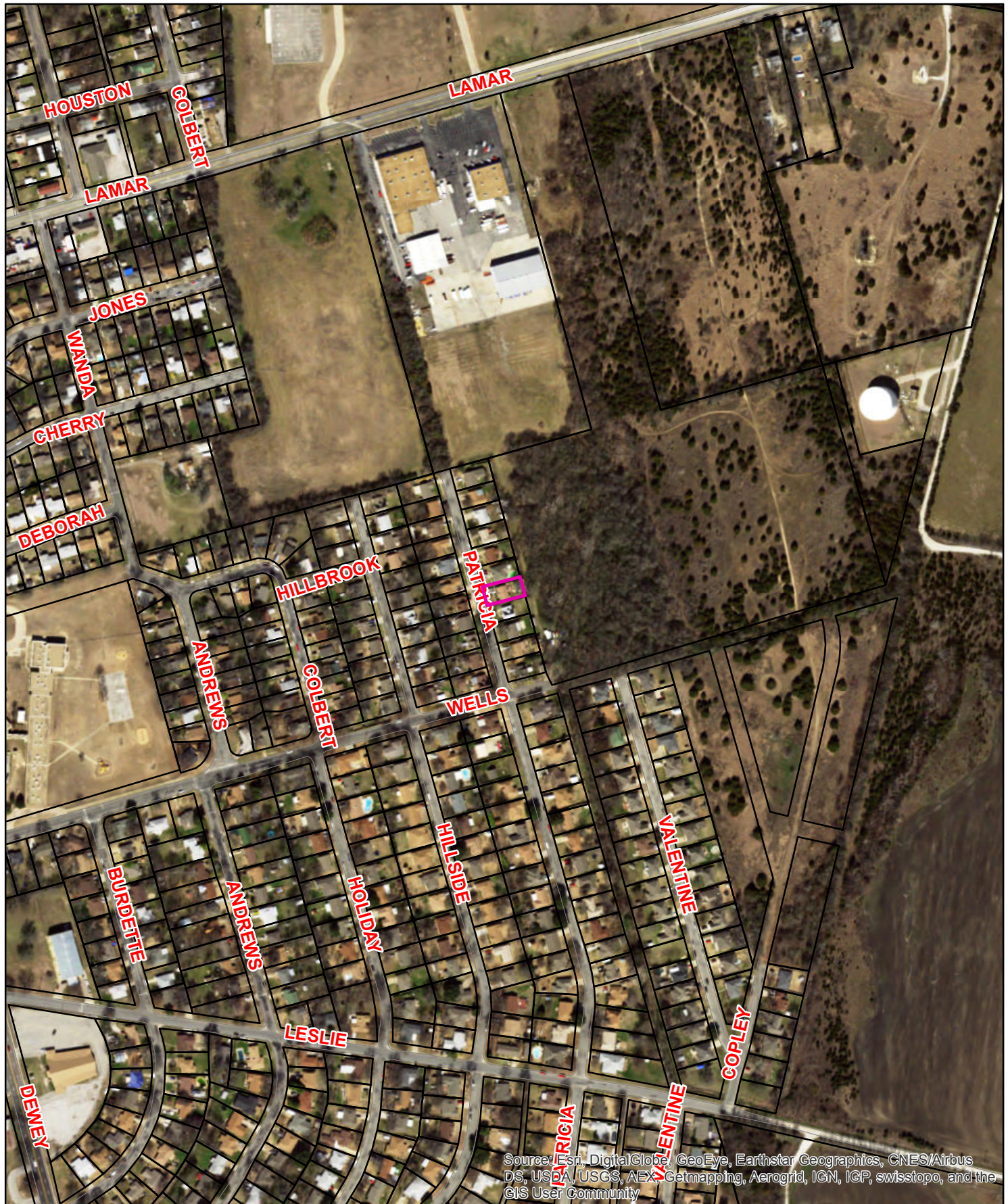
Narrative

Site Plan

Elevations

Elevation of Similar Carport

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



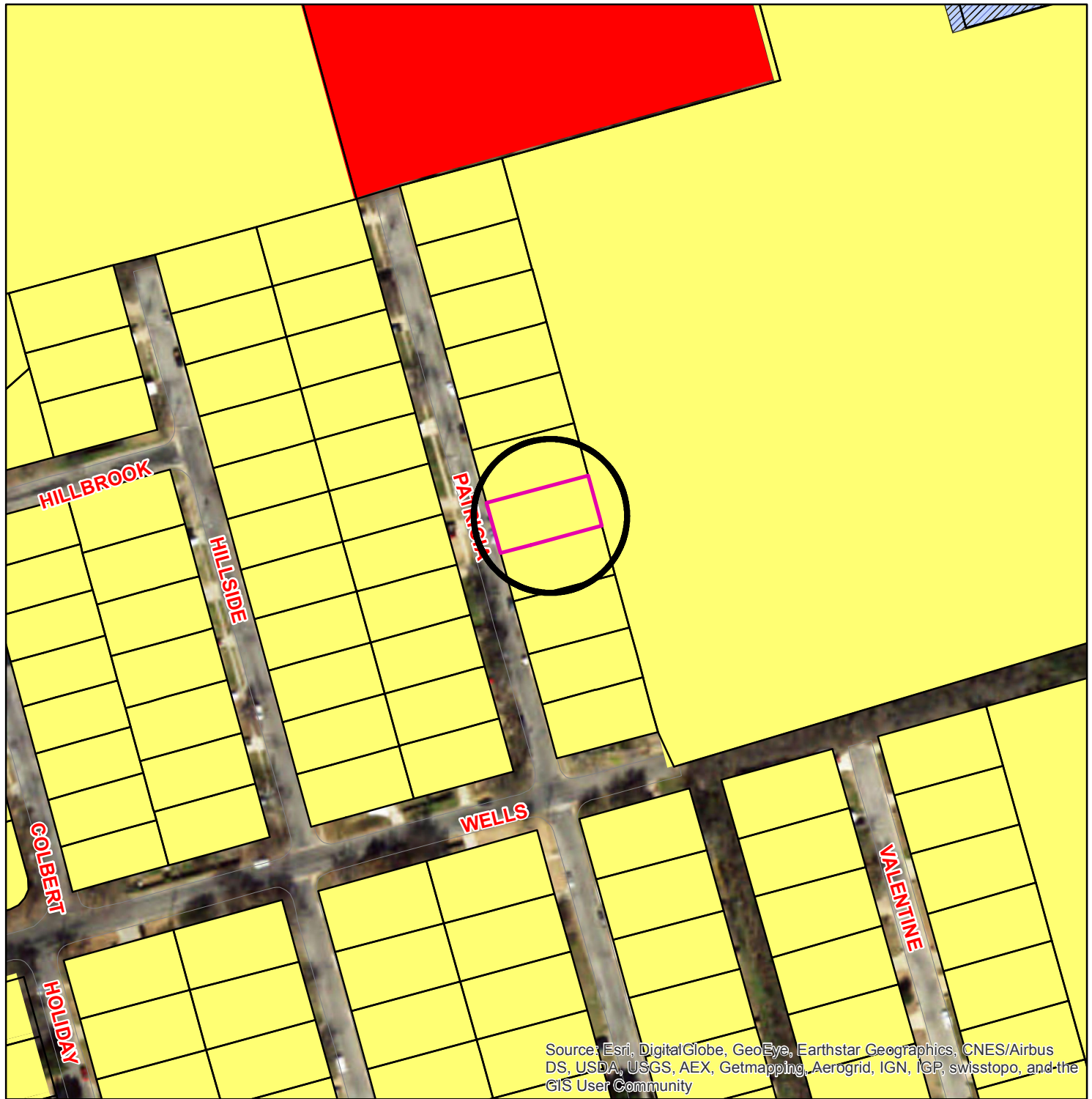
613 Patricia Drive



NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 613 Patricia Drive

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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 = 161 ft

613 Patricia



**NARRATIVE FOR
613 PATRICIA DR
SHERMAN, TEXAS 75090**

This variance requested is for a metal carport to be erected on the front of the existing home ,garage area.

It will be constructed of entirely metal , both frame, posts and sheet metal roof ,welded together with 4x4 metal posts set in concrete.

Attached to the existing soffit on the house on one end continuing out and stopping at Existing concrete sidewalk.

All metal will be primed and painted to match existing colors on home.

The height of the framework will be 8 foot 2 inches at the house continuing out toward The end of the carport .

The width is 24 foot and the length is 29 foot.

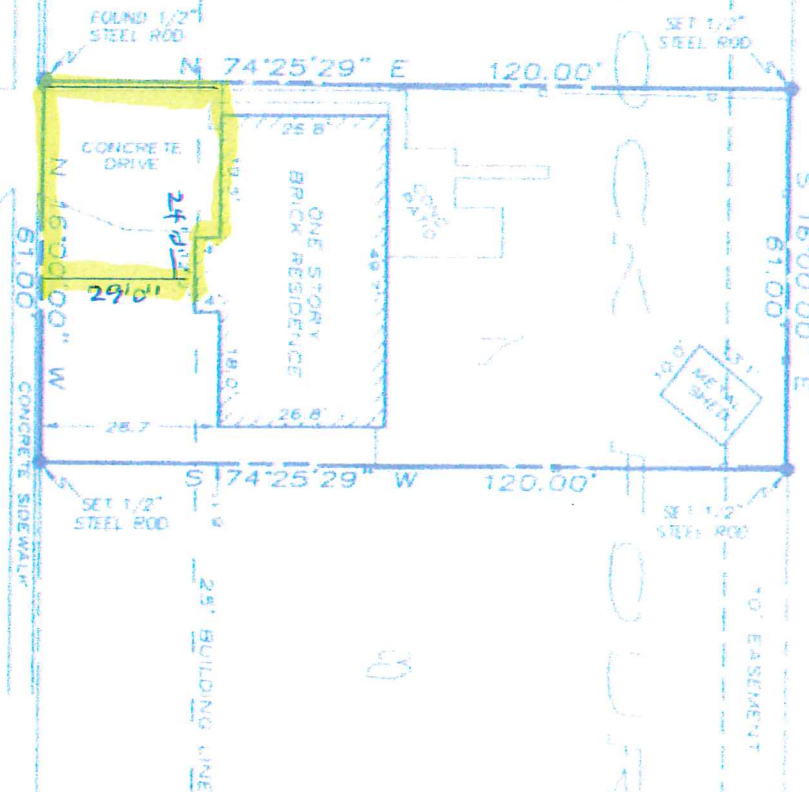
There will be three 4x4 metal posts on each side of the carport for support, for a total of 6 posts.

It will be used to park two vehicles under to protect from weather.

There are already 4 other homes with this exact metal carport already done within one block of my property and it is built in a exact way.

Those address are 525,524,520,523 hillside street in Sherman,texas.

PATRICIA STREET



22.01 AC.
DOIN ELLIOTT CO.
VOL. 188E, PG. 22
R.P.R.G.C.T.

SCALE
1" = 30'

The subject property is not located within an area identified as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 5th day of May, 1999, a survey was made on the ground of the property shown hereon, described as Lot 7, Block 4, of Crutchfield Second Addition, to the City of Sherman, Texas, as shown by plat of record in Volume 2, Page 29, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 613 Patricia Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.





STAFF REVIEW LETTER

May 10, 2017

Donald & Loretta Bertrand
613 Patricia Drive
Sherman, TX 75092

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

Dear Applicants,

The request for a variance to allow an attached carport on the front and side property lines in lieu of the required 25' from the front property and 6' 1" from the side property line in an R-1 (One Family Residential) District for the property located at 613 Patricia Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
4. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,


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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator
903-892-7229 (ext. 100) | 903-892-7229 (ext. 100) | www.ci.sherman.tx.us



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

9.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1400 BLOCK PARK PLACE**

The request of Shreetejas, LLC (Owners) and William Davis Finney (Surveyor) concerning the property in the 1400 Blocks of Park Place, being Lots 3 & 4 of the Replat of Fairview Park Patio Homes, Lots 1-7, as follows;

Planning and Zoning Commission

Replat approval of Lot 3 & 4 of the Replat of Fairview Park Patio Homes , Lots 1-7.

Background:

The property is located in the 1400 Block of Park Place, off West Taylor Street and is zoned an R-2 (Multi-Family Residential) District. The owner would like to replat two lots into one lot to build an apartment complex on the lot.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Shreetejas, LLC, Sudhakar Allada (Owner)

William Davis Finney (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

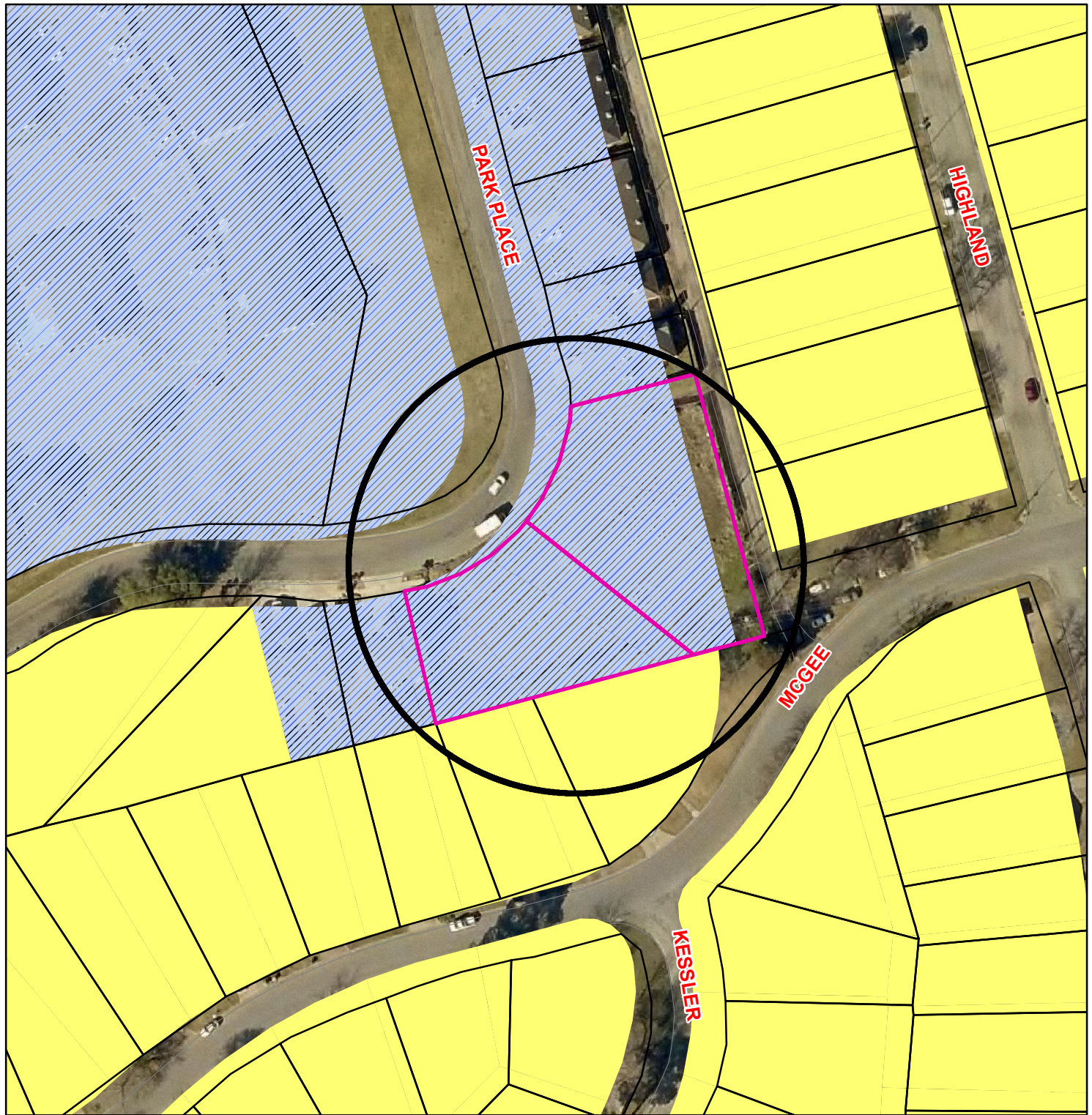
Replat

Staff Review Letter



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department



Zoning - 1400 Block Park Place

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



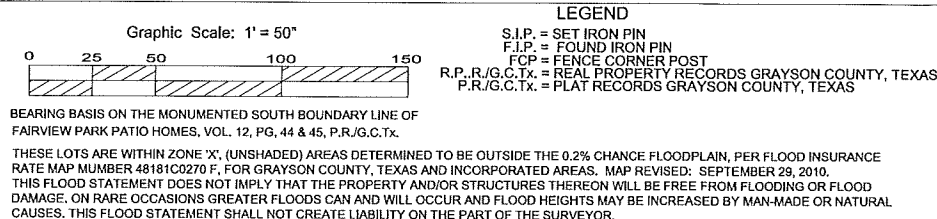
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1400 Block Park Place





P.O. BOX 2110, FORNEY, TEXAS, 75126 Ph. (972) 564-6166 Fax (972) 564-3079 Cell. (903) 815-2769 hlfinney@verizon.net	Job No.: 37-259	Scale: 1" = 50'
	Drawn by: W.D.F.	Date: April 18, 2017

CURVE DATA				
No.	Delta	Radius	Arc	Chord Bearing & Dist.
C-1	73° 23' 06"	129.59'	165.98'	N 37° 18' 30" E, 154.86'
C-2	01° 15' 06"	327.56'	7.16'	N 74° 37' 36" E, 7.16'

Sudhakar Allada
Manager

STAFF REVIEW LETTER

May 9, 2017

Shreetejas, LLC
10007 Stone Harbor Way
Irving, TX 75063

Data Land Services Corp.
P.O. Box 2110
Forney, Texas 75126

Dear Applicants,

The request for approval of the Replat of Lots 3&4 of Fairview Park Patio Homes has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Drawing and legal description must match.
7. Correct square footage and show acreage on drawing.
8. Drawing must have an even scale.
9. The City of Sherman does not maintain alleys.
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
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



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2773 N. U.S. HIGHWAY 75

The request of S&W AL, LLC (Owners), Texas Roadhouse (Tenant), Mike, Marnell, Ameritech Facility Services (Representative) and Carroll Architects (Architect) concerning the property located at 2773 N. U.S. Highway 75, being Lot 5A, Block 1, Texoma Crossing Addition, Replat Lots 5 & 5A, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for a "To Go" Addition for Texas Roadhouse in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a "To Go" Addition for Texas Roadhouse Restaurant.

Background:

The property is located at 2773 U.S. Highway 75 North, between Lamberth Road and U.S. Highway 82; Texas Roadhouse is the tenant. They would like to add a "To Go" addition for take out orders for their customer's to conveniently pick up. They are also requesting an exception to match the existing exterior facade which is cedar with a brick wainscot.

The following requests have been approved for the property at 2773 N. U.S. Highway 75:

- November 21, 2005 - Site plan approval for a Texas Roadhouse Restaurant and a Specific Use Permit to allow a private club.
- February 14, 2006 - Variance to allow a sign with a 15' setback.
- June 18, 2013 - Exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for an addition to Texas Roadhouse Restaurant.
- May 19, 2015 - To allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for an outdoor waiting area addition in lieu of the required masonry.
- May 19, 2015 - Site plan approval for an outdoor waiting area.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

S&W AL, LLC (Owners)

Texas Roadhouse (Tenant)

Mike, Marnell, Ameritech Facility Services (Representative)

Carroll Architects (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:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

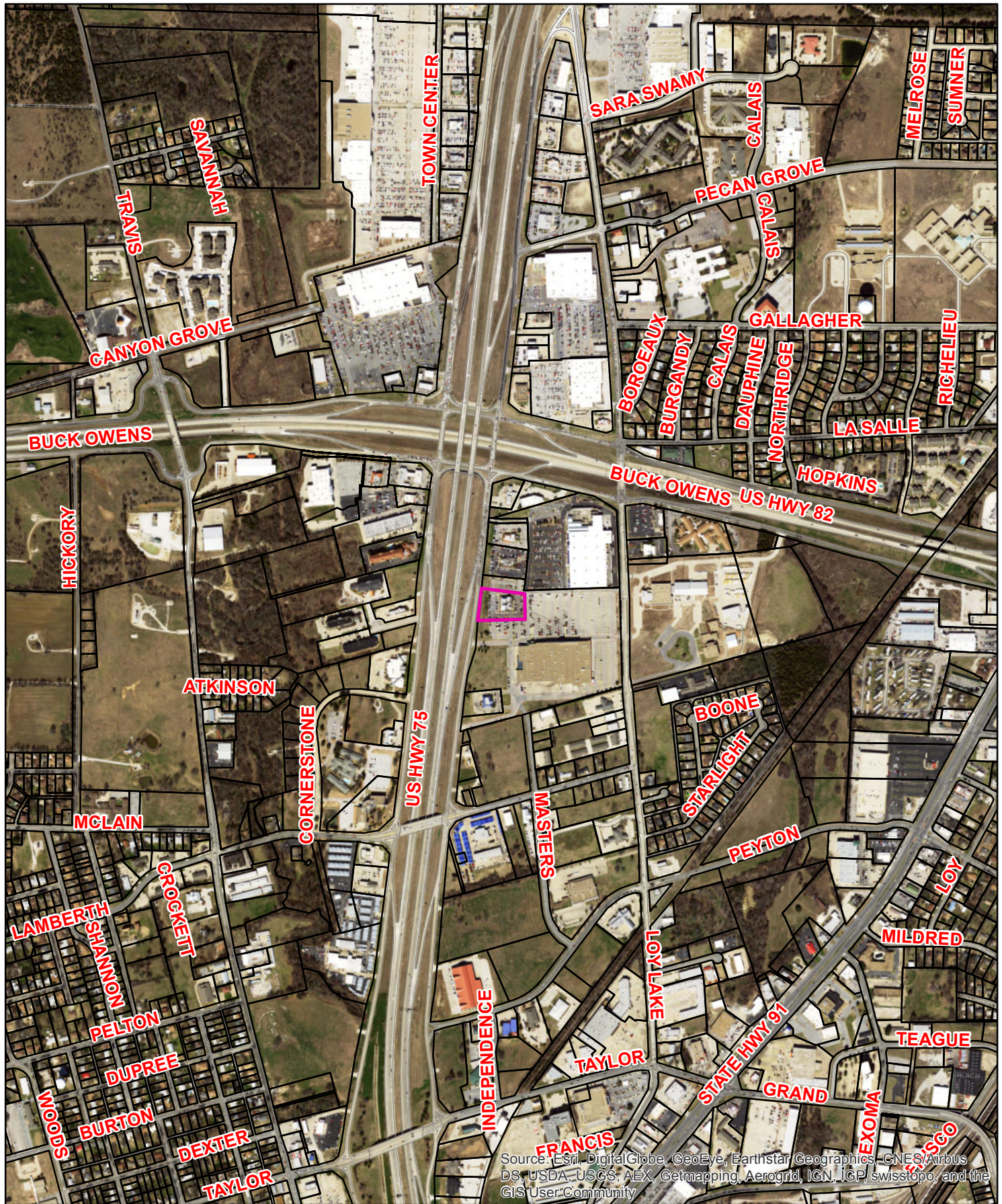
Zoning Sign Photo

Site Plan

Elevations

Elevations

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

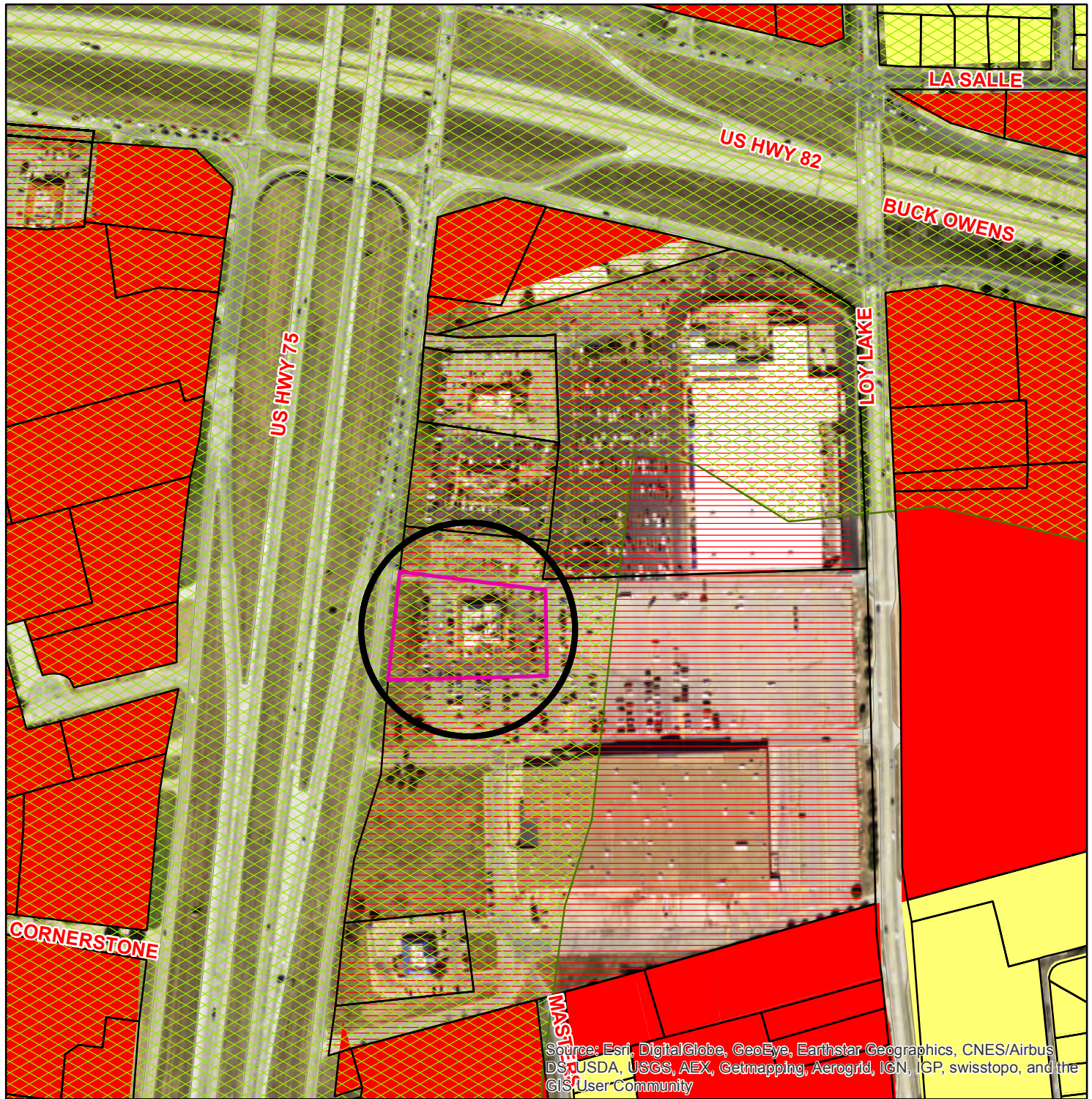


2773 N. U.S. Highway 75



1 in = 1,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2773 N. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

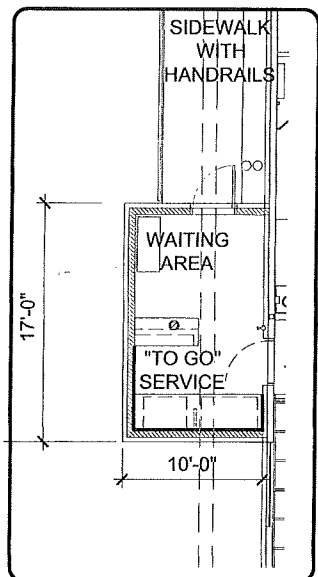
1 in = 323 ft

2773 N. U.S. Highway 75



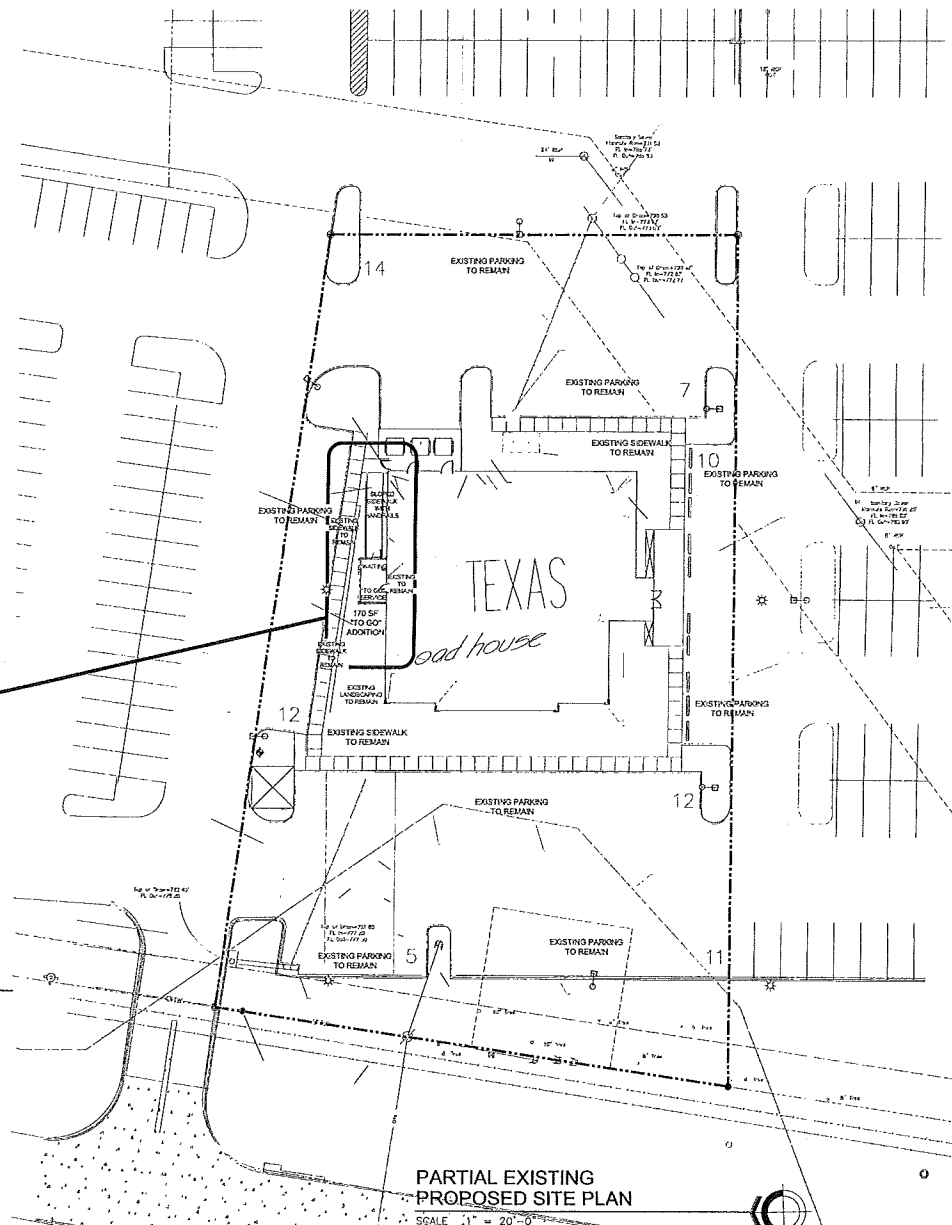
NOTES:

- 1) RELOCATE PORTION OF UNDERGROUND 21" RCP AS REQUIRED MAINTAIN SLOPE
- 2) REMOVE PORTION OF EXISTING SIDEWALK, FIELD VERIFY
- 3) CONSTRUCT 8" THICK AND 8" WIDE SIDEWALK SLOPE FOR T&B TO MEET FLUSH WITH EXISTING SIDEWALK
- 4) REMOVE PORTION OF EXISTING CURB, FLUSH WITH FL OF GUTTER
- 5) PROVIDE BRASS CAPS ON EXISTING CLEANOUTS TO BE RAISED TO SLAB LEVEL IN NEW ADDITION
- 6) COORDINATE REMOVAL/RELOCATION OF ALL MEP PIPING COORDINATE AND APPROPRIATE PER GOVERNING CODE
- 7) EXISTING PROTECT IN PLACE
- 8) MODIFY EXISTING LANDSCAPE AND PROTECTION AS REQUIRED FOR NEW CONSTRUCTION
- 9) ADJUSTMENT TO FIRE SPRINKLER AND FIRE ALARM SYSTEM SHALL BE PER LOCAL GOVERNING CODE
- 10) FIELD VERIFY EXISTING GAS, WATER, SEWER, RAINWATER, STORM DRAIN, IRRIGATION, ELECTRICAL, WATER, FIRE SUPPLYER LINES



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"



PARTIAL EXISTING PROPOSED SITE PLAN

SCALE 1" = 20'-0"

ISSUE
CITY SUBMITTAL 4-19-2017

CONTRACTOR'S NOTICE
The undersigned hereby certifies that the above information was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Texas, License No. 100,000,000, and that I am not providing any services to the client in any other capacity.

TO GO ADDITION
FOR
TEXAS ROADHOUSE

2773 US Highway 75
Sherman, Texas 75090



TEXAS ROADHOUSE
HOUCHES LLC
8000 Duchmans Lane
Suite 400
Louisville, Kentucky 40205



750 E. Interstate 30
Suite 110
Dallas, TX 75207
P 972.732.6655
F 972.732.6658

EXISTING & PROPOSED SITE PLAN

DATE: APRIL 2017
PROJECT NO: 2017008
DRAWN BY: SK
CHECKED BY: JC

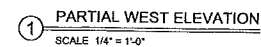
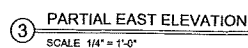
A101

BUILDING ITEMS	DESCRIPTION
----------------	-------------

This architectural elevation drawing illustrates the rear facade of the National Shrine of Our Lady of Lourdes. The building features a prominent gabled roof with multiple rooflines and eaves. On the right side, a tall flagpole stands against the sky. The upper story contains three arched windows, while the lower story has a large central window and smaller side windows. The drawing includes numerous callouts identifying specific materials and components, such as 'EXISTING CEDAR TRIM', 'NEW BRICK MASONRY', and 'EXISTING ROOF CALVALADE'. It also indicates structural details like 'EAVE GUTTER' and 'ROOF VENT'. A north arrow is positioned near the center of the drawing, pointing towards the left. The overall style is a technical line drawing typical of architectural plans.

2 PARTIAL NORTH ELEVATION

SCALE 1/4" = 1'-0"

CITY SUBMITTAL 4-19-2017
1000101

COPYRIGHT NOTICE

These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under § 102 of the copyright act, 17 U.S.C. as amended January 2003. The protection includes, without limitation, the overall scheme, arrangement and composition of spaces, and ultimately of the design of the user's products. Intellectual use of the drawings and specifications may result in violation of copyright.

TO GO ADDITION
FOR
TEXAS ROADHOUSE

2773 US Highway 75
Sherman, Texas 75090



TEXAS ROADHOUSE
HOLDINGS, LLC
6060 Dutchmans Lane
Suite 400
Louisville, Kentucky 40201



750 E Interstate 30
Suite 110
Rockwall, TX 75087
972-732-6085
972-732-8058

EXTERIOR ELEVATIONS

DATE APRIL 2017 SHEET NO 1

PROJECT NO. 2017008
DRAWN BY SK

CHECKED BY _____ JC



STAFF REVIEW LETTER

May 10, 2017

S&W-AL, LLC
1001 W. Loop S #600
Houston, TX 77027

Ameritech Facility Service
Mike Marnell
3637 N. Hwy. 377, Ste. B
Waxahachie, TX 75165

Carroll Architects
750 E. I-30
Suite 110
Rockwall, TX 75087

Dear Applicants,

The request for site plan approval for a "To Go" Addition for Texas Roadhouse Restaurant for the property located at 2773 North U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Exterior wall finishes shall be masonry, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding unless an exception is granted.
3. Parking requirements are: (1) one space per (4) four seats; parking is permitted on paved surfaces only, a parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
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. Sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. All requirements of the Floodplain Ordinance should be followed.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



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

11.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2201 E. LAMAR**

The request of Sherman ISD (Owners) and Scott Conrad, Director of Maintenance and Operations (Representative) concerning the property at 2201 East Lamar Street, being 51 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Site plan approval for two (2) portable classroom buildings for Sherman High School

Background:

The property is located at 2201 East Lamar Street; the Sherman High School facility. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a Senior High School. Approval has been granted in the past for a portable classroom building for the high school by the Planning and Zoning Commission at their June 14, 2005 and the June 21, 2016, regular meetings.

Sherman ISD wishes to add additional classroom space at the High School by adding two portable buildings on the north side of the building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Sherman ISD (Owners)

Scott Conrad, Director of Maintenance and Operations (Representative)

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

Site Plan

Elevations

Staff Review Letter



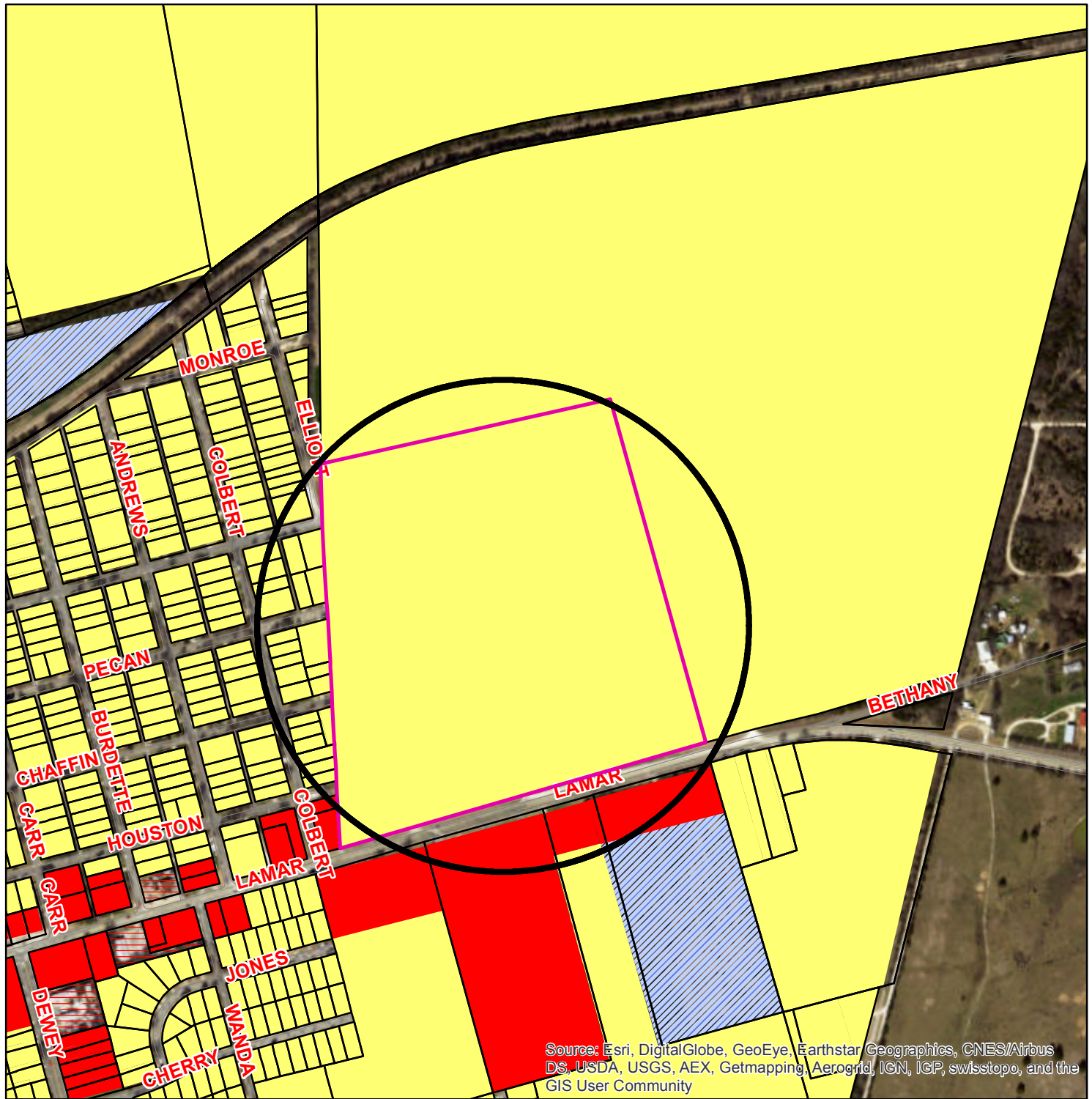
2201 E. Lamar



NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2201 E. Lamar

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

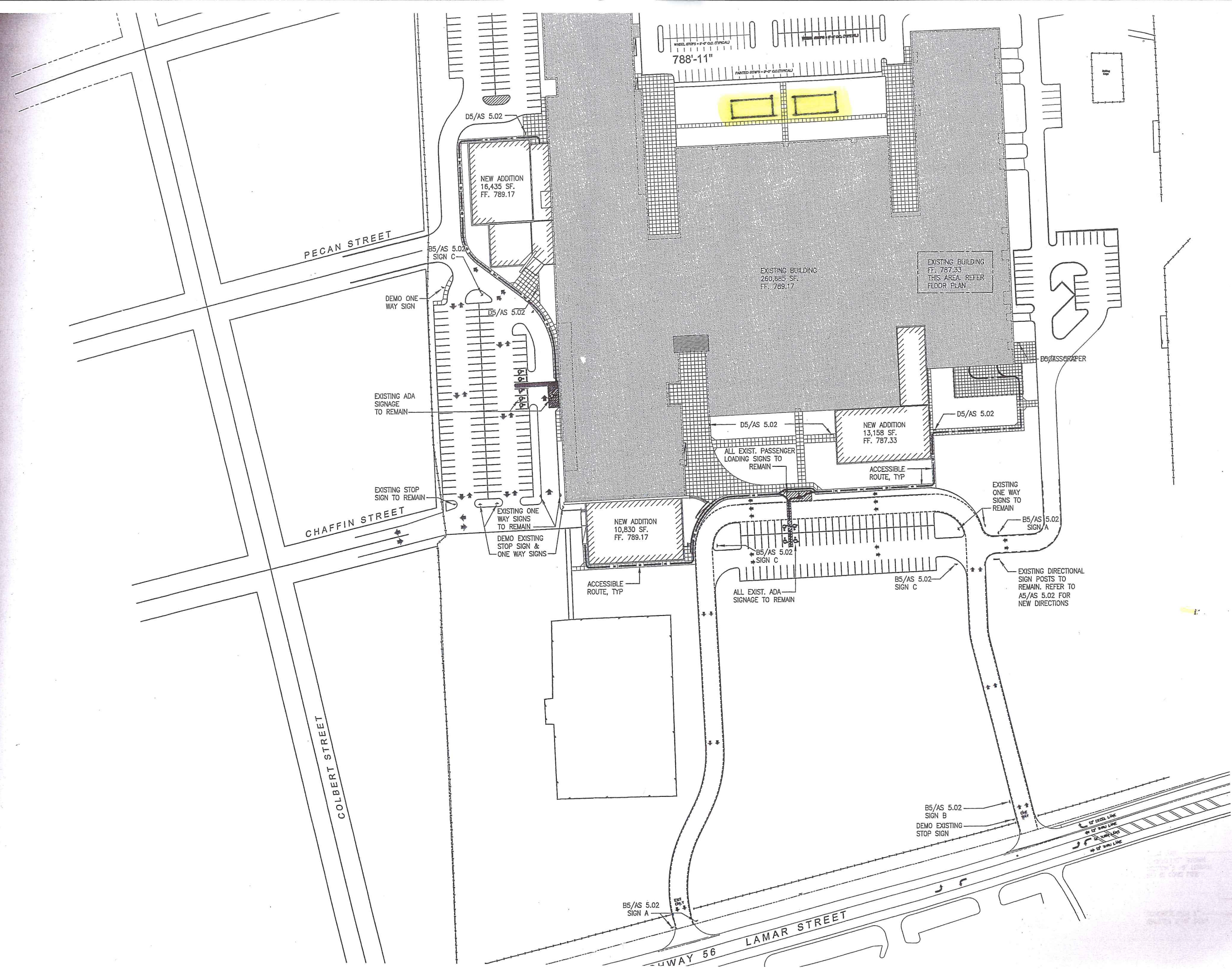


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 581 ft



Ramtech RT Portable Classroom

Schools all across the SouthWest

Project Size

1536 sq ft

Facility Use

Portable Classroom

Description

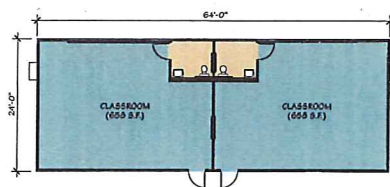
Vinyl covered gypsum interior

Wall-hung HVAC units

Metal exterior & roof

Completion

About 30 days



	CLA-1536-A	1536 Sq. Ft.	CONSTRUCTION PERMITS 1536 sq. ft. - 1536 sq. ft. - 1536 sq. ft.
	DOUBLE CLASSROOM BLDG. WITH RESTROOMS		



In 1982 Ramtech pioneered the concept of building all-modular portable classrooms and relocatable modular buildings that have now been in use by hundreds of public, private, and faith-based schools throughout the Southwest. The Ramtech RT (sale) and LT (lease) series portable classrooms, available with and without restrooms, are the largest selling portable classroom in Texas. At 1,536 square feet, each Ramtech double classroom building includes two three-ton wall-hung HVAC units, carpet or tile flooring, vinyl covered gypsum interiors, and marker boards. All Ramtech portable classrooms are available for sale or lease through the Texas Buy-board, TIPS (The Interlocal Purchasing System) and HGACBuy (Houston Galveston Area Council) purchasing cooperatives.

Modular
Construction


800-568-9376
ramtecheducation.com

STAFF REVIEW LETTER

May 10, 2017

Sherman ISD
2701 Loy Lake Rd.
Sherman, TX 75090

Scott Conrad
2701 Loy Lake Rd.
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for two (2) portable classroom buildings for Sherman High School for the property located at 2201 East Lamar Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 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. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
2. Shall comply with all EPA, City, Federal and State regulations for this use.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



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

12.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

4700 S. U.S. HIGHWAY 75

The request of Tyson Fresh Meats, Inc. (Owners) and Jim Casstevens (Representative) concerning the property located at 4700 South U.S. Highway 75, being 73.76 acres in the Sherod Dunman Survey, Abstract No. 329, and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a storage building for Tyson Fresh Meats in the Blalock Industrial Park.
- Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow painted "R" type panels on a storage building for Tyson Fresh Meats in lieu of the required masonry in the Blalock Industrial Park.

Background:

The property is located at 4700 South U.S. Highway 75 in the Blalock Industrial Park; Tyson Fresh Meats is the tenant. They would like to add a 60' x 120' storage building on the back of the building; the exterior finish on the building will be "R" type panels.

The following requests have been approved for the property at 4700 South U.S. Highway 75:

- August 21, 1972 - To allow metal panels on the exterior of the building, to exceed 300 square foot for a sign and to use a 40' separation instead of 55.7'.
- October 9, 1984 - To allow an incinerator building to be erected with a metal facing in lieu of the required masonry facing.
- January 22, 1996 - To not require masonry construction on a portion of the rear of the building.
- April 18, 2006 - To allow an employee parking lot on the south side of the plant, a lighted sign in front and an employee smoking area behind the cafeteria
- May 1, 2006 - To allow an employee parking lot on the south side of the plant, a lighted sign in front and an employee smoking area behind the cafeteria.
- December 29, 2007 - To extend the parking area for trailer storage in the rear of the building.

- January 7, 2008 - to extend the parking area for trailer storage in the rear of the building.
- May 19, 2015 - Site plan approval for an expansion of the Truck Parking Lot.

Adjacent Zoning:

Blalock Industrial Park
R-1 (One Family Residential) District

Origination:

Tyson Fresh Meats, Inc. (Owners)
Jim Casstevens (Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

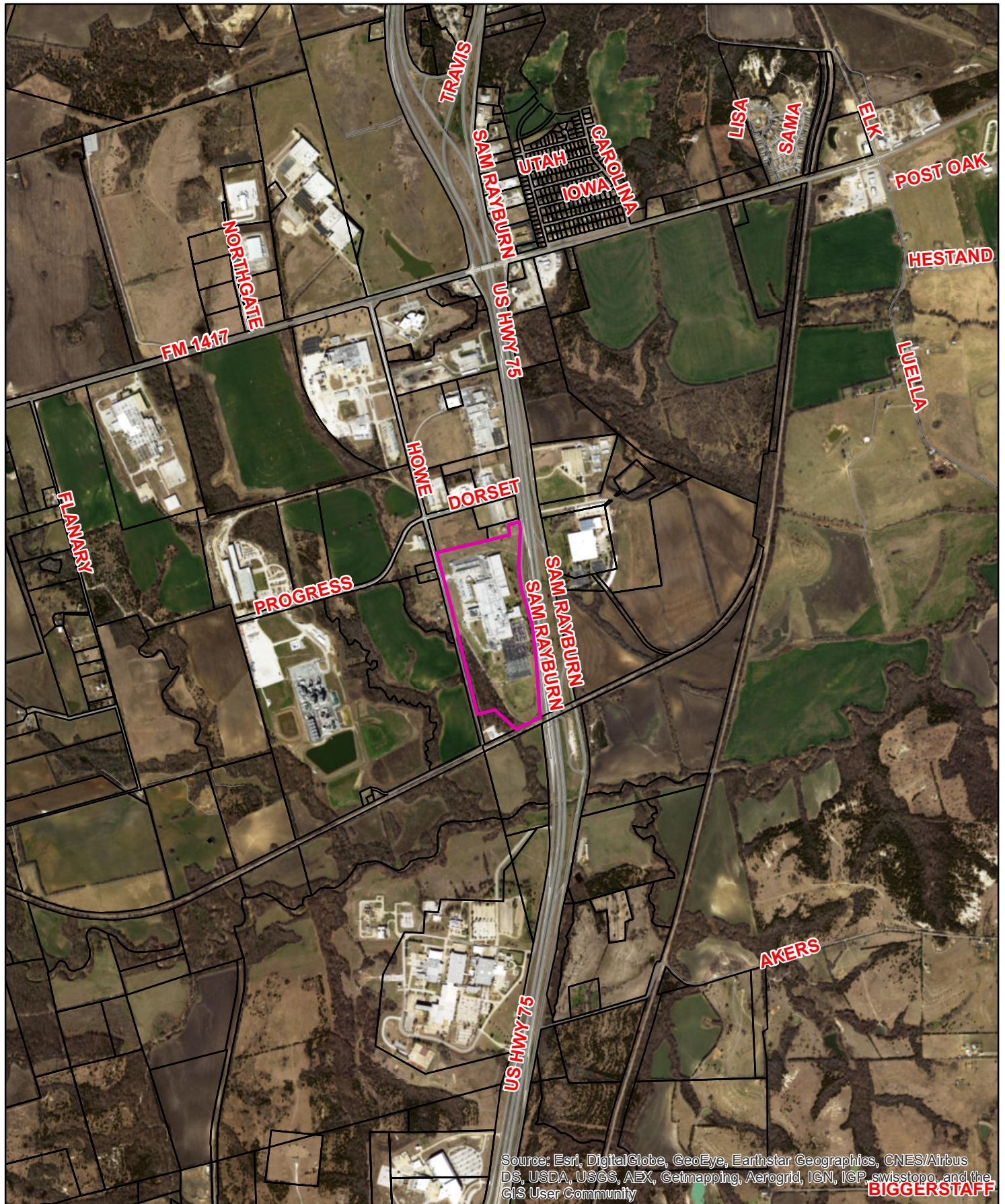
39

Objections Received:

0

Attachments

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



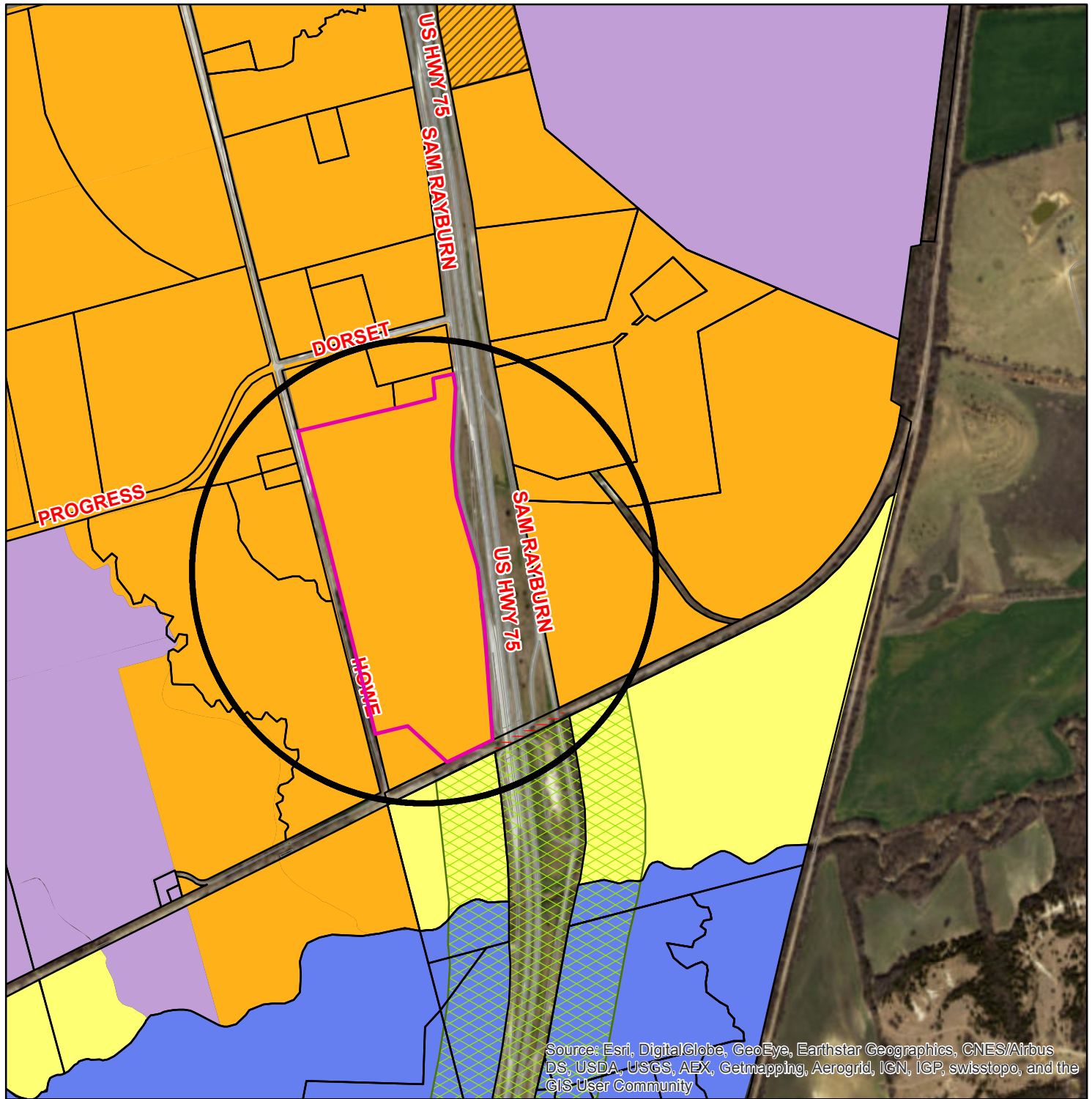
Sherman
CLASSIC TOWN. BROAD HORIZON.

4700 S. U.S. Highway 75



1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4700 S. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

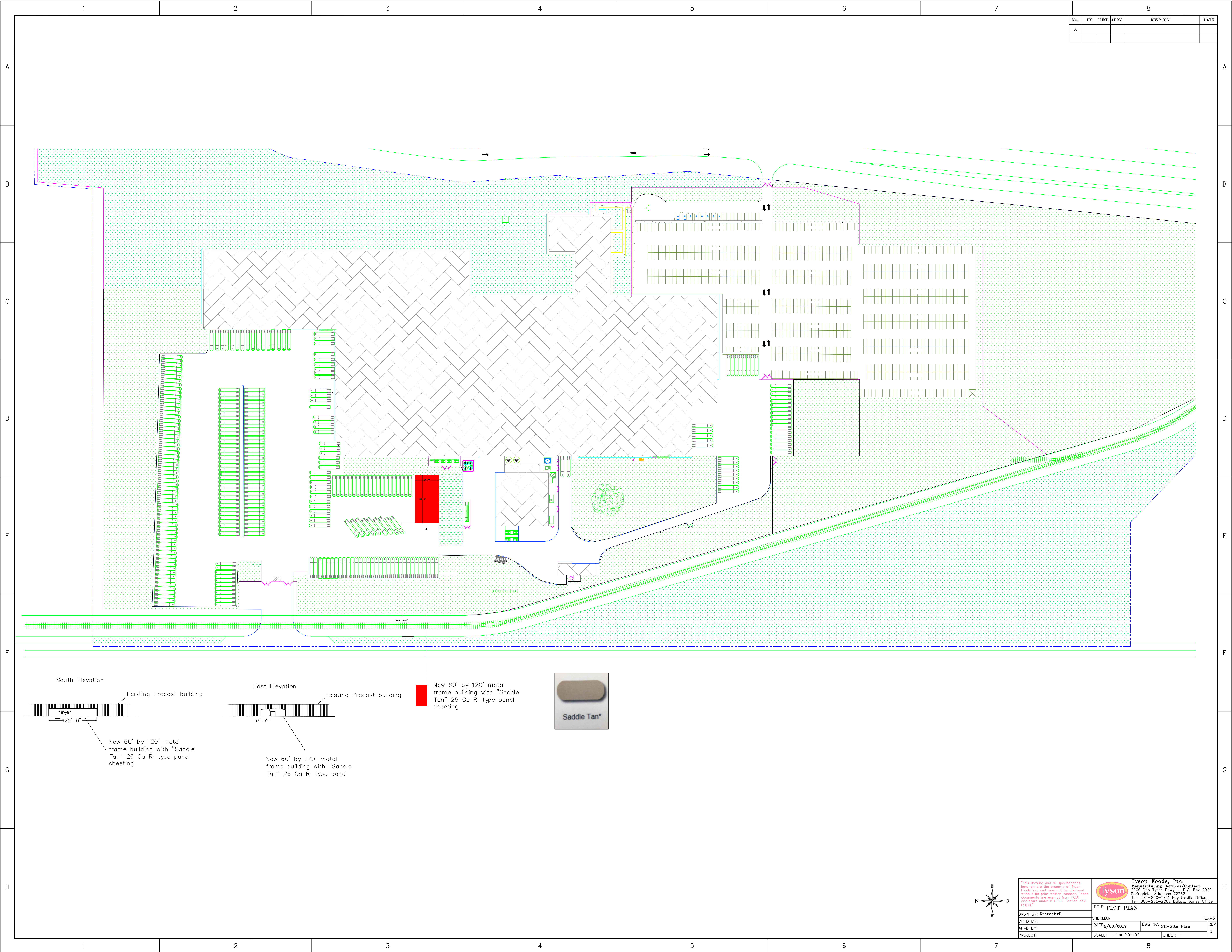


NOT TO SCALE

1 in = 1,162 ft

4700 S. U.S. Highway 75





8				
NO.	BY	CHKD	APRV	REVISION
A				

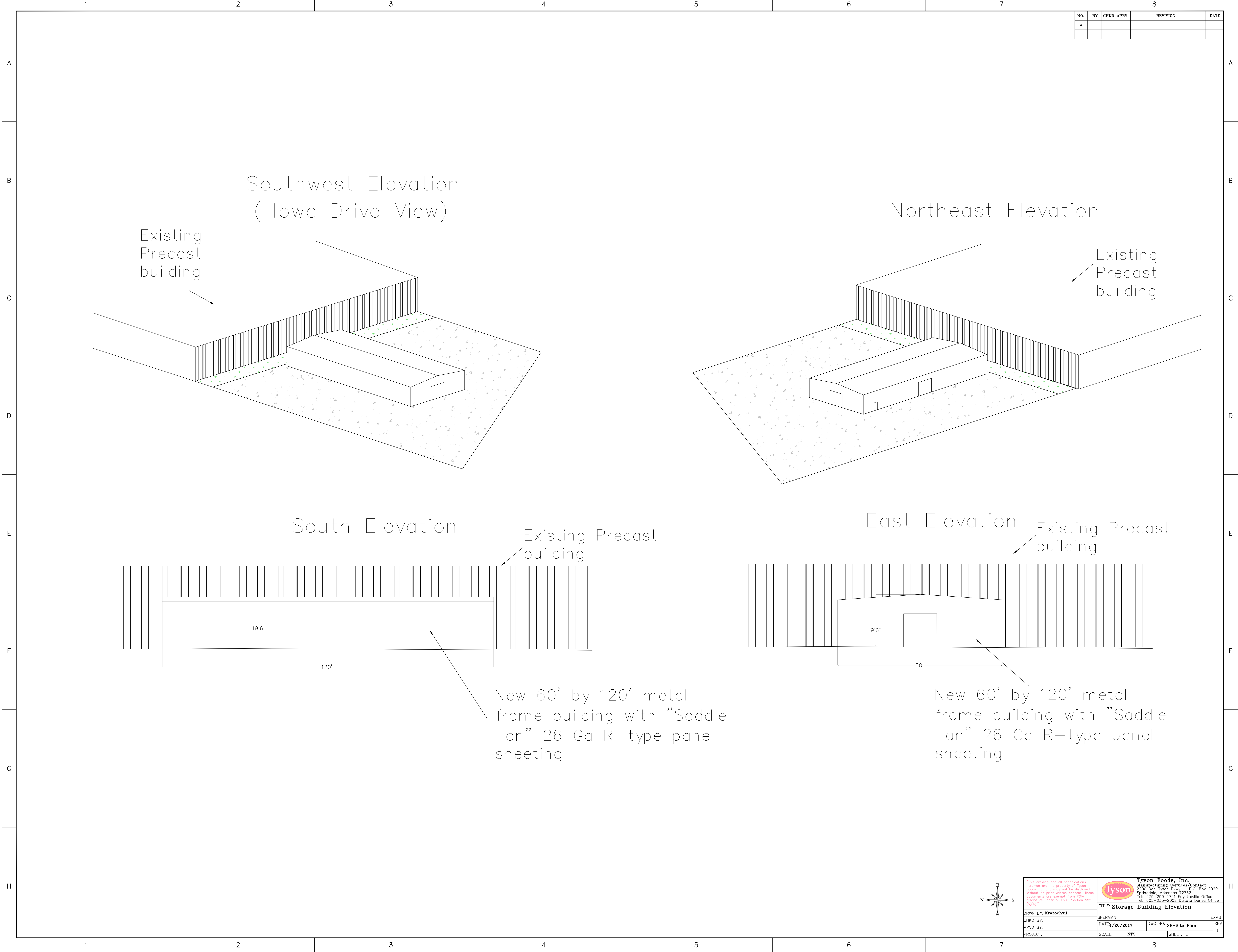
This drawing and all specifications here-on are the property of Tyson Foods, Inc. and may not be disclosed without its prior written consent. These documents are exempt from FOIA disclosure under 5 U.S.C. Section 552 (b)(5).

tyson

Tyson Foods, Inc.
Manufacturing Services/Contact
2200 Don Tyson Pkwy., P.O. Box 2020
Springdale, Arkansas 72762
Tel: 479-235-1741 Fayetteville Office
Tel: 605-235-2002 Dakota Dunes Office

TITLE: PLOT PLAN

DRWN BY: Kratochvil	SHERMAN	TEXAS
CHKD BY:	DATE: 4/20/2017	DWG NO: SH-Site Plan
APVD BY:	SCALE: 1" = 70'-0"	REV 1
PROJECT:	SHEET: 1	



NO.	BY	CHKD	APRV	REVISION	DATE
A					

This drawing and all specifications here-on are the property of Tyson Foods Inc. and may not be disclosed without its prior written consent. These documents are exempt from FOIA disclosure under 5 U.S.C. Section 552 (b)(3)(D).

Tyson Foods, Inc.
Manufacturing Services/Contact
2200 Don Tyson Pkwy., P.O. Box 2020
Springdale, Arkansas 72762
Tel: 479-240-1741 Fayetteville Office
Tel: 665-235-2002 Dakota Dunes Office

TITLE: Storage Building Elevation

DRWN BY: Kratochvil	SHERMAN	TEXAS
CHKD BY:	DATE: 4/20/2017	DWG NO: SH-Site Plan
APVD BY:	SCALE: NTS	SHEET: 1
PROJECT:		REV 1

STAFF REVIEW LETTER

May 10, 2017

Tyson Foods
4700 S. Highway 75
Sherman, TX 75090

Tyson Foods
Jim Casstevens
4700 S. Highway 75
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a storage building for Tyson Fresh Meats for the property located at 4700 South U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 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 Blalock Industrial Park District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Exterior wall finishes shall be masonry, concrete, stone, or EFIS (Exterior Finish Insulation System) unless an exception is granted.
4. Shall comply with all EPA, City, Federal and State regulations for this use.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator



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

13.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4700 BLOCK MARSHALL STREET & 3800-3900 BLOCKS DRIPPINGS SPRINGS ROAD**

The request of Barton Capital, LTD (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located in the 4700 Block Marshall Street and the 3800-3900 Blocks of Dripping Springs Road, being 17.112 acres in the John Hendrix Survey, Abstract No. 503 and the E. Canton Survey, Abstract No. 221, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sweetwater Springs Subdivision

Background:

The property is located in the 4700 block of Marshall Street and the 3800-3900 blocks of Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District.

The owners would like to plat the property into sixty (60) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Barton Capital, LTD (Owner)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

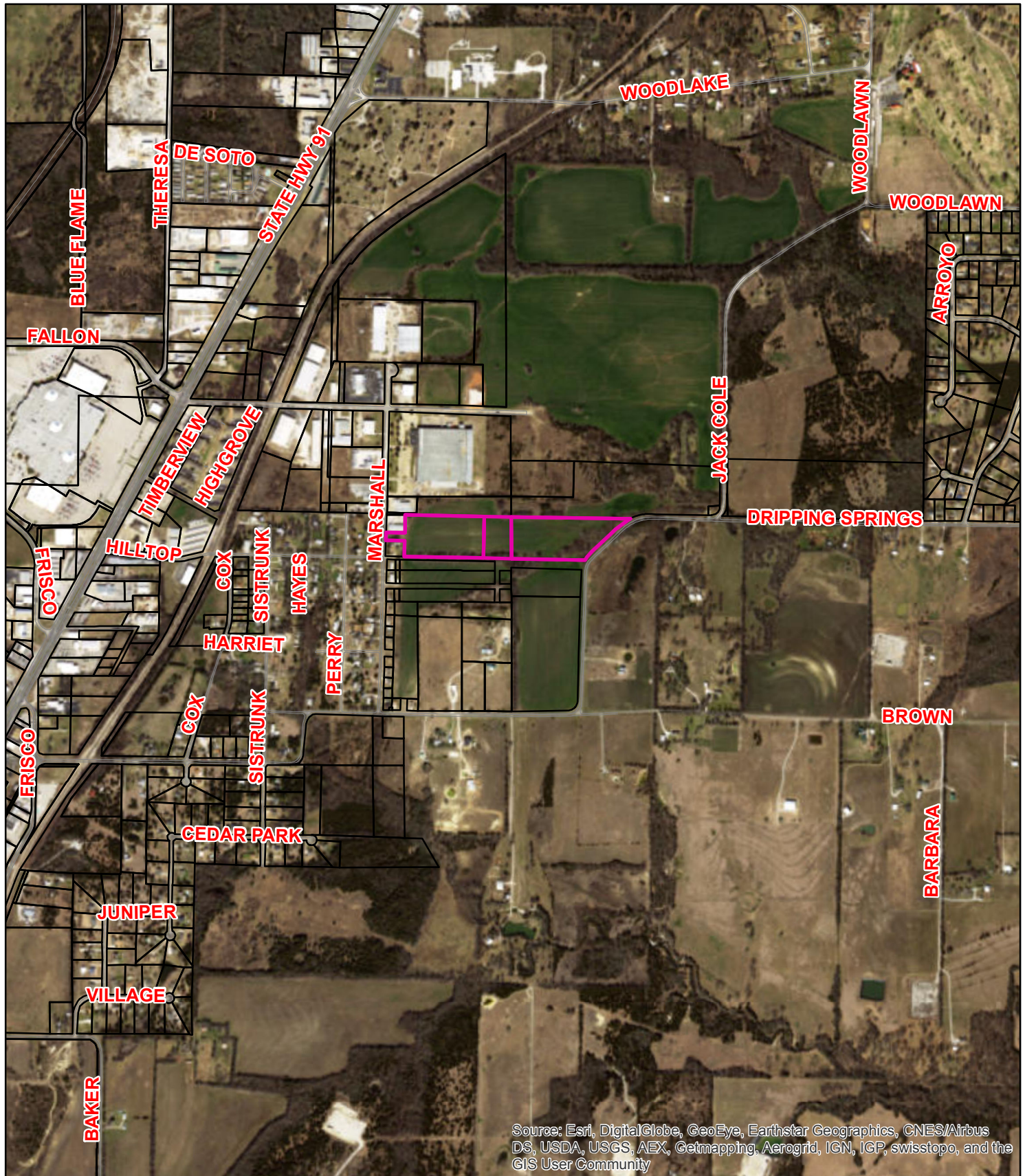
Attachments

Location Map

Zoning Map

Plat

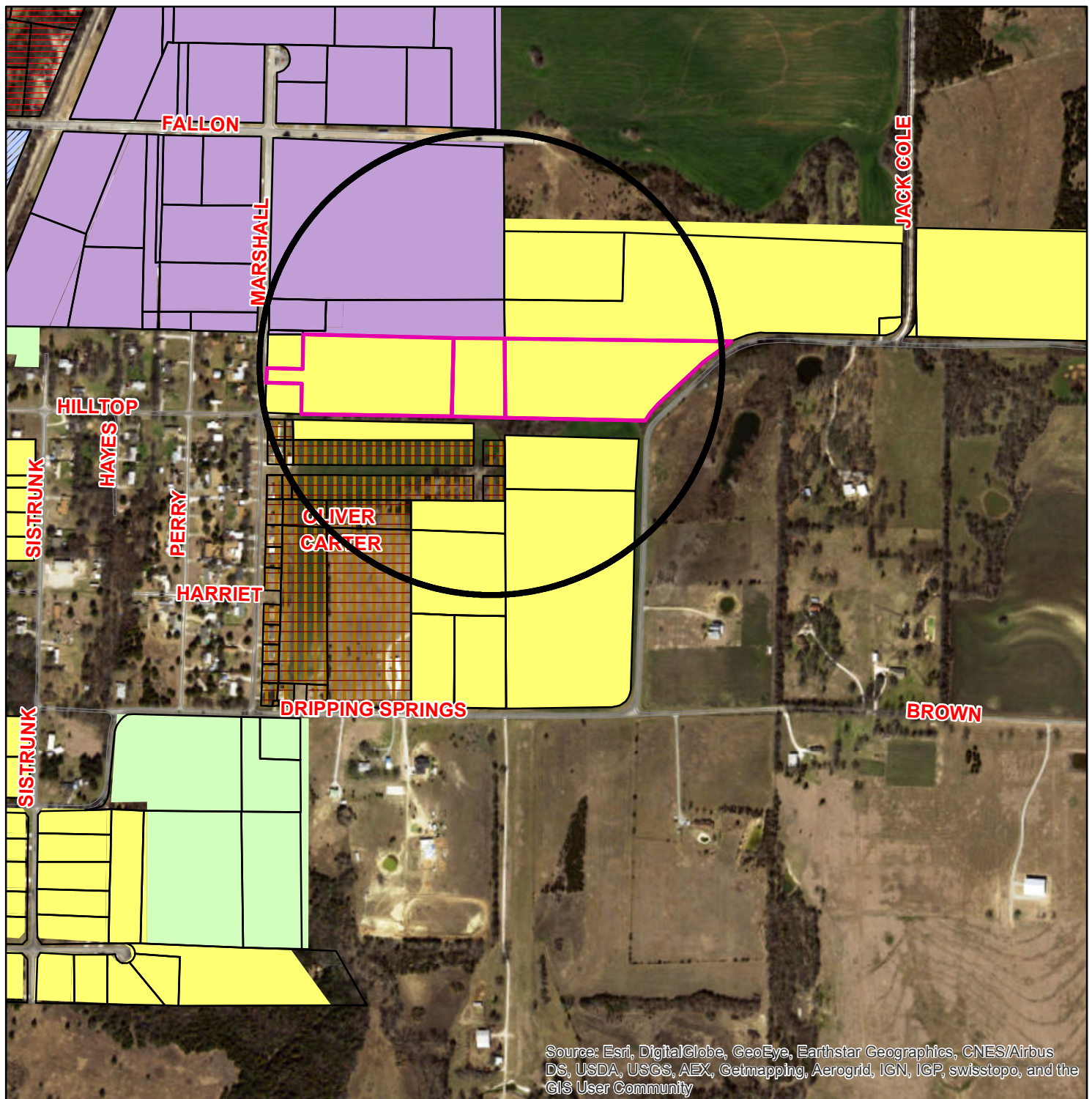
Staff Review Letter



**4700 Blk. Marshall Street & 3800-3900 Blks. Dripping Springs Rd.
Sweetwater Springs Addition**



1 in = 1,250 ft



Zoning - 4700 Blk. Marshall St. & 3800-3900 Blks. Dripping Springs Sweetwater Springs Subdivision

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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



1 in = 700 ft

STAFF REVIEW LETTER

May 9, 2017

Barton Capital, Ltd.
715 S. Sam Rayburn Frwy.
Sherman, TX 75090

Sartin & Associates, Inc.
109 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Sweetwater Springs Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Label existing dedicated streets for Mark Lane.
7. Legal description and drawing must match.
8. Water and Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
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



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

14.

Meeting Date: 05/16/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 833 W. PECAN STREET AND 407 N. RICKETTS STREET**

The request of EMR Real Estate LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 833 West Pecan Street and 407 North Ricketts Street, being Lots 1-4, Block A, Green Mount 2nd Addition, as follows;

Planning and Zoning Board

Replat of Lots 1 thru 4, Block A, Greenmount 2nd Addition

Background:

The property is located at 833 West Pecan Street and 407 North Ricketts Street; the northeast corner of Pecan and Ricketts Streets and is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

EMR Real Estate LLC (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

and

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

Number of notices mailed:

43

Objections Received:

0

Attachments

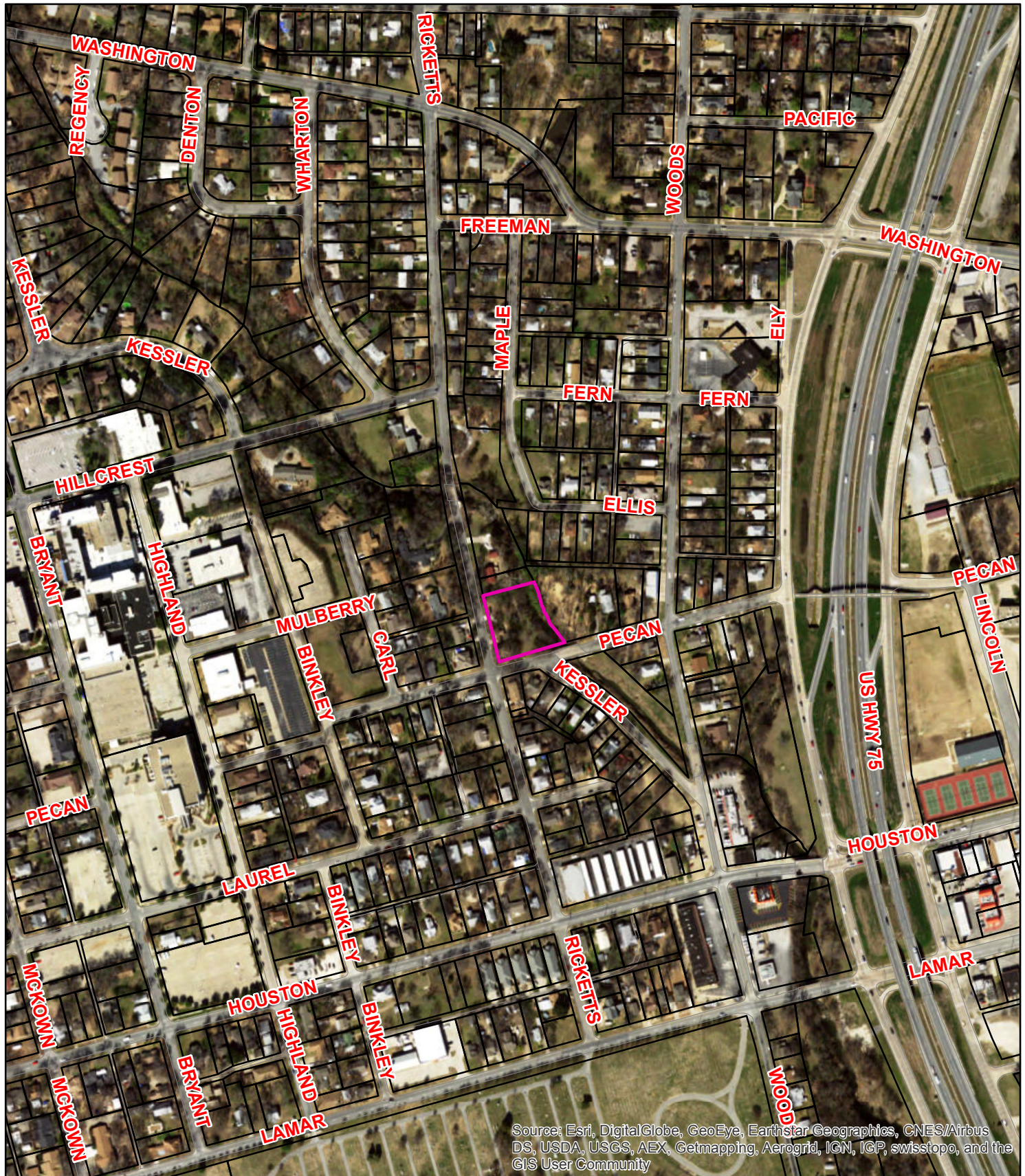
Location Map

Zoning Map

Zoning Sign Photo

Replat

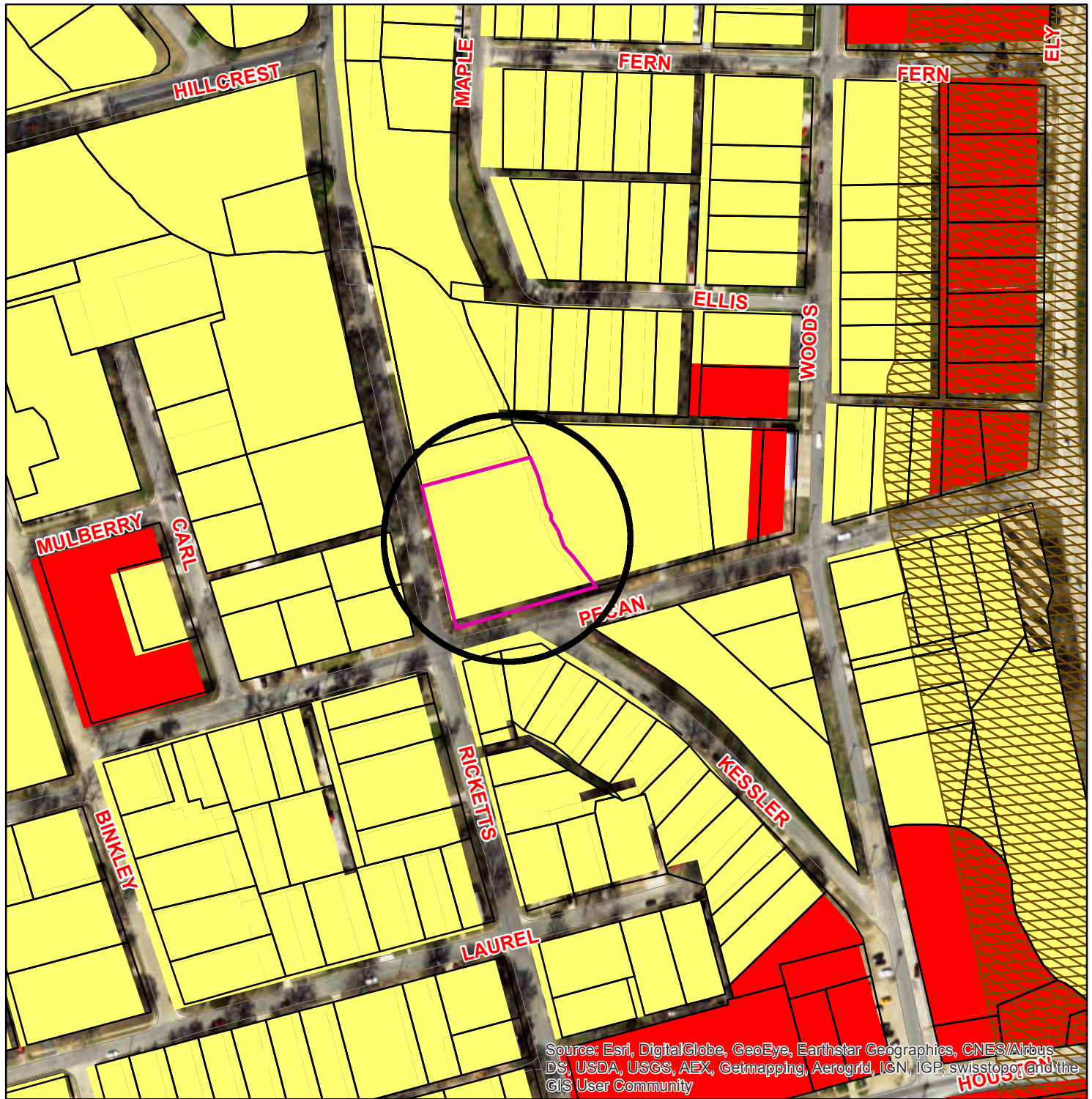
Staff Review Letter



833 W. Pecan & 407 N. Ricketts
Replat Lots 1-4, Block A, Greenmount 2nd Addition



1 in = 400 ft



833 W. Pecan & 407 N. Ricketts Replat Lots 1-4, Block A, Greenmount 2nd Addition

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department

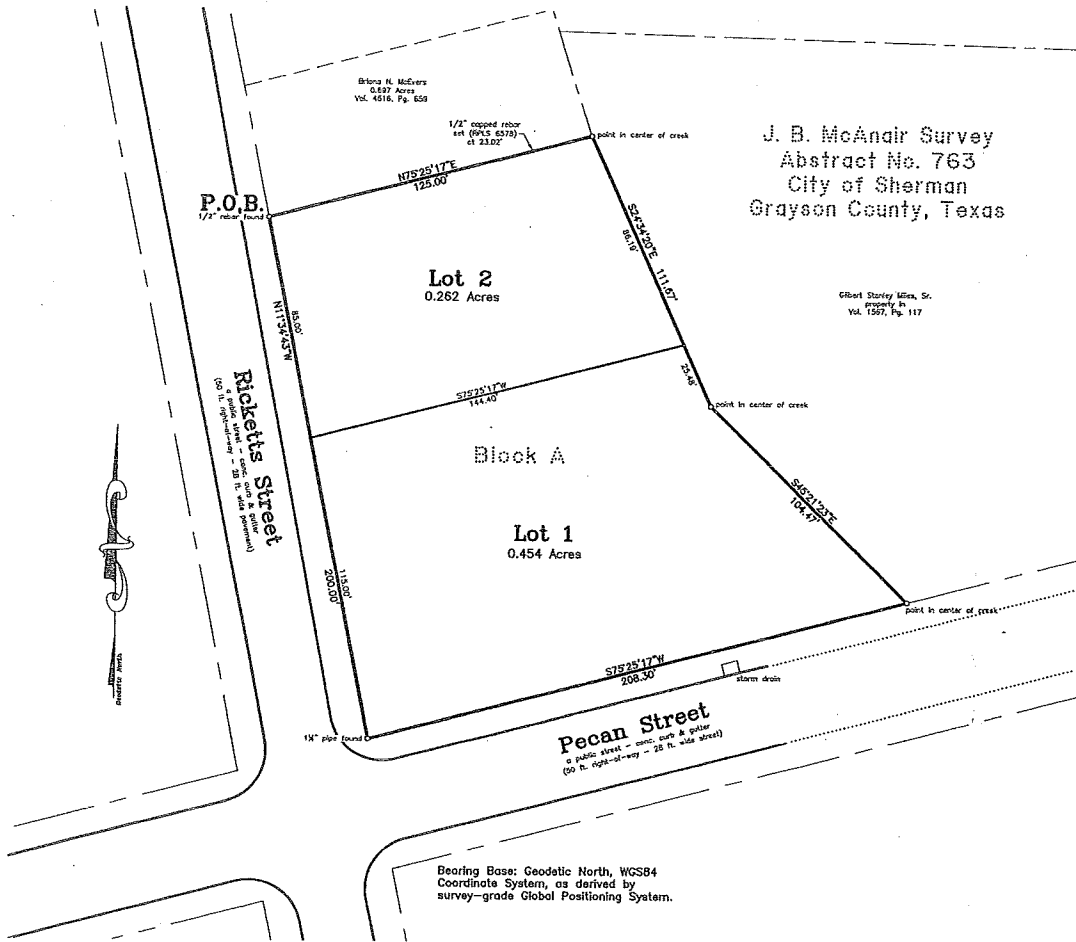


NOT TO SCALE

1 in = 200 ft

407 N. Ricketts & 833 W. Pecan





Replat of Lots 1 thru 4, Block A Green Mount 2nd Addition

to
City of Sherman
0.717 Acres

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

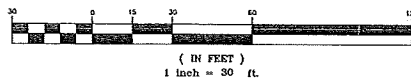
General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing 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. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

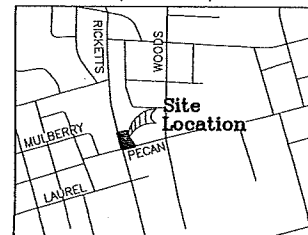
Bad GV Properties, LLC

Owner
P.O. Box 2531
Denton, Texas 76202

GRAPHIC SCALE



Vicinity Map
(not to scale)



STAFF REVIEW LETTER

May 9, 2017

EMR Real Estate, LLC
180 LeNeta Drive
Whitesboro, Texas 76273

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

Dear Applicants,

The request for approval of the Replat of Green Mount 2nd Addition, Lots 1 thru 4, Block A has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 16, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Change ownership on plat to EMR Real Estate, LLC.
7. All requirements of the Floodplain Ordinance should be followed.
8. Show Floodway and Floodplain on drawing.
9. Show Ownership block on subject properties.
10. Show existing lot lines on subject properties.
11. Verify and show all easements.
12. Require Floodway easements.
13. Acreage on legal description and drawing must match.
14. Verify location of sewer taps.
15. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
16. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
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



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

16.

Meeting Date: 05/16/2017

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

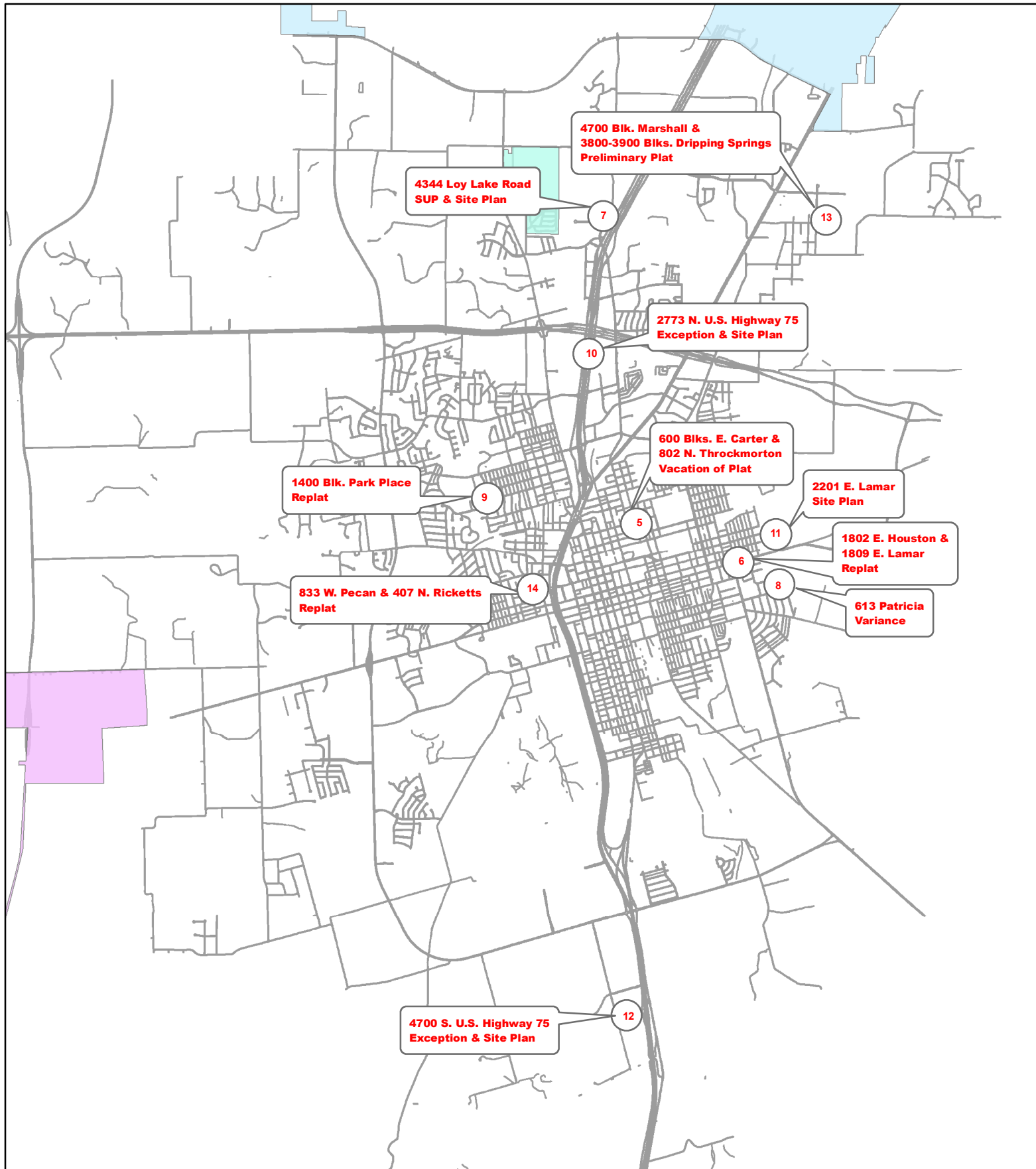
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting May 16, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet