

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 22, 2014 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 MARCH 18, 2014, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEM 8)**

5. **1803 E. MAY**

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

Board of Adjustments

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

6. **927 & 929 W. BIRGE**

The request of TX CREI Corporation (Owners) and Andy Beeghly (Representative) concerning the property located at 927 and 929 W. Birge Street, being Lot 1 of the E.L. Benzel Addition and part of J.B. McAnair Survey Abstract No. 763, 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 to a C-O (Office) District.

7. **401 E. U.S. HIGHWAY 82**

The request of Walmart R.E.B.T. (Owners), CMA Architecture (Architect) Carol Cook (Representative) and Everage Consultants (Surveyors) concerning the property at 401 E. U.S. Highway 82, being Lot 1B, Block 1, Walmart Addition, Section 1, Replat 1A & 1B, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) (1) to allow wall signs to total 578 square foot in lieu of 300 square feet permitted in a C-2 (General Commercial)

District/O-1 (75 & 82) Overlay District.

8. *** 2200-2300 BLOCKS PEGGEY’S COVE, 2200-2300 BLOCKS SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS DARTMOUTH LANE**

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggey’s Cove, 2200-2300 Blocks Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.663 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Preliminary and Final Plat approval of Pebblebrook South, Phase II

9. **1420 W. SHEPHERD DRIVE**

The request of Brian Parks (Owner) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 1420 W. Shepherd Drive, being 11.206 acres in the C.S. Dale Survey, Abstract No. 356, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway in lieu of the required concrete or asphalt to provide a durable and dustless surface to a general purpose barn in an R-1 (One Family Residential) District.

10. **211 E. CANYON GROVE ROAD**

The request of NEM Creed Canyon Apartments, LP (Owners) and Jack Whitworth (Representative) and R.C. Myers Surveying LLC (Surveyor) concerning the property at 211 E. Canyon Grove Road, being a 9.23 acre tract in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a 23’ side street setback for a 6’ wrought iron fence with 7’ masonry columns in lieu of the required 25’ in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

11. **5600-5800 BLOCKS N. FM 1417 (HERITAGE PARKWAY)**

The request of Grayson County Airport Partners, Rex Glendenning (Owners), Teague Nall & Perkins, Chris Schmitt (Representative) and Helvey & Associates, Inc. (Surveyors) concerning the property located in the 5600-5800 Blocks N. FM 1417 (Heritage Parkway), as follows:

Planning and Zoning Board

- **Tract 1** - Being 34.52 acres in the S.C. Royal Survey, Abstract No. 1047 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an R-2 (Multi-Family Residential) District.
- **Tract 2** - Being 41.24 acres in the S.C. Royal Survey, Abstract No. 1047 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District, C-1 (Retail Business) District and C-2 (General Commercial) District to a C-1 (Retail Business) District.

12. **2019 W. HOUSTON**

The request of Rodolfo Reynoso (Owner) and Tatchio & Associates (Representative) concerning the property located at 2019 W. Houston Street, being Lot 2, Block 1, Reynoso Addition, as follows:

Planning and Zoning Commission

Exception to Ordinance No. 2684, Sections (5) and (6) to the agreed conditions #4 and #5 of the Staff Review Letter dated June 13, 2012, as approved by the Planning and Zoning Commission (June 19, 2012) and City Council (July 16, 2012) subject to the June 13, 2012 Staff Review Letter for the Preliminary and Final Plat approval of Reynoso Addition:

4. *Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.*
5. *Lot 2 access may be limited and could require a shared access with the Lot 1.*

13. **925 HOLIDAY DRIVE**

The request of Gary Hess (Owner) concerning the property located at 925 Holiday Drive, being Lot 1, Block C, Casa Linda 3rd Addition, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' front setback for an attached carport in lieu of 25' required in an R-1 (One Family Residential) District.

14. **2008 N TRAVIS STREET**

The request of James L. Utley (Owner), Blake Ammerman Farmer's Insurance (Tenant) and Todd Bass, North Texas Services (Sign Contractor/Representative) concerning the property located at 2008 North Travis Street, being Lots 10 & 11, Block 15, Shannon Heights Replat, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 7, Subsection (5)(a)&(d) to allow a 13' front setback for a freestanding sign in lieu of 25' required in a C-1 (Retail Business) District.

15. **1330 W. TAYLOR**

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

Board of Adjustments

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

16. **3207 N. U.S. HIGHWAY 75**

The request of 75/82 Sherman Crossing LTD (Owners), Herb Goodman (Representative), and Neon Signs and Designs (Sign Contractor) concerning the property located at 3207 N. U.S. Highway 75, being Lot 1R-2, Block 1 of the Replat of Lot 1R, Sherman Crossing Addition, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.8, Subsection (5)(a)(1) to allow a 45' front setback for a freestanding multi-tenant sign in lieu of 55' required in a C-1 (Retail Business) District/O-1 (75&82 Overlay) District.

17. **1611 N US HIGHWAY 75**

The request of ET Joint Venture (Owners) and Bluestone Partners (Contractor) concerning the property located at 1611 N. US Highway 75, being Lot 1, Block 1, Crescent Oaks Plaza, as follows:

Board of Adjustments

Exception and variance to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Subsection (5)(a) to allow a freestanding multi-tenant sign with a 10' front setback in lieu of 25' required in a C-2 (General Commercial) District/O-1 (75&82 Overlay) District.

18. **6104 TEXOMA PARKWAY**

The request of TAPS, North Texas Regional Transportation Center (Owners) and David Baca Studio (Architect) concerning the property located at 6104 Texoma Parkway, being 4.31 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 6.5, Subsection (5)(c) to allow a 3 story, 45' tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35' in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for a Terminal and Administration Building Addition for TAPS North Texas Regional Transportation Center.

19. **ADJOURNMENT**

OVERALL LOCATION MAP

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

Don Hicks, 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 April 17, 2014 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of April, 2014
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 04/22/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR MARCH 18, 2014, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes 3/18/14

STATE OF TEXAS

§

March 18, 2014

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 18, 2014.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: GILBERT, BARTON, THORPE,
MORGAN, SCHEIBMEIR AND OLMSTEAD

MEMBERS ABSENT:

DUTTON AND KRECK

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 18, 2014 Meeting. Motion by Commission Member Olmstead to approve the Minutes as written. Second by Commission Member Barton. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF
ADJUSTMENTS

Chairman Hicks appointed the members of the Board of Adjustments: HICKS, BARTON, THORPE, SCHEIBMEIR AND GILBERT.

CONSENT AGENDA (ITEM 8, 12 & 13)

CONSENT AGENDA

Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda. Commission Member Thorpe moved to approve the Consent Agenda, as presented subject to the Staff Review Letters. Second by Commission Member Olmstead. All present voted AYE.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

PRELIMINARY & FINAL
PLAT – FOSTER
ADDN. (ETJ)
500 BLK. PLEASANT
HOME RD. & 700 BLK.
RIDDELS RD.
(DEAN & JUANITA
JOHNSON)

THE REQUEST OF DEAN AND JUANITA JOHNSON (OWNERS), JEFFREY S. FOSTER (APPLICANT/DEVELOPER) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 500 BLOCK PLEASANT HOME ROAD AND 700 BLOCK RIDDELS ROAD, BEING 6.49 ACRES IN THE LEONARD REED SURVEY, ABSTRACT NO. 1029, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF FOSTER ADDITION IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ)

This item was withdrawn from the February 18, 2014

Planning and Zoning Commission Meeting to allow the owner time to meet with the Engineering Department. The property is located in the 500 Block Pleasant Home Road and 700 Block Riddels Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into (1) one lot for residential development.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WEST CANYON CREEK ESTATES, L.P. (OWNERS) AND HARLAN LAND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 200-500 BLOCKS SHADY OAKS LANE, BEING 2.29 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF WEST CANYON CREEK ESTATES, SECTION 1

PRELIMINARY & FINAL
PLAT – WEST
CANYON CREEK
ESTATES, SECTION 1
200-500 BLKS. SHADY
OAKS LANE
(WEST CANYON
CREEK ESTATES, L.P.)

The property is located in the 200-500 Blocks of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. In 2012, Preliminary and Final Plats were approved for Section 1 for seven lots; but the plat was never filed.

The owner has revised the preliminary and final plat by enlarging the lots and dividing the tract into five lots for residential development.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WEST CANYON CREEK ESTATES, L.P. (OWNERS) AND HARLAN LAND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 200-500 BLOCKS SHADY OAKS LANE, BEING 4.163 ACES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF WEST CANYON CREEK ESTATES, SECTION 2

PRELIMINARY & FINAL
PLAT – WEST
CANYON CREEK
ESTATES, SECTION 2
200-500 BLKS. SHADY
OAKS LANE
(WEST CANYON
CREEK ESTATES, L.P.)

The property is located in the 200-500 Blocks of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. This the second phase of the West Canyon Creek Estates Addition and the owner would like to plat the property into eight lots for residential development.

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

VARIANCE

THE REQUEST OF ABDEL LAKTIRI (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 409 E. ODNEAL STREET, BEING 1.18 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.7, SUBSECTION (1) TO ALLOW AN 8' CORRUGATED METAL SECURITY FENCE FOR A RECYCLING CENTER ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE REQUIRED 15' FRONT SETBACK AND 10' SIDE STREET SETBACK IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

VARIANCE – FRONT &
SIDE STREET
SETBACK
409 E. ODNEAL
(ABDEL LAKTIRI)

(TABLED)

Abdel Laktiri, 617 Carriage House Lane E-3, Garland, TX

Mr. Lakriti appeared to represent the request and answer any questions. The property is located at 409 E. Odneal Street; the northwest corner of Odneal and East Streets. The property is zoned an M-2 (Heavy Manufacturing) District and the owner is requesting a variance to allow an 8' corrugated metal security fence on the property line for screening a future recycling center. Mr. Lakriti explained "there is a large scale located at the northeast corner of the lot and he would like to have the scale inside the fence." He had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Developmental Services Director explained "it appears from the survey that the scale is right up to the property line and the street, there is some street right-of-way between there and the edge of the pavement and that is what it is setting on; we can't grant him to go out on City right-of-way."

Mr. Lakriti explained "the survey is not correct, it shows the scale in the street but it does not look that way."

Mr. Shadden explained "he would need to talk to the surveyor about that; we couldn't change that here."

Commission Member Morgan asked if he could place the fence around the scale.

Mr. Shadden explained "you couldn't grant him anything beyond the property line."

Commission Member Scheibmeir explained "because of the City right-of-way, there wouldn't be the kind of visibility issues we could imagine if everything was at the corner of a street both ways; if safety was a criteria here; he's not at the street, he's at the property line."

Clay Barnett, Public Works and Engineering Director explained "Engineering did make a comment that we would be looking at visibility from East Street; that is a concern."

PLANNING & ZONING COMMISSION MINUTES – MARCH 18, 2014

Chairman Hicks asked Mr. Lakriti if the material in the picture is what he actually wants to use for the fence.

Mr. Lakriti explained "I just took a picture of an example, but if it is not acceptable I could change it."

Mr. Hicks explained "the material looks like it has holes all in it; I would prefer something newer."

Mr. Lakriti responded "ok".

Commission Member Thorpe asked if we have material requirements for a fence going up.

Mr. Shadden explained "what they have done on some of the others is a new "R" panel fence like the one on Lamar Street; they put it up several years ago; but it was new material and all the same color."

Chairman Hicks had a concern with putting the fence on the property line; "I don't think that is enough setback and I know what Alan is saying, that it is not really up on the edge of the street."

Commission Scheibmeir explained "people have to be able to use the scale and so if we want to allow him to have his business there; he has to have access to the scale and they are at the edge of his property. Either we tell him no and he can't have the business he wants, or we give him a variance."

Commission Member Gilbert explained "this is only for the fence; he could hypothetically put a gate up to access the scale and leave the scale outside the fence."

Mr. Shadden explained he may want to work on a traffic pattern, "how he is going to run the vehicles in, is he going to weigh them when they come in and weigh when they go out and they will be out in the street."

Chairman Hicks explained if they grant it, "he couldn't put the fence up on the property line anyway because it appears the scale is located over the property line."

Mr. Laktiri explained "the survey is confusing because before I purchased the property, the owner said the property line goes right at the edge of the scale; the scale is inside the property line".

Don Halling, Plant Manager ConAgra Foods, 408 E. Magnolia, Sherman, TX

Mr. Halling explained "this property is adjacent to ConAgra Foods property and the street that comes through adjoining his property and our property is a street that is not paved or accessible. My concern with a gate there is, we have 30-40 semi tractor trailers coming off of East

Street, turning right there at that corner, plus we have a railroad tract that crosses in the front as well, which I hit switches for flour once a day. I don't know what his traffic plan is, but I have concerns with visibility and obviously traffic flow. Not understanding what the front and side setback is; I'm a little bit concerned about that. More than welcome to have a neighbor, but I do have some concerns."

Chairman Hicks asked Mr. Laktiri if there was any way to move the scale.

Mr. Laktiri explained "the scale is too big and it would cost too much to move it."

Scott Shadden explained "if Mr. Laktiri could table the request and then come back with a traffic flow plan and the actual material the fence will be built out of; if the board turns it down you would not be able to come back for a year and you would have to pay the fee again."

Chairman Hicks asked Mr. Laktiri if he understood, "if the request was tabled it wouldn't cost any more money but if it is denied you will have to wait a year and pay the fee again."

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

ACTION TAKEN.

Motion by Commission Member Thorpe to table the request to allow Mr. Laktiri time to plan the route of the vehicles and determine the location of the fence and the scale. Second by Commission Member Gilbert.

VOTING AYE: HICKS, BARTON, THORPE, SCHEIBMEIR AND GILBERT.

VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF CREED CANYON PARTNERS, LTD (OWNERS), MATTHEW LOONEY (REPRESENTATIVE), XTO ENERGY (APPLICANT), VILBIG & ASSOCIATES (ENGINEERS) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 4205 N. TRAVIS STREET, BEING 17.67 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A TEMPORARY GRAVEL DRIVEWAY FOR A PERIOD OF SIX MONTHS IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A

**VARIANCE –
DRIVEWAY
4205 N. TRAVIS
(CREED CANYON
PARTNERS, LTD)**

DURABLE AND DUSTLESS SURFACE TO AN EXISTING OIL WELL IN A C-1 (RETAIL BUSINESS) DISTRICT.

David Vilbig, Vilbig & Associates, 10132 Monroe, Dallas, TX
Mr. Vilbig appeared to represent the request and answer any questions. The property is located at 4205 N. Travis Street, between Canyon Grove Road and Forest Creek Drive.

Mr. Vilbig explained Creek Canyon Apartments is currently under construction on the tract, which also has an existing oil well on the same property; the existing road to the oil well was removed to make way for the apartment complex. The owner would like to provide a temporary gravel driveway for a period of six months to the well. "The temporary drive will be used only to service the oil well which is fairly rare that they have to go in and do that. I am currently working on some layouts of potential commercial projects on that site so that they can market the property." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks asked if six months would be enough time.

Matthew Looney, 3930 W. FM 120, Denison, TX
Mr. Looney felt six months would be plenty of time.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the variance to allow a temporary gravel driveway for a period of six months to an existing oil well in a C-1 (Retail Business) District. Second by Commission Member Gilbert.

VOTING AYE: HICKS, BARTON, THORPE, SCHEIBMEIR AND GILBERT.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LAWRENCE & MARY POTTS (OWNERS) CONCERNING THE PROPERTY AT 2602 RIATA DRIVE, BEING LOT 4, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 3, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13H) TO ALLOW AN 8' FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
2602 RIATA
(LAWRENCE & MARY
POTTS)

Larry & Mary Potts, 705 N. McKown, Sherman, TX

Mr. and Mrs. Potts appeared to represent the request and answer any questions. The property is located at 2602

Riata Drive between Overland Trail and Bandera Drive in the O'Hanlon Ranch Addition.

Mr. Potts explained "they are currently constructing a new home at this location and they would like to erect an 8' privacy fence in the side yard. I've spoken to the neighbors on both sides of the lot and neither one of them have a problem with the fence." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Scheibmeir to approve the exception to allow an 8' fence in the side yard in an R-1 (One Family Residential) District. Second by Commission Member Thorpe.

VOTING AYE: HICKS, BARTON, THORPE, SCHEIBMEIR AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DGR DEVELOPMENT GROUP LTD (OWNERS) JOHN BRENNAN (PROSPECTIVE BUYER), AND LINCOLN GOLIKE, BLUESTONE PARTNERS (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 2526 SILVERADO TRAIL, BEING LOT 7, BLOCK 4, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 15' FRONT SETBACK IN LIEU OF THE REQUIRED 25' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT
SETBACK
2526 SILVERADO TRL.
(DGR DEVELOPMENT
GROUP, LTD)

(DENIED)

Commission Member Gilbert abstained from this request because a conflict of interest. Chairman Hicks appointed Commission Member Olmstead to the Board of Adjustments to replace Mr. Gilbert.

Commission Member Morgan left during this request at 5:47 p.m.

Lincoln Golike, Bluestone Partners, 2913 Overland Trail, Ste. 100, Sherman, TX

Mr. Golike appeared to represent the request and answer any questions. The property is located at 2526 Silverado Trail between Overland Trail and Sedalia Trail in the O'Hanlon Ranch Addition. A detention pond is located in the back of this lot and the owners are requesting a 15'

front setback to construct a new home.

Mr. Golike explained “the only part that is in front of the 25’ setback is 10’ of the garage, the house is actually setback 39’ for the majority of the house. We are actually increasing the square footage of the house by 400 square foot by setting it up this way. That is due to the detention pond in the back; the back of the lot as it gets more towards the south has a topographical drop off about 3-6 feet as it goes toward the detention pond; that is why we are going to have a retaining wall 9’ with a 12’ bank. Twenty eight percent of the lot is under water; that is why we want to push the house forward about 10’.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks explained “as you drive down the street and everyone is at a 25’ setback, it may look a little bit funny as the house all of a sudden sticks out. Is there any way you could redesign this house?”

Mr. Golike explained “no, the only way would to move it back and we would be moving it on top of the retaining wall; for the cost of this lot, there is really no other option.”

Commission Member Morgan asked if the retaining was already built.

Mr. Golike responded “no; it’s not built yet. On this property there is still 10’ in front of the property pin, from the sidewalk to the edge of the curb you have another 10’, so even though you have a 25’ setback; you’ve got 35’ to the edge of the pavement, so even if you move it up 10’ you still have 25’ from the street. You are not changing that much of the look of the land; it probably won’t be even recognizable and the house is setback at 39’ as well.”

Commission Member Gilbert asked “is all 10’ of the setback where the variance request needed?”

Mr. Golike responded “yes, because you would not have any backyard at all, from the edge of the back of the house to the retaining wall is only 9’5”.”

Chairman Hicks explained “where the retaining wall is at now looks like there is 12 more feet.”

Mr. Golike explained “that is basically the bank of the water, so it is somewhat of an over flow when the detention pond is full. You can’t move the retaining wall back without significant infill.”

Commission Member Scheibmeir explained “if you look on the other side of the street there is no way that the corner lot is 25’ from the house, the fence is like 10’ and I don’t

even know if it is 10', if you look at the corner of Silverado and Overland Trail. Even if you go down some of the other blocks, if it is the side it is still on a corner, but it is their side yard, there are others that don't meet the 25' setback."

Mr. Golike explained "there is a ten percent setback on the side."

Commission Member Scheibmeir explained "then the argument would be from an aesthetic standpoint you already got an encroachment on the 25' rule because of the close side yards."

Thom Bolin, 2608 Silverado Trail, Sherman, TX

Mr. Bolin explained he lives three lots down from the lot requesting the variance. "I would rather the house be back like the other houses are on that street than having something popping out at us when you are going down the street. I'm not in favor of it; I'm against it."

Mr. Golike explained "some of the concerns have been similar to that, they don't want it to come out, worried about property values; personally I think this is going to increase property values to have a lot that is not as usable of a lot to be able to be built upon and significantly nice house as well, you can see from the elevation that the front of the house does not look like a garage door sticking out there."

Commission Member Barton asked if the house plan had a three car garage.

Mr. Golike explained "it is a two car garage; 21'x24' garage."

Commission Member Thorpe asked if the detention pond was a certain size when the development started and it cannot be changed. "These lots go out in the middle of the retention pond. If he wanted to add a retaining wall and fill it in and go into that pond; does he have that right to do that."

Mr. Shadden explained "there is an easement across the back of the lot. He can go right up next to the easement but not into the easement."

Mr. Barnett responded "he is not permitted to do that. He is welcome to do whatever he likes out there as long as it can be subject to flooding; so if he wanted to put in playground equipment or something to that nature he could."

Mr. Golike explained "another concern is when you move the house up, you lose that open area, you lose that feel of the what the neighborhood is designed for, and the way the house is highlighted on this site plan, the way we have the house designed is 2,500 square feet versus if we

brought the house up all the way up across the setback, it is only 2,100 square feet for the full setback, so by designing this and even going over the setback 10', we are actually gaining 400 more square feet of open area that opens up the front of the house versus having a house that is straight across there. We are trying to accommodate neighbors that would have a concern with it, kind of closing down the neighborhood but not having enough room between the house and the street by pushing the house back and designing only the garage to be up in the front and opening up the whole front of the house."

Commission Member Barton stated "when the development was created, the developer dealt with these issues at the time knowing the setback and what size pond to put in."

Mr. Golike responded "yes, the road curves in right there and the pond curves in, so you get a squeezed lot; it is a development flaw, I guess if you want to say that, but that is why we are trying to work with that and build a nice house on it and continue the growth of that subdivision is the key."

Chairman Hicks explained "on house designs, people start working with architects and they fall in love with their designs, I understand that, but there is a lot of square footage in the first floor. It seems to me there is a way to design a house that would actually fit on this lot, that wouldn't require a setback variance."

Mr. Golike responded "we are definitely open to discussion on that, it is only 2,400 square feet downstairs, it is not necessarily a very monstrous house, so with the ten percent setback on the side and we have the house to the setback lines to the side and you can't really go back any further unless you put a one car garage, but you don't want to do that in this neighborhood."

Chairman Hicks explained "everyone out there has used every square inch of the lot, and a lot of that is the way modern day developments go. You have 3,000 square feet and almost 600 of it is upstairs; there is room to take some of your square footage and move it upstairs."

Mr. Golike explained "unfortunately, it is for a couple that is older than I am and most of the living area needs to be on the downstairs level."

Commission Member Scheibmeir explained "the alternatives are to change the design of the house, or he buys another lot, or we grant the variance. The only argument I would make to allow the variance would be when you drive through the neighborhood and you look at the side yards and how close they are to the street, the idea that this would compromise that rule by this amount,

it isn't a deal breaker other than the concern of the neighbor; we have to respect the concern of the neighbor. It's going to pay taxes; the City is going to benefit from that development and it is a unique lot that the probability of getting that kind of return for the City is going to be diminished, these are the things we are struggling with."

Commission Member Olmstead explained "not just one neighbor but two neighbors."

Mr. Golike explained "this lot has a contract on it that has design plans, we have a floor plan already laid out, everything has been done; we are literally waiting on the ok to proceed to build this house to continue to develop this development. From a City standpoint, there is a purpose of a setback and I understand that purpose and then you keep the neighborhood uniform and I understand the concerns of the neighbors as well, they don't want it to be an eyesore, one of the neighbors stated it would have a detrimental effect on property values. This neighbor said they vehemently oppose granting such a variance and I would have to disagree and I vehemently oppose not granting it to continue to develop this lot and this neighborhood."

Chairman Hicks explained "one thing is this street does curve a little bit right there so it is not like it is a straight street and you are looking down the street and everybody's setback and you got one that sticks out and then a bunch more back."

Thom Bolin asked "if the variance was granted, could they come back later and build the house out to the 15' setback."

Mr. Shadden responded "yes."

Mr. Golike stated "that would not happen; our intent is to only have that 10' of the garage in the front."

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

A letter was received from:

Mrs. Frankie Sprowl, 2603 Silverado Trail, Sherman, TX

"As a property owner of 4 lots within the 200' of the property variation request in question. It is inconsistent with the plan of this community, as it was intended. I feel that it would not only be an eyesore but, it would have a detrimental effect on property values of the adjacent properties. There is a purpose for uniform and consistent setback rules of residential dwellings, for which the request does not adhere to. The integrity of this community is very important. I, therefore, vehemently oppose granting such a variance."

ACTION TAKEN.

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

VOTING AYE: BARTON, THORPE AND OLMSTEAD.

VOTING NAY: SCHEIBMEIR

MOTION CARRIED

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

Mr. Golike asked the process to appeal the board's decision.

Mr. Shadden explained he would have to appeal to District Court.

Mr. Golike responded "I guess we will have to research that."

SPECIFIC USE PERMIT & SITE PLAN APPROVAL

THE REQUEST OF K INVEST (OWNER), SCOTT SANDERS (PROSPECTIVE BUYER), C&L NATURAL STONE (PROPOSED TENANT) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 5208 TEXOMA PARKWAY, BEING 3.919 ACRES IN THE D.C. SHELP SURVEY ABSTRACT NO. 1097, 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 RETAIL NATURAL STONE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP & SITE PLAN –
RETAIL NATURAL
STONE FACILITY
5208 TEXOMA
PARKWAY
(K INVEST)**

Scott Sanders, 6400 Texoma Parkway, Sherman, TX

Mr. Sanders appeared to represent the request and answer any questions. The property is located at 5208 Texoma Parkway between Fallon Drive and FM 691; the vacant lot south of Mrs. King's Kitchen.

C&L Natural Stone which is currently located at the corner of FM 691 and Texoma Parkway would like to move their business to this location. This location will be used for a natural stone facility consisting of various types of natural stone such as flagstone, chop stone and building stone that is used for landscaping, residential and commercial construction, swimming pools, waterfalls, patios and much more. There will also be a whole line of sands, gravels, mulches and soils. In addition, they will be able to obtain several new lines of natural thin veneer and the whole line of Pave Stone Products that will be in one easy to access location. They plan to construct a masonry retail building and provide twelve parking spaces for the stone facility.

Mr. Sanders explained he has been at his present location for thirteen years. "With the growth of the community and

everything that comes along with construction, landscaping and swimming pools, it is time for an expansion. This location is a perfect location for us with the rear access on Theresa Drive, it eliminates any issue with the truck traffic; they can come straight through the main concrete drive to the rear access on Theresa Drive; Latimore Materials probably has forty trucks that enter and exit there every day, it is a straight shot back to Highway 75." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks asked if they were proposing that all delivery trucks come in back off of Theresa Drive.

Mr. Sanders explained "they will actually come down FM 691, turn south on Texoma Parkway, enter the center of our facility and exit out the rear to Theresa Drive. They will turn left to go back to Fallon Drive or turn right to go back to FM 691."

Mr. Sanders explained "the building will be two-tone stucco with a stone masonry façade on the bottom. All the stone on the building will be the same type of stone including the end-caps and the walls on the dumpster; it will all be uniform, not a collage of all the products I sell."

"The retention pond will be in the lowest northeast corner of the lot. It is unfortunate it will be facing Texoma Parkway, but I believe I can build it in such a fashion that it will look nice, if I have to use natural stone around it or make it where it is a swell with permanent grass."

Doug Grisham, address unknown

Mr. Grisham explained he was representing Gary Yost who owns property across the street. "They had originally written a letter with the respect of our concerns with the increase of truck flow in and out of that location and the dust was a big issue as well. Having talked to Scott Sanders, he came by and brought us information explaining that the large volume of the truck traffic will be coming in the back of the property and exiting off to Theresa, so we will not have all of that on Texoma Parkway in front of the building and he talked about the concrete and seal coat that he is going to use; we will not have the dust that we have at the present location. I am familiar with the situation at the present location, I'm pastor of the church that is right next door, and we have a tremendous amount of dust. Mr. Yost was also concerned with dust because it will blow right in front of our building. Mr. Sanders has addressed those issues with us and we do not feel that it is no longer a challenge with us after seeing his site plan, visiting with him and seeing that he will have the concrete and seal coat and the things he is doing, I think it will have the dust to a minimum, but the real concern was the heavy truck traffic coming out onto Texoma Parkway, but that is not what is happening, the

retail customers will come in and back out that way, but the commercial trucks will come in and out the back way; I think it is a good plan.”

Chairman Hicks asked about the granite chip seal; “is that where you put oil down and put granite stone on top of it.”

Mr. Sanders explained “it is like you see on a Farm-to-Market Road, it’s not asphalt, it’s not concrete, it’s a good solid chip seal, it’s got a six inch flex base underneath, you come back in with an oil coating and apply chipped granite over the top of it. That will go in between where the bin walls are because you are going to have fifty foot of concrete under the bins, where sand and gravel will be, twenty-four foot of that will be inside the bin, twenty-six foot will be on the outside. On the outside of that and the main inventory, will be the chip seal. Our biggest issue where we are right now is when forklifts and general car traffic drive across the lot, it creates dust, the rocks itself where they are sitting on the pallets do not create the dust. We are putting in the concrete drive because you can’t do asphalt having semis, it would never work, so we are going to do the main drive in concrete and a chip seal around the main inventory.”

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

Letters were received from:

Modern Exploration, Inc. 4900 Texoma Parkway, Sherman, TX

They wrote “Modern Exploration, Inc is not in favor of the zoning request of K Invest (Owner), Scott Sanders (Prospective Buyer), C & L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 5208 Texoma Parkway.

1. We feel that the increase in the number of heavy trucks use to receive and deliver the stones will be a greater safety risk because of the size of vehicle to traffic by slowing down and turning onto Texoma Parkway.
2. An open display of stones will take away from the existing buildings and any business that is built on this lot should have architectural design that is equal to surrounding buildings.
3. Business being build along Texoma Parkway should have the same consideration as new business along Hwy 75. In that it adds to the look of Texoma Parkway and not takes way.
4. Modern has spent considerable money to remodel the former Red Lobster building that had been vacant and deteriorating for several years for our corporate headquarters office building.
5. This is the type improvement that should be

encouraged and made along Texoma Parkway.”

Armstrong McCall, 5213 Texoma Parkway, Sherman, TX

They wrote “Please be advised as a property owner, across the street to the property in question; we feel that the heavy increase in driveway traffic may well be significant safety hazard. The large volume of heavy trucks entering and leaving the proposed site will form a dangerous addition to the present heavy traffic in this area. We have also considered the increase in noise and heavy dust that comes from this type of operation. Our deep concern is the health issue that may be raised by this matter. We already have two stone locations on Texoma Parkway in our City at this time.”

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the Specific Use Permit and site plan approval to allow a retail natural stone facility in a C-2 (General Commercial) District. Second by Commission Member Barton.

VOTING AYE: HICKS, BARTON, SCHEIBMEIR, GILBERT, THORPE AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & ZONE CHANGE

THE REQUEST OF JAMES & SANDRA MAHON (OWNERS) AND SARTIN & ASSOCIATES, INC, (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 130 MISSION DRIVE, BEING 4.00 ACES IN THE JAMES M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW EXISTING METAL BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A GRAVEL DRIVEWAY AND PARKING LOT IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING BOARD

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN RA- (SINGLE-FAMILY AGRICULTURAL) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

Jason Mahon, 1330 N. White Chapel Blvd., Ste. 200, Southlake, TX

Mr. Mahon appeared to represent the request and answer

EXCEPTION –
EXTERIOR FAÇADE

EXCEPTION –
DRIVEWAY & PARKING
LOT

ZONE CHANGE – R-A TO
C-2
130 MISSION DRIVE
(JAMES & SANDRA
MAHON)

any questions. The property is located at 130 Mission Drive off U.S. Highway 82 West; west of FM 1417. The property was annexed into the City, October 24, 2011, as an R-A (Single-Family Agricultural) District.

Mr. Mahon explained “his parents have owned and operated the property since 1989 as a cabinet and woodworking shop until two years ago, there is another cabinet shop in there now.” They are considering selling the property and are requesting a zone change to get into compliance with the use. In addition to the zone change, they are requesting exceptions to allow existing building finishes on two existing buildings and to allow the existing driveway and parking lot to continue as a gravel surface. Mr. Mahon explained “you cannot see the property from the highway; that is why we are requesting the exception for the masonry requirement. As far as the gravel parking lot, the traffic is minimal, there are no properties past there; all the property is in front. All the adjacent properties have similar gravel driveways. There is no one that would be affected by the dust from a gravel driveway or parking lot; to the east is the back of Catching’s Tractor yard and to the south is Raborn’s Transmission Shop, it backs up to us, to the west is a house but it is not that close to us.”

Chairman Hicks asked about the drive that goes to these properties.

Mr. Mahon explained “Mission Drive is a private road that is paid for by the owners; it’s not a City street. The road has a layer of white rock, thin gravel, oiled and rolled. The owners maintain the road.”

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

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

A letter was received from:

Auto-Lec Rebuilders, 41 Mission Dr., Sherman, TX

“As a property owner in the same area, and in the same situation as the Mahon’s, I have no problem with granting exceptions to the listed ordinances. Since their building is at the end of what has always been a private road, which I, personally, have spent the most through the years to maintain, I see no reason for them to have to brick the building and pave the parking lot. I seriously doubt that the City has any intention of developing this area in the near future, so I doubt that a metal building at the end of a private road will be a detriment to the City’s long term goals. Therefore, I encourage the Planning and Zoning Board to grant all of James and Sandra Mahon’s exceptions to Ordinance Number 2280 at this time.”

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow existing metal building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

and

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.

ACTION TAKEN.

Motion by Commission Member Olmstead to approve the request to allow existing metal building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way and to allow a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District. Second by Commission Member Barton.

VOTING AYE: HICKS, BARTON, SCHEIBMEIR, THORPE AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Board

Zone change under Ordinance No. 2280, Section 12, from an RA- (Single-Family Agricultural) District to a C-2 (General Commercial) District.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the zone change subject to the Staff Review Letter. Second by Commission Member Scheibmeir.

VOTING AYE: HICKS, BARTON, SCHEIBMEIR, GILBERT, THORPE AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:05 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 04/22/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEM 8)

List of Agenda Items:

**8. * 2200-2300 BLOCKS PEGGEY'S COVE, 2200-2300 BLOCKS SOUTHRIDGE LANE AND
THE 3400-3500 BLOCKS DARTMOUTH LANE**

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggy's Cove, 2200-2300 Blocks Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.663 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Preliminary and Final Plat approval of Pebblebrook South, Phase II



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

Agenda Item No. 5.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

1803 E. MAY

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Glenda Hunter (Owner)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Site Plan

Staff Review Letter



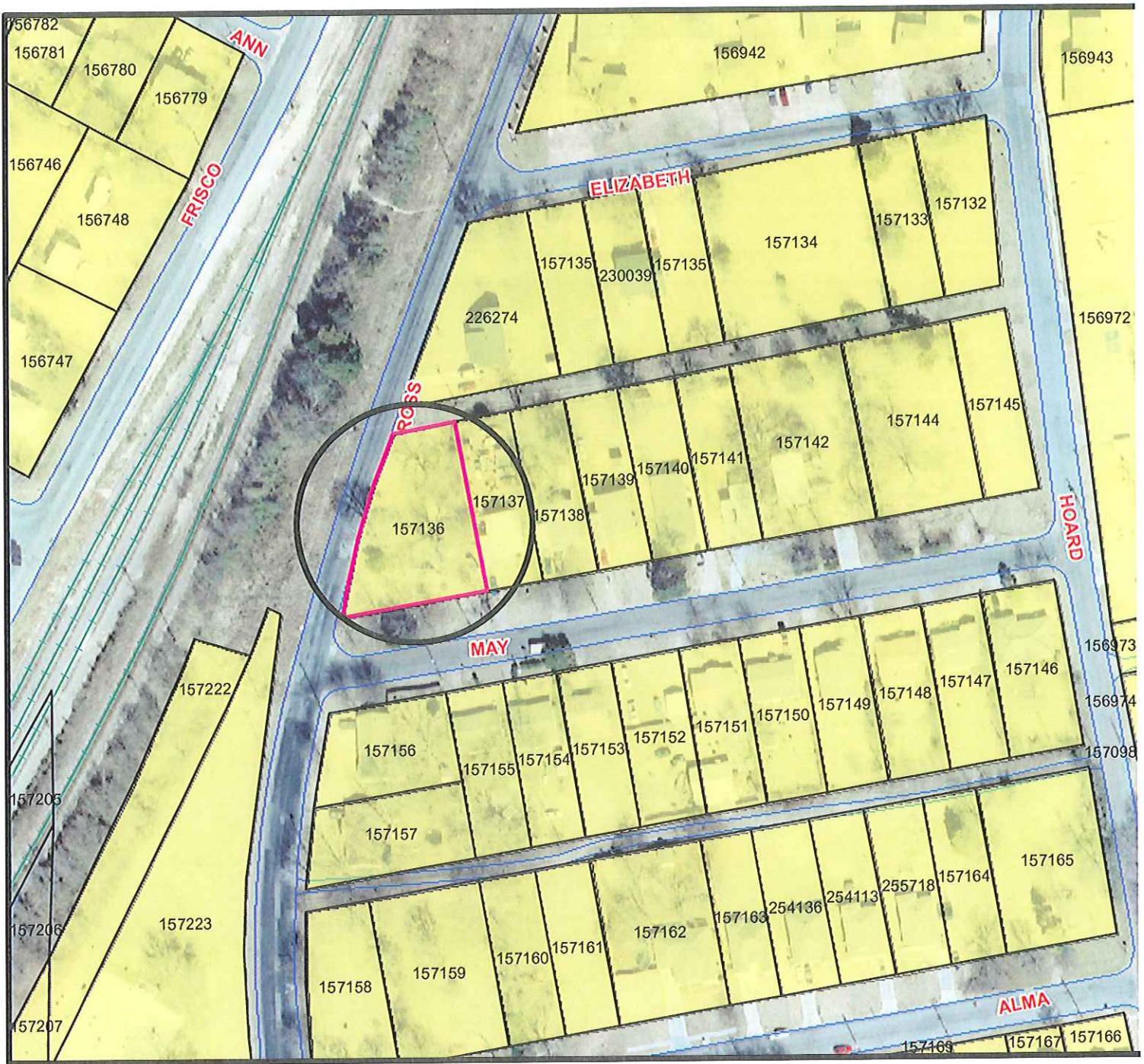
1803 E. May

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 86 feet



Zoning - 1803 E. May

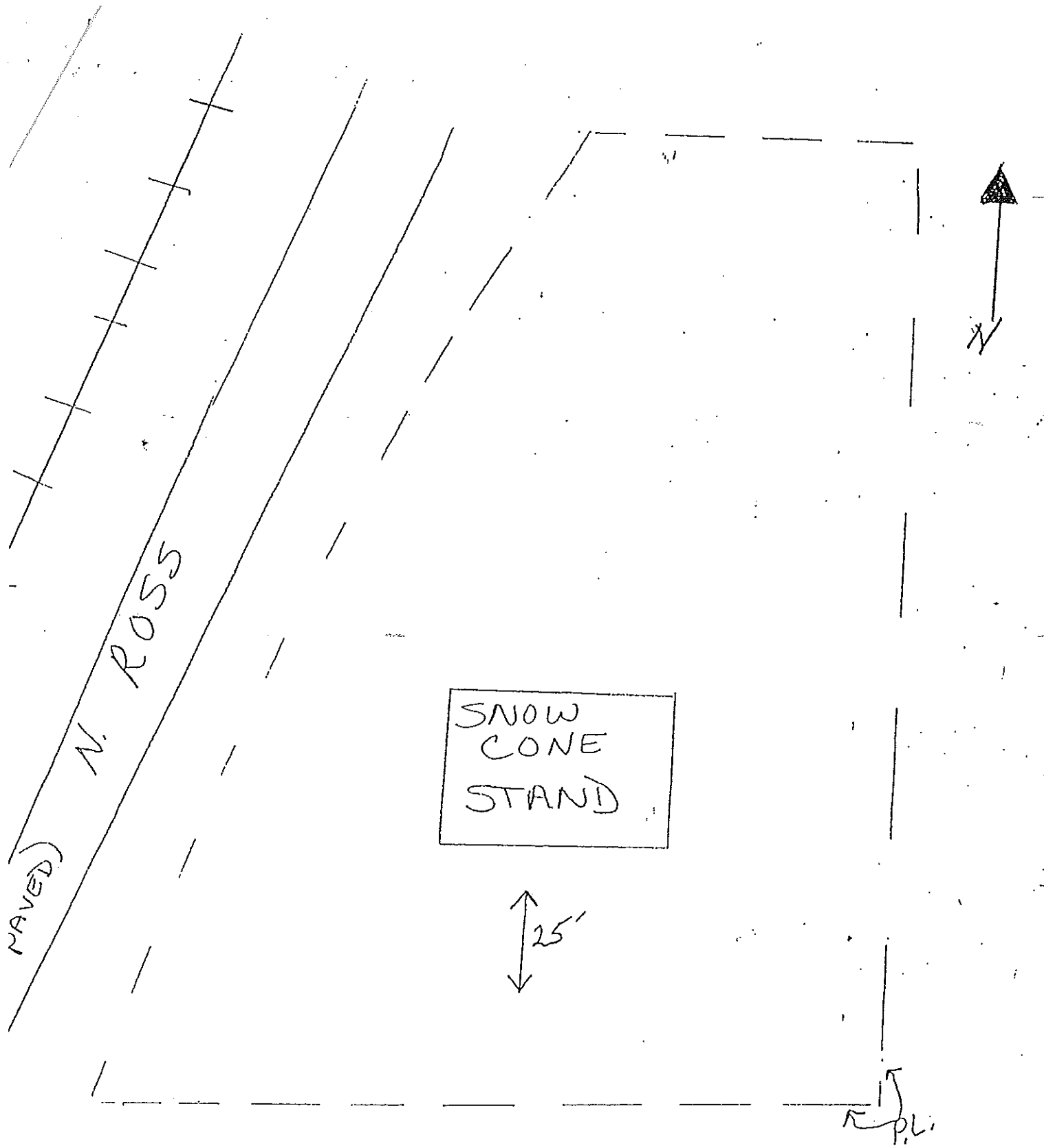
Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



1803 E. May





E. MAY

STAFF REVIEW LETTER

April 16, 2014

Glenda Hunter
1814 E. May
Sherman, TX 75090

Dear Applicants:

The request to (Renew) Temporary Use Permit to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District concerning the property at 1803 East May Street is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

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

3. Parking may be permitted on private property only.

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

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



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

Agenda Item No. 6.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

927 & 929 W. BIRGE

The request of TX CREI Corporation (Owners) and Andy Beeghly (Representative) concerning the property located at 927 and 929 W. Birge Street, being Lot 1 of the E.L. Benzel Addition and part of J.B. McAnair Survey Abstract No. 763, 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 to a C-O (Office) District.

Background:

The property is located at 927 and 929 W. Birge Street, the northeast corner of Birge and Ricketts Streets. The property has been used as a convenience store and laundrymat/cleaners in the past but is zoned an R-1 (One Family Residential) District which is considered an existing non-conforming use. A request to change the zoning to a C-1 Retail Business District was denied at the May 21, 2013, Planning and Zoning Commission Meeting; it was appealed to the City Council at the June 17, 2013 Meeting; the request was denied.

The prospective buyer would like to change the zoning to a C-O (Office) District.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

TX CREI Corporation (Owners)

Andy Beeghly (Representative)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

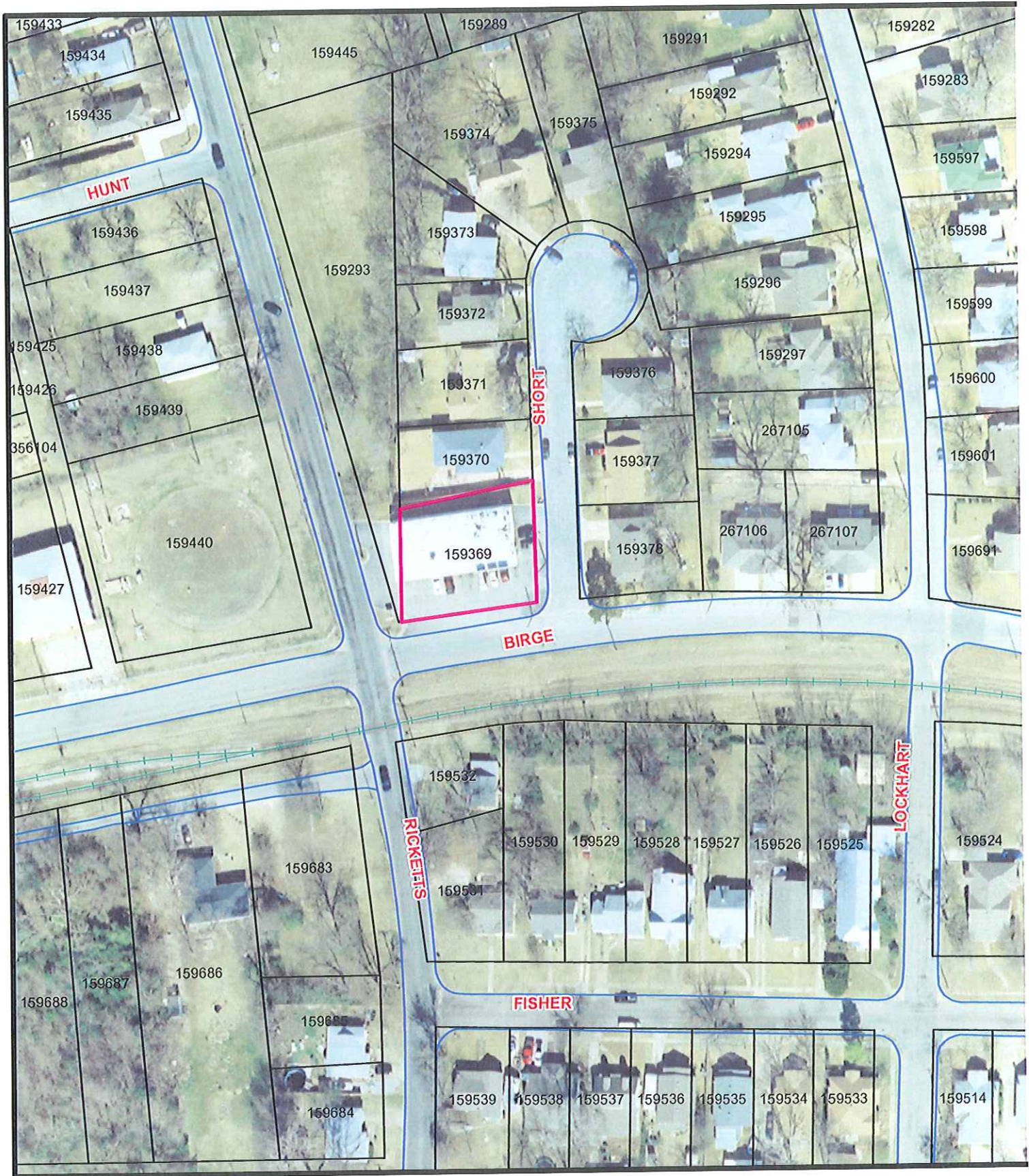
Photo

Plat

Site Plan

Elevations

Staff Review Letter



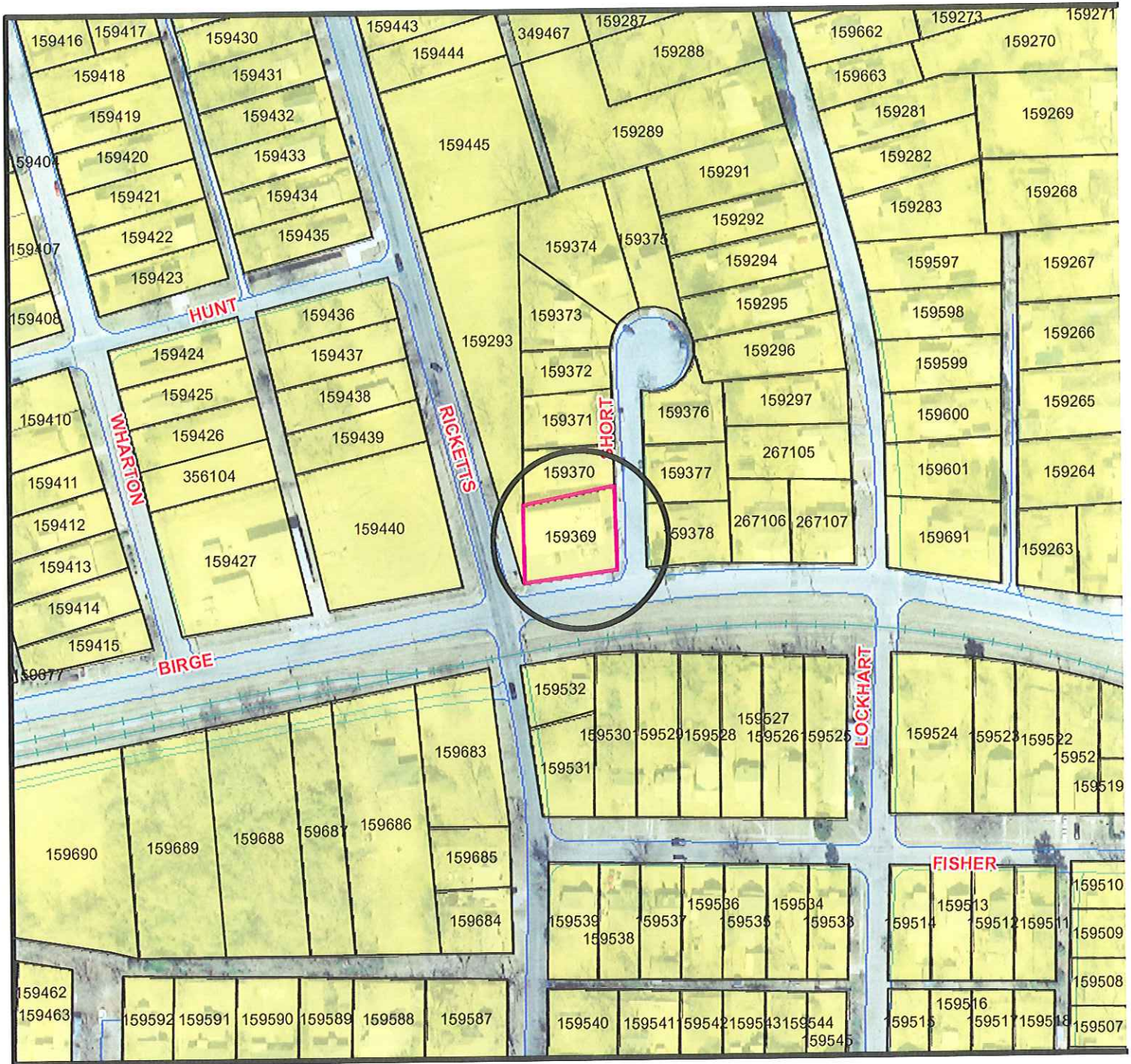
927 & 929 W. Birge

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 107 feet

City of Sherman, Texas
Developmental Services Department



Zoning - 927 & 929 W. Birge

Legend

- | | |
|--|---|
| --- C L SHERMAN CITY LIMITS | C-1 Retail Business District |
| O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT | C-2 General Commercial District |
| O 1.1 FM 1417 OVERLAY DISTRICT | M-1 Light Manufacturing District |
| O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT | R-A Single Family Agricultural District |
| CB D DOWNTOWN BUSINESS DISTRICT | SF-1 Single Family Residential District |
| C P O COLLEGE PARK OVERLAY DISTRICT | M-1.5 Medium Manufacturing District |
| A & C ARTS & CULTURAL OVERLAY DISTRICT | M-2 Heavy Manufacturing District |
| CO Office District | MH Manufacturing Housing District |
| R-1 One Family Residential District | Blaylock Commercial District |
| R-2 Multi-Family Residential District | BIP Blalock Industrial Park |

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 172 feet

927 & 929 W. Birge



NORTH RICKETTS STREET

40

15'

927
w BIRGE

929
w BIRGE

25

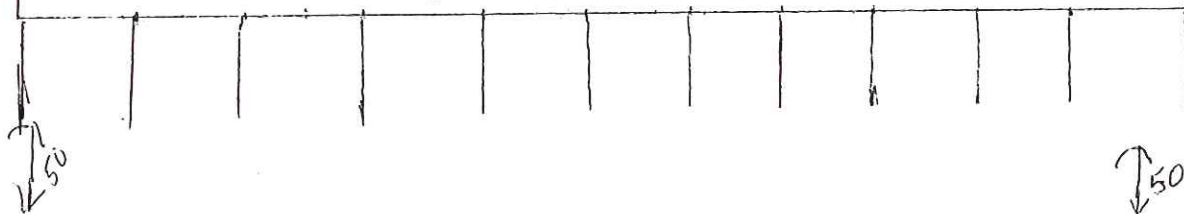
50

25

80

4000

PATIO



WEST BIRGE

12001 S HORT STREET



STAFF REVIEW LETTER

April 16, 2014

TX CREI Corporation
Andy Beeghly, President
3114 Rex Cruse
Sherman, TX 75092

Dear Applicants:

The request for a zone change from an R-1 (One Family Residential) District to a C-O (Office) District concerning the property at 927 and 929 West Birge Street is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-O (Office) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking is permitted on paved surfaces only, a parking space is considered to be 9'x20'.
3. All parking shall be on private property and shall not encroach into West Birge or North Ricketts Street right-of-way.
4. Screening is required and to be maintained abutting residentially zoned property.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 7.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

401 E. U.S. HIGHWAY 82

The request of Walmart R.E.B.T. (Owners), CMA Architecture (Architect) Carol Cook (Representative) and Everage Consultants (Surveyors) concerning the property at 401 E. U.S. Highway 82, being Lot 1B, Block 1, Walmart Addition, Section 1, Replat 1A & 1B, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) (1) to allow wall signs to total 578 square foot in lieu of 300 square feet permitted in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 401 E. US Highway 82, the northeast corner of US Highways 75 & 82; Walmart is the tenant. Walmart currently has wall signs totaling 550 square foot, they are proposing to add wall signs to total 578 square foot.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Walmart R.E.B.T. (Owners)

CMA Architecture (Architect)

Carol Cook (Representative)

Everage Consultants (Surveyors)

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:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

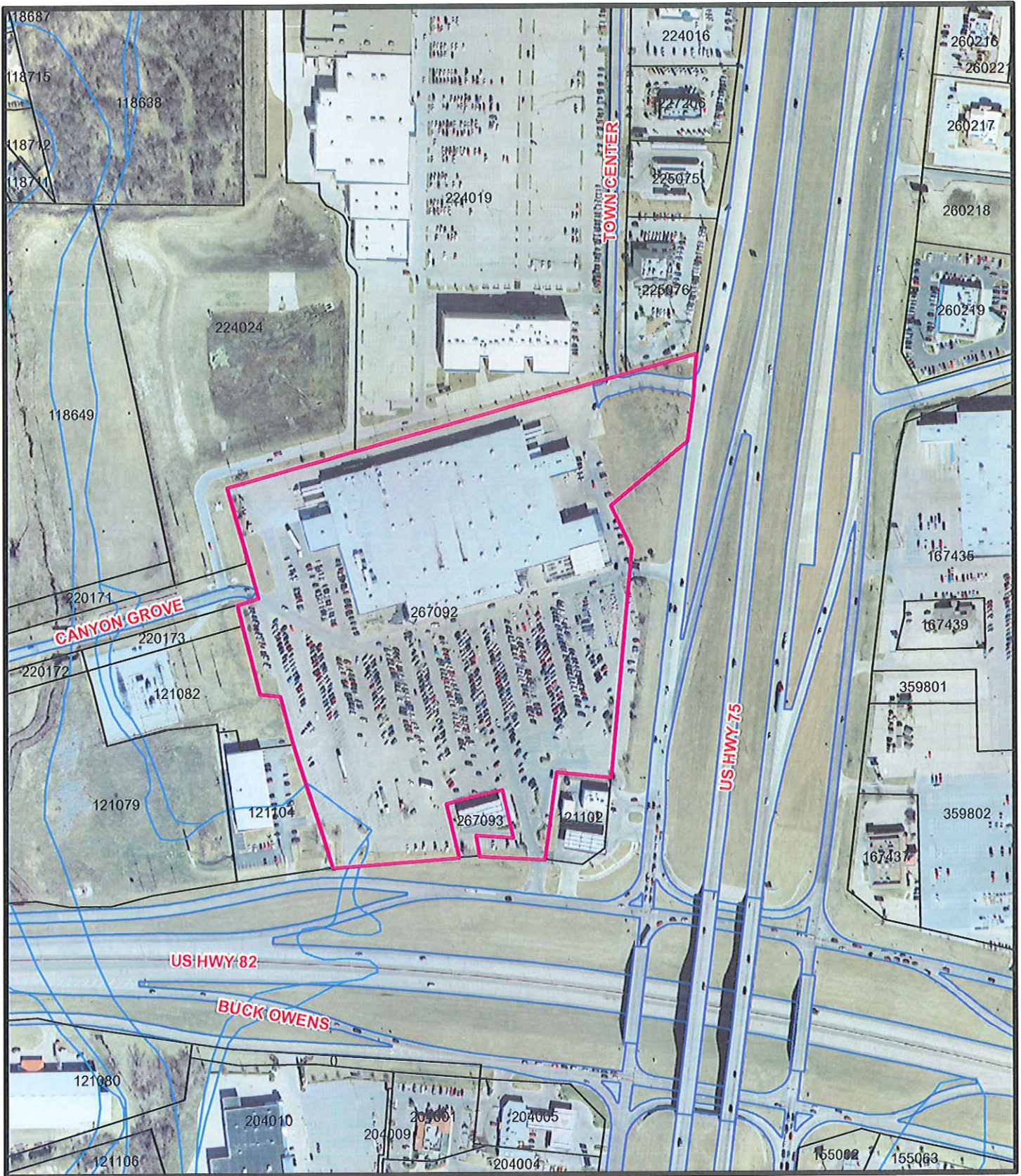
Photo

Narrative

Site Plan

Existing Signs

Proposed Signs



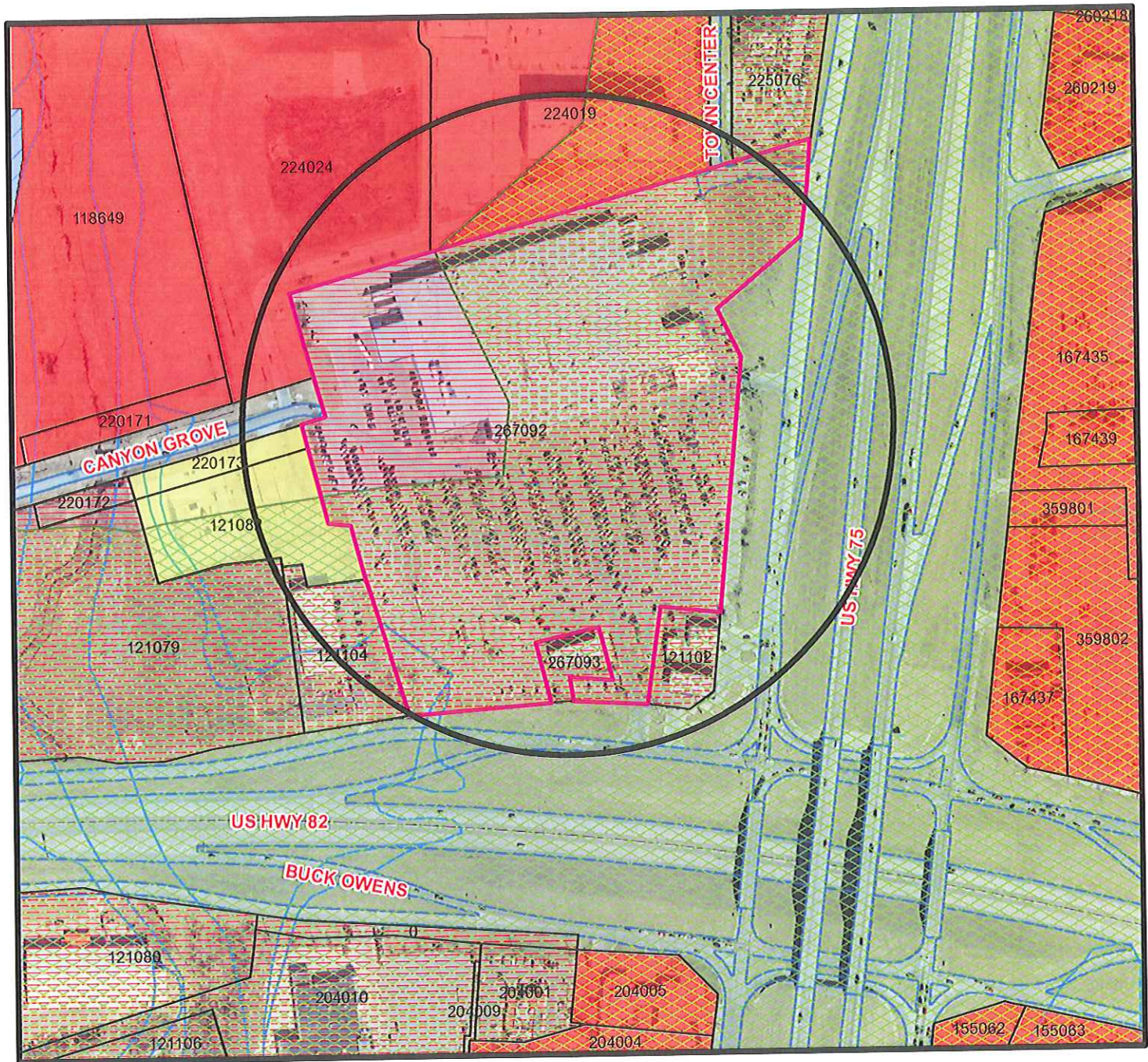
401 E. U.S. Highway 82

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 313 feet



Zoning - 401 E. U.S. Highway 82

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



401 E. Hwy 82





Real Estate Design

Dana Morrison – Remodel Design Manager

702 SW 8th Street
Bentonville, AR 72716
Phone 123.456.7890
Fax 123.456.7892
www.walmart.com

March 6 2014

City of Sherman
Ms. Patsy Reeves
220 W. Mulberry
Sherman TX

Dear Ms. Reeves:

As requested, I am requesting an exception on behalf of Walmart and have requested in a separate email that Gretchen Gause or Laura Sanchez with CM Architecture be allowed to act on our behalf by attending the required meetings.

Our owner's appeal is as follows:

All signage currently on the building from the 2009 remodel will either be existing to remain or replaced with the exact same sign and signage size with the exception of the addition of (Auto Center w/arrow) to the front wall, adding an additional 34.50 SF.

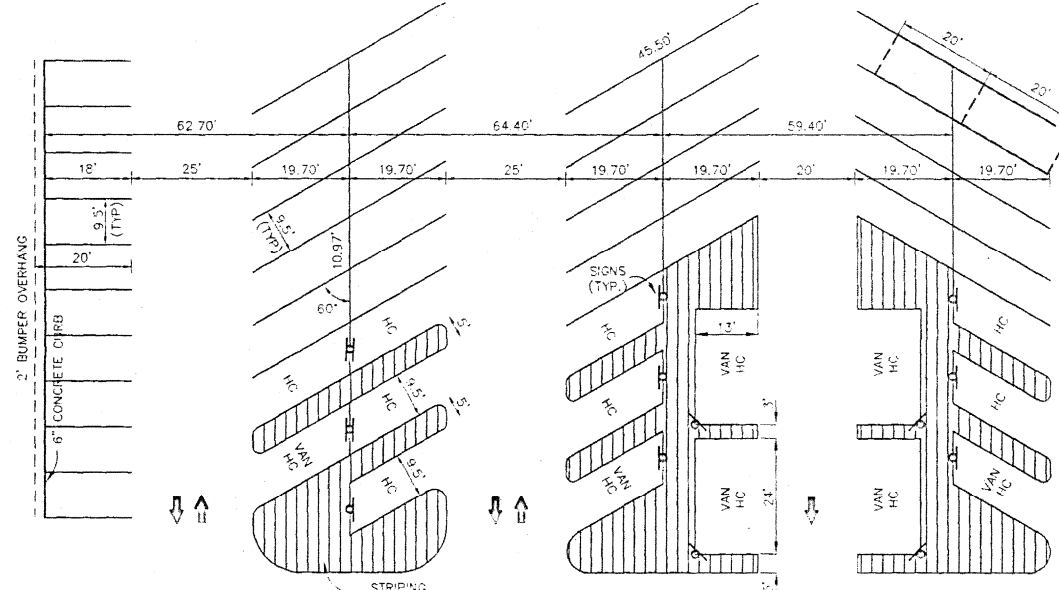
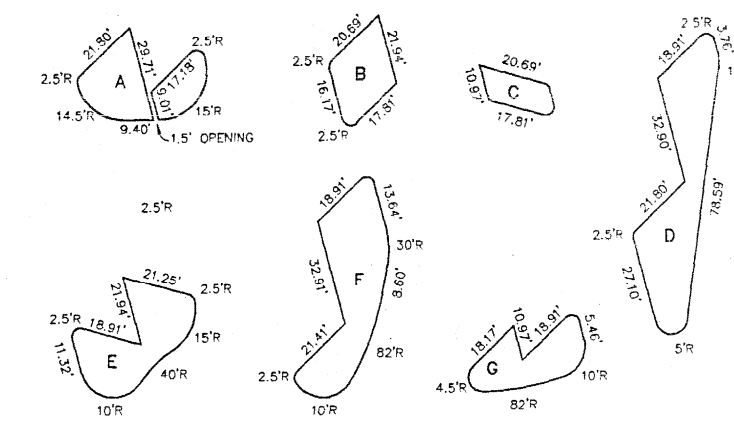
Sincerely,

Dana Morrison
Project Manager Remodel Design
Walmart

REMAINDER OF
SUSAN H. COCKRELL 61.529 ACRE TRACT
VOL. 2023, PG. 450, D.R.G.C.T.

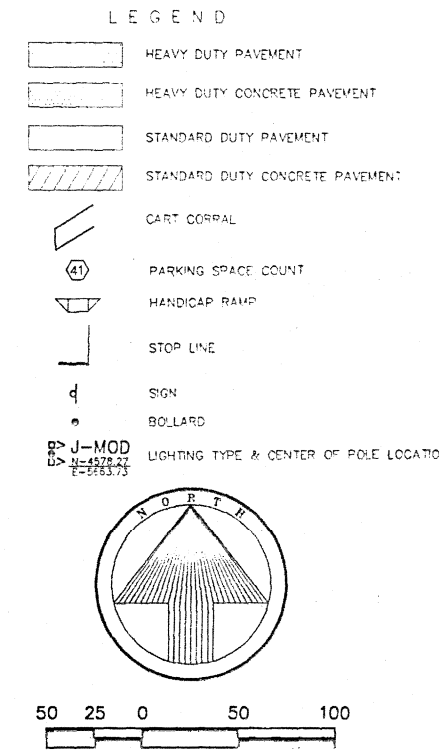
WAL-MART
C-188-SR-OR
199,188 SQ. FT.
NOTE: SEE ARCHITECTURAL PLANS FOR ACTUAL BLDG DIMENSIONS

LOT 1 AREA = 974,303 SF (22.3669 ACRES)



RETAIL STORE	BUILDING SQUARE FOOTAGE	PARKING REQUIREMENTS				PARKING PROVIDED	
		CITY OF SHERMAN		RETAILER STANDARDS		NUMBER	RATIO
		RATIO	NUMBER	RATIO	NUMBER		
	199,188 SF	5.0 PER 1000 SF	995	6.5 PER 1000 SF	1295	1205	6.0

- GENERAL NOTES
- OVERHEAD ELECTRIC TO BE REMOVED AND RELOCATED BY T.U. ELECTRIC CO.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - "PEDESTRIAN CROSSING" SIGNS SHALL BE PER SIGN (R4-7), 18" X 24" PER MANUAL ON TRAFFIC UNIFORM TRAFFIC CONTROL DEVICES AS PUBLISHED BY THE U.S. D.O.T. FEDERAL HIGHWAY ADMINISTRATION.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL PARKING LOT LIGHTING POLES AND FIXTURES WITH LAMPS AND REQUIRED PAINT WILL BE PROVIDED BY WAL-MART AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE WAL-MART WITH A ONE YEAR WARRANTY CERTIFICATE. ALL INCURRED COST FOR RECEIVING, UNWRAPPING OF FACTORY PAINTED POLES, STORAGE, LIABILITY AND WARRANTY LABOR SHALL BE INCLUDED IN THE INSTALLATION AND CONTRACT PRICE. STUB CONDUIT AND WIRING TO PYLON LOCATION AS PART OF THIS CONTRACT.
 - ALL CURB AND GUTTER SHALL BE TYPE "A" UNLESS OTHERWISE NOTED. SEE DETAIL SHEET. ENTIRE PARKING LOT PERIMETER SHALL HAVE CURB & GUTTER.
 - SIDEWALK TO BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT TEXAS DEPARTMENT OF TRANSPORTATION 48 HOURS PRIOR TO CONSTRUCTION INSIDE HIGHWAY RIGHT-OF-WAY.
 - ALL RADII ARE 2.5 FEET UNLESS OTHERWISE NOTED.
 - PYLON SIGN SHALL BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO PYLON LOCATION AS PART OF THIS CONTRACT.
 - ALL DIMENSIONS REFERENCED TO CURB LINES ARE TO THE FACE OF THE CURB.
 - FIRE LANE SIGNS SHALL BE 100' APART, 8 FEET TO TOP OF SIGN, AND 2' X 1.5' SIGNS TO READ "NO PARKING FIRE LANE, VIOLATORS WILL BE TOWED AWAY". LETTERING SHALL BE A MINIMUM OF 2".
 - FIRE LANE STRIPING SHALL BE A 6" WIDE STRIPE PAINTED ON CURB WITH WHITE LETTERING AT 25' INTERVALS TO READ "NO PARKING".



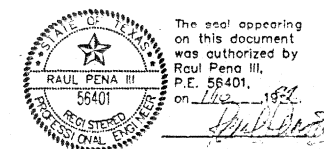
WAL-MART
SHERMAN, TEXAS/STORE NO. 947
SITE PLAN

EVERAGE
CONSULTANTS
ENGINEERS, PLANNERS & ARCHITECTS

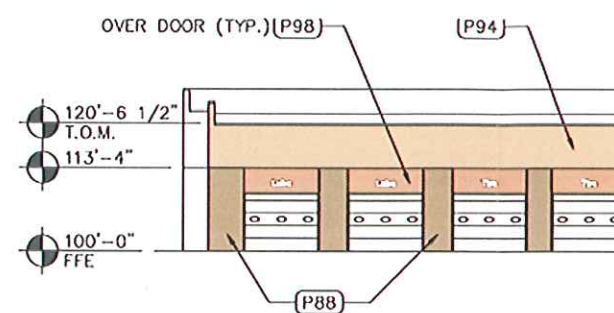
2610 W. FREEWAY SUITE 100
FORT WORTH, TEXAS 76102
(817) 429-7550

DESIGNED BY: DLH
DRAWN BY: DLH

930012 10 JAN 04 4 OF 17



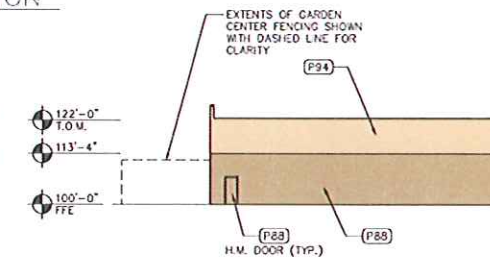
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			



COLOR LEGEND	
P83	SW# 6082 "Cobble Brown"
F83	SW# 2023 "Rockwood Clay"
P34	SW# 7634(LK1) "Exterior Dromedary Camel"
F35	SW# 7718 "Oak Creek"
P103	SW #6095 "Toasty"

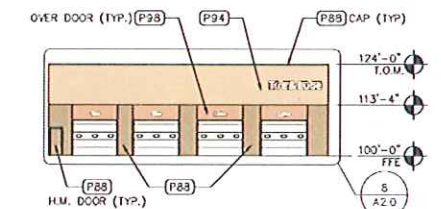
REF SPECIFICATIONS

7 ENLARGED REAR AUTO CENTER ELEVATION
1" = 30'-0"

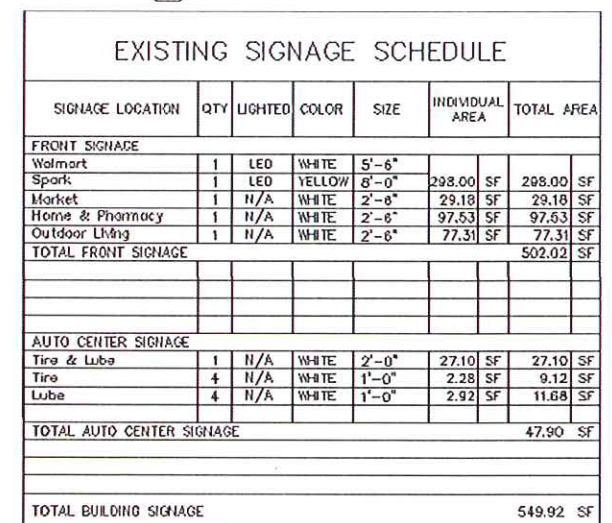


5 REAR SEASONAL SHOP ELEVATION
1" = 50'-0"

4 FRONT AUTO CENTER ELEVATION
1" = 50'-0"



3 REAR ELEVATION
1" = 50'-0"

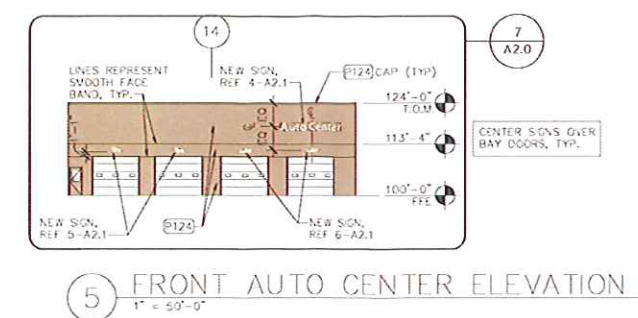
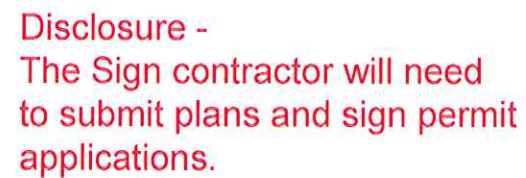


② LEFT ELEVATION
1" = 50'-0"

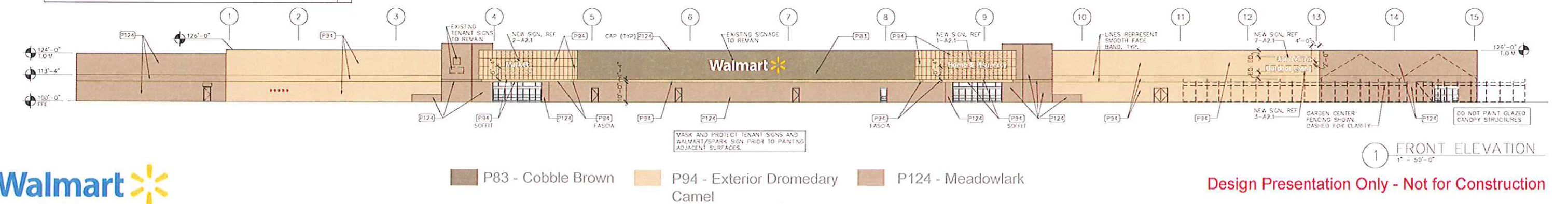
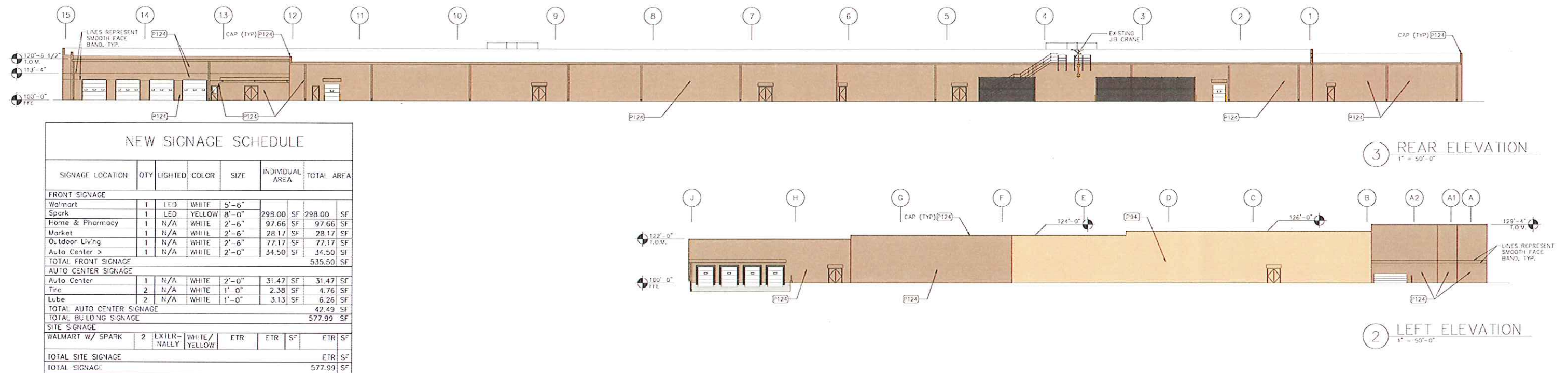
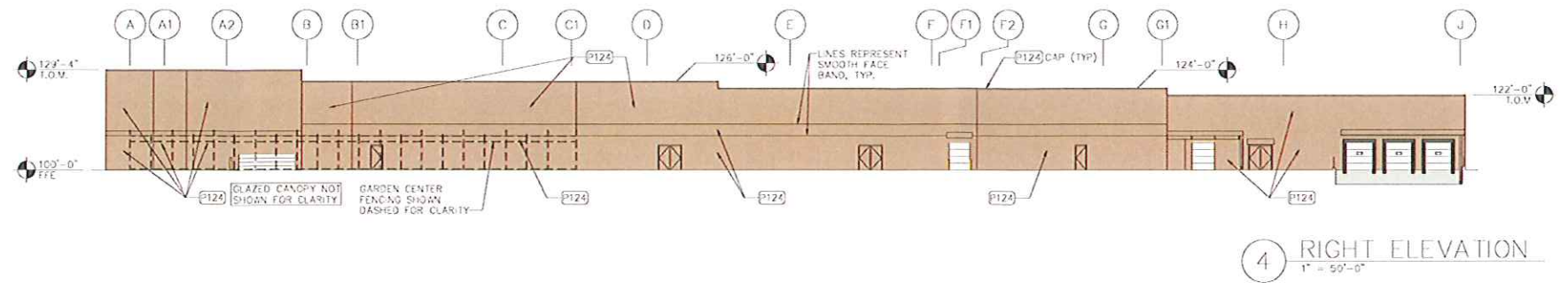


Design Presentation Only - Not for Construction





COLOR LEGEND	
(F5)	OSHA Standard "Safety Yellow"
(R21) SW 4081	"Safety Red"
(P36) SW 6582	"Daring"
(F81) SW 6258	"TRODDIN' BLACK"
(P83) SW 6082	"Cobble Brown"
(P94) SW 7034 (EXT)	"Exterior Drainside Camel"
(S124) SW 7522	"Woodcock"





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

Agenda Item No. 8.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 2200-2300 BLOCKS PEGGEY'S COVE, 2200-2300 BLOCKS SOUTHRIDGE LANE AND
THE 3400-3500 BLOCKS DARTMOUTH LANE**

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggey's Cove, 2200-2300 Blocks Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.663 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Preliminary and Final Plat approval of Pebblebrook South, Phase II

Background:

The property is located in the 2200-2300 Blocks Peggey's Cove, 2200-2300 Blocks Southridge Lane and the 3400-3500 Blocks Dartmouth Lane in the Pebblebrook subdivision off FM 1417 South (Heritage Parkway). The owners would like to plat the property into (46) forty-six lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District, R-2 (Multi-family Residential) District and M-1 (Light Manufacturing) District

Origination:

Walt DeRonde (Owner)

Greg Edwards Engineering Services, Inc. (Engineers)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

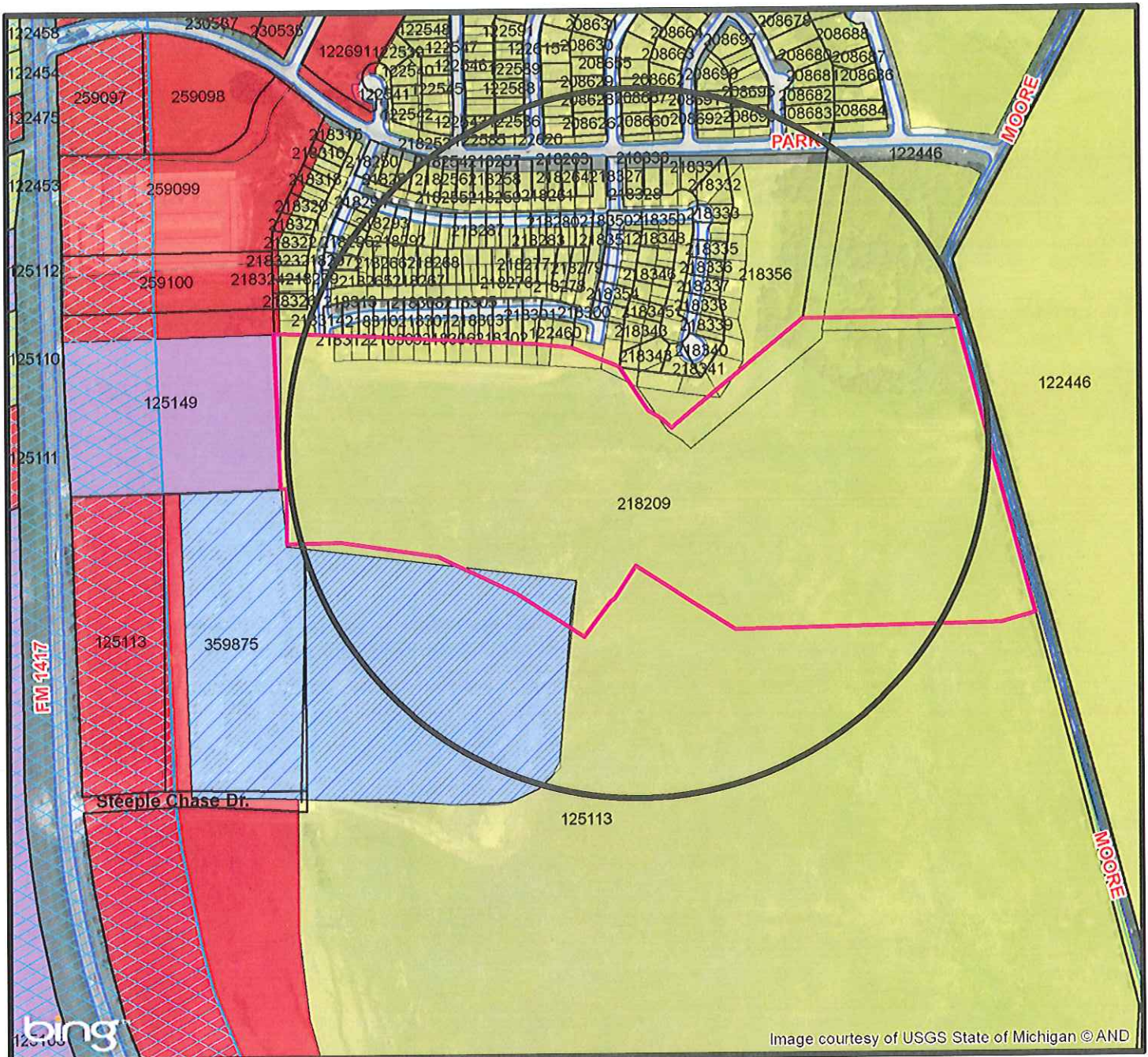
Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

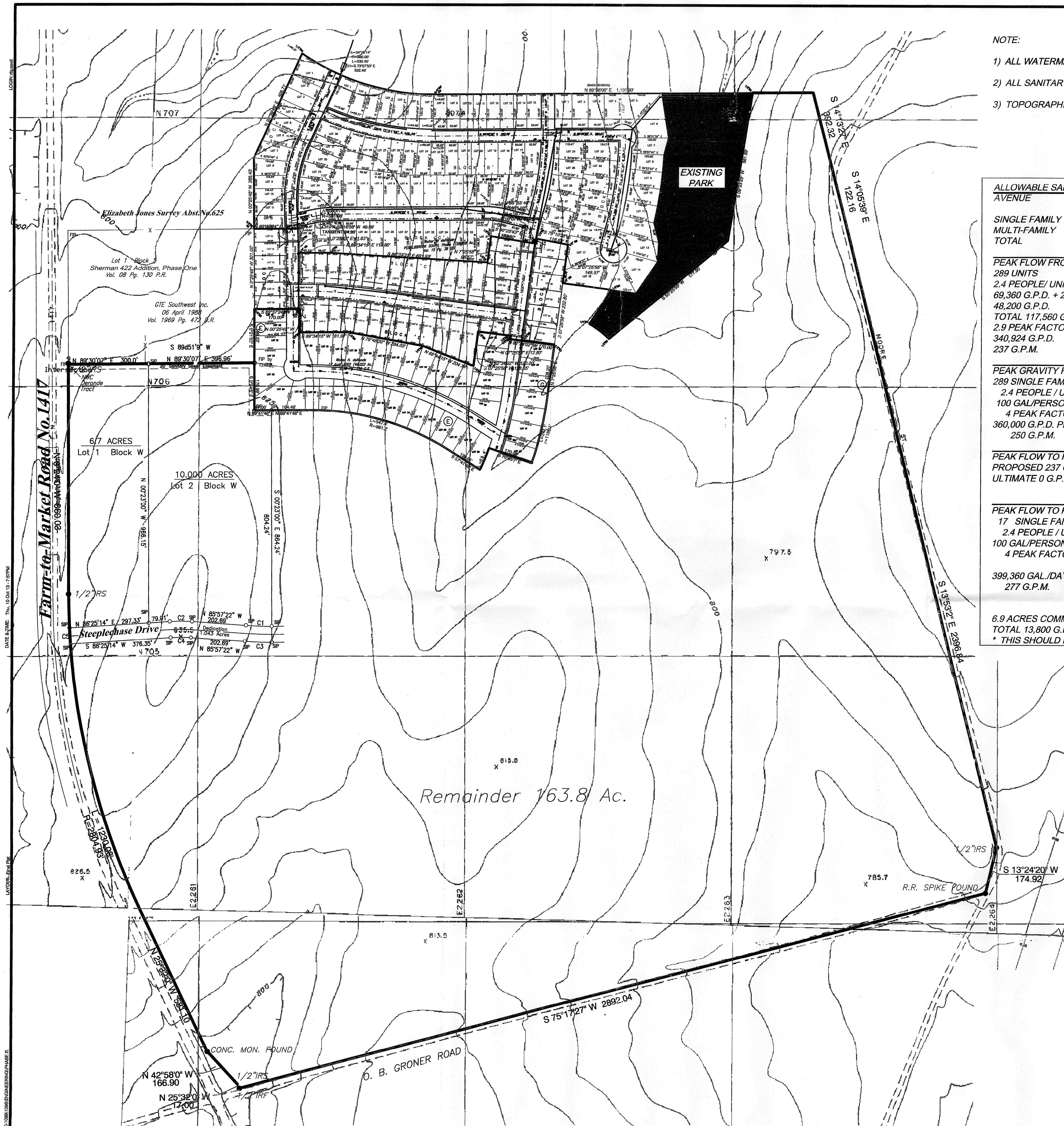


Pebblebrook South, Phase II

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
CBD DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
CPO COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	





NOTE:

- 1) ALL WATERMAINS 8" UNLESS OTHERWISE NOTED.
- 2) ALL SANITARY SEWER LINES 8" UNLESS OTHERWISE NOTED.
- 3) TOPOGRAPHIC INFORMATION FROM THE CITY OF SHERMAN.

ALLOWABLE SANITARY SEWER FLOW UNDER EXISTING PARK AVENUE

SINGLE FAMILY RESIDENTIAL 700 UNITS
MULTI-FAMILY 380 UNITS
TOTAL 1080 UNITS

PEAK FLOW FROM LIFT STATION
289 UNITS
2.4 PEOPLE / UNIT
69,360 G.P.D. + 24.1 ACRES COMMERCIAL @ 2,000 GAL/ACRES/DAY=
48,200 G.P.D.
TOTAL 117,560 G.P.D.
2.9 PEAK FACTOR
340,924 G.P.D.
237 G.P.M.

PEAK GRAVITY FLOW TO PARK AVE. EAST OF SOUTHRIDGE
289 SINGLE FAMILY UNITS + 86 EX. = 375 UNITS
2.4 PEOPLE / UNIT
100 GAL/PERSON/DAY
4 PEAK FACTOR
360,000 G.P.D. PEAK FLOW FROM RESIDENTIAL
250 G.P.M.

PEAK FLOW TO PARK AVE. EAST OF SOUTHRIDGE
PROPOSED 237 G.P.M. + 250 G.P.M. = 487 G.P.M.
ULTIMATE 0 G.P.M. + 250 G.P.M. = 250 G.P.M.

PEAK FLOW TO PARK AVE. WEST OF PEGGEY'S COVE
17 SINGLE FAMILY + 380 MULTI-FAMILY + 19 EX. = 416 UNITS
2.4 PEOPLE / UNIT
100 GAL/PERSON/DAY
4 PEAK FACTOR

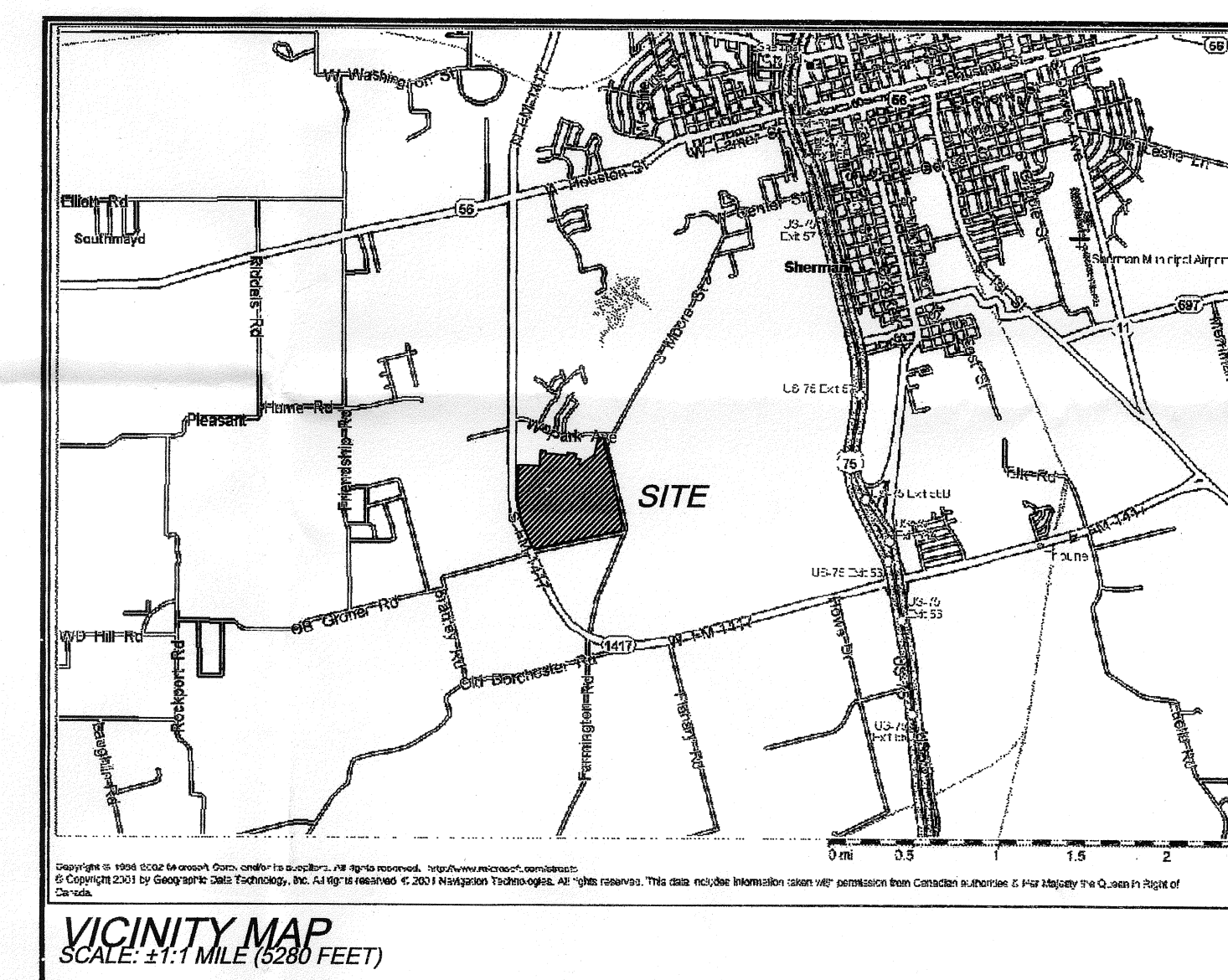
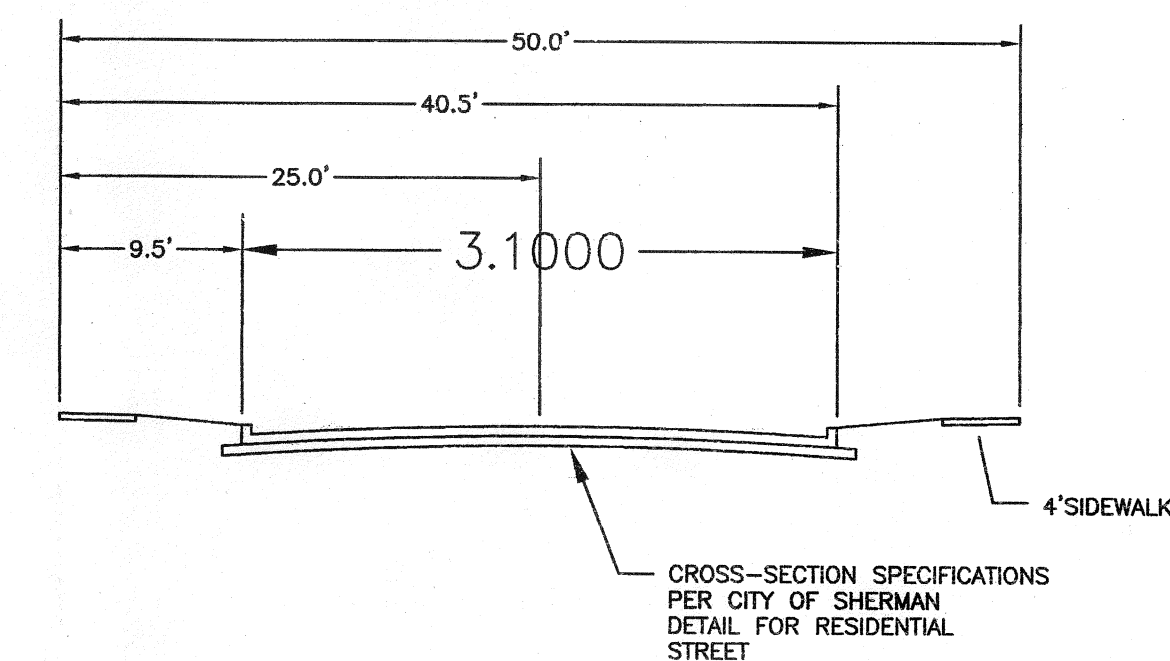
399,360 GAL./DAY PEAK FLOW FROM RESIDENTIAL
277 G.P.M.

6.9 ACRES COMMERCIAL @ 2,000 GAL. / ACRE / DAY
TOTAL 13,800 G.P.D. COMMERCIAL FLOW
* THIS SHOULD NOT OCCUR DURING RESIDENTIAL PEAK FLOW

NOTES:

- 1) TOPOGRAPHIC INFORMATION FROM CITY OF SHERMAN TOPOGRAPHIC MAPS.
- 2) BOUNDARY FOR SOUTHERN PORTION OF TRACT (VOL 2315, PG 865 DRGC) FROM AN ON-THE GROUND SURVEY BY KAZ SURVEYING, 2005.
- 3) BOUNDARY FOR NORTHERN PORTION OF TRACT (VOL 3029, PG 735 DRGC) FROM AN ON-THE GROUND SURVEY BY COLEMAN & ASSOCIATES, INC.
- 4) UTILITY INFORMATION SHOWN FROM ON-THE-GROUND SURVEYS, AS-BUILT ENGINEERING DRAWINGS, AND CITY OF SHERMAN.

RESIDENTIAL STREET



"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY.
IN NO WAY OFFICIAL OR APPROVED OFR RECORD
PURPOSES."

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING
COMMISSION

DATE

PRELIMINARY PLAT
Pebblebrook South, Phase II
A 90 SINGLE FAMILY, 1 REMAINDER LOT (163.8 Acres)

in
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
on

±199.33 ACRES

situated in the

ELIZABETH JONES SURVEY, ABSTRACT NO.625

10 October 2013

DATE:
10 OCT 2013

DATE:
(TWO)

REVISION:

GES

GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., PONDERS, TX 76259
P. 840.482.2807 F. 840.482.2128 www.ges.us
FIRM # 004550
"engineering where you live"

"NOT FOR CONSTRUCTION"
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
INSPECTION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION

Pebblebrook South, Phase II
City of Sherman, Grayson County, Texas
Artisan
1600 Shady Oaks Place, Corinth, TX (972)897-6853

Final Plat

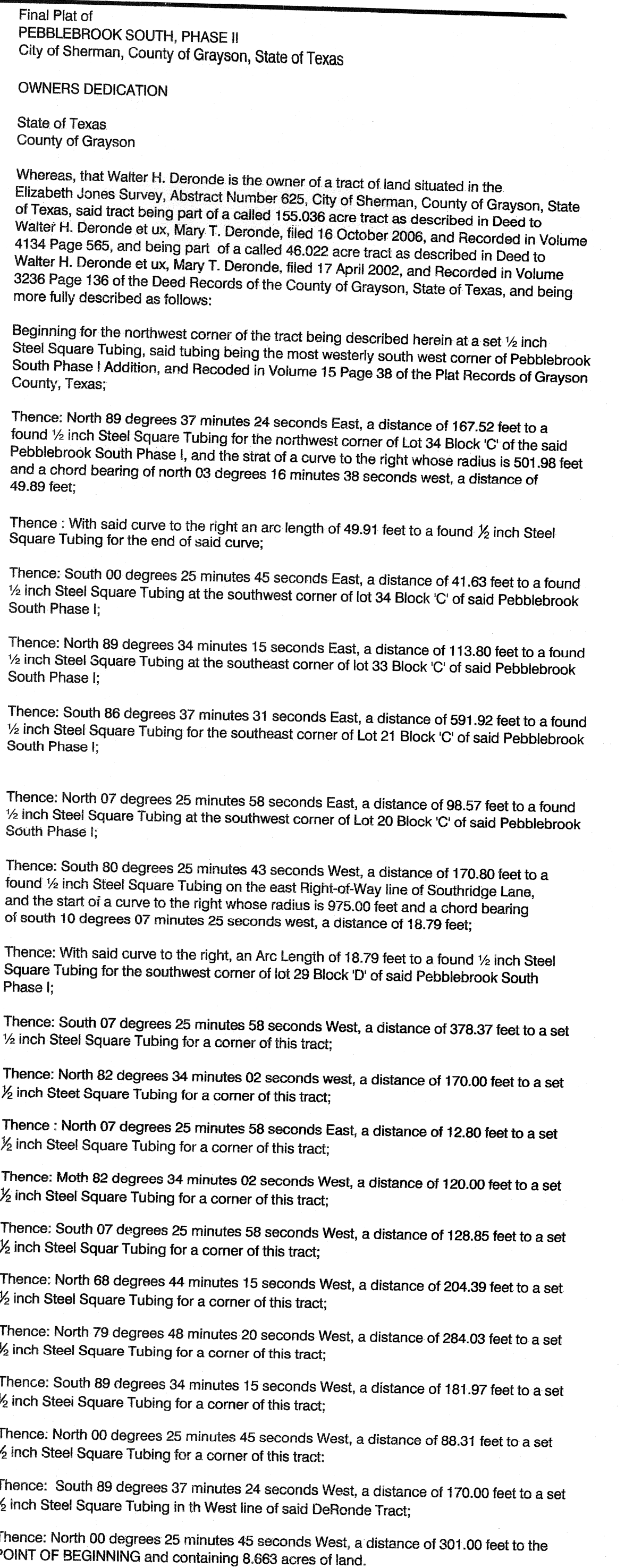
JOB NUMBER
1096

Designed: GKE

Drawn: rib

Checked: GKE

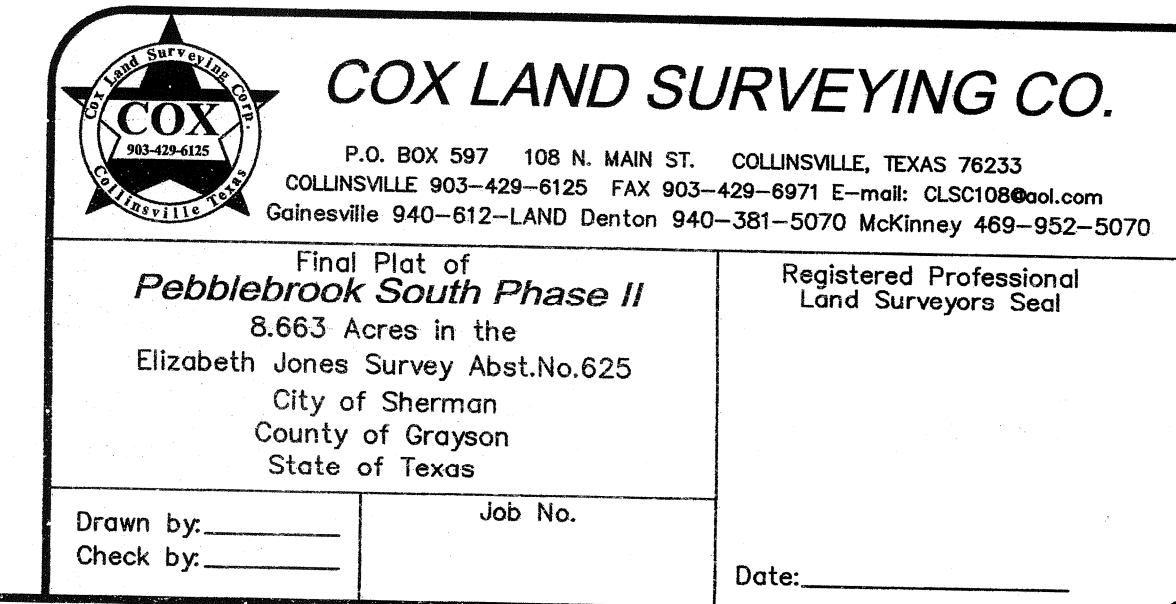
01
OF
01



SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor
Number 4577, do hereby
certify that this plat was prepared from an actual survey of the
land described herein,
and that the corner monuments shown hereon were found or
placed under my supervision in
accordance with the ordinances of the City of Sherman, Texas.

DD MM YYYY



**STAFF REVIEW LETTER**

April 14, 2014

Walt DeRonde
1600 Shady Oaks Place
Corinth, TX 76205

GEES, Inc.
1621 Amanda Ct.
Ponder, TX 76259

Dear Applicants,

The request for approval of a Preliminary and Final Plat of Pebblebrook South, Phase II, for the property located in the 2200-2300 Blocks Peggey's Cove, 2200-2300 Blocks Southridge Lane and the 3400-3500 Blocks Dartmouth Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2014 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:

PRELIMINARY:

1. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
2. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
3. Lot 35, Block K shall be maintained by the Homeowner's Association and a notation placed on the plat or Lot 35, Block K shall be added to Lot 34 or Lot 36 and noted as a public easement.
4. Any other changes made to the preliminary plat 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.

FINAL:

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Lot 35, Block K shall be maintained by the Homeowner's Association and a notation placed on the plat or Lot 35, Block K shall be added to Lot 34 or Lot 36 and noted as a public easement.
5. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Clay Barnett', with a long horizontal stroke extending to the right.

Clay Barnett
Dir. of Public Works and Engineering

CC: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator
Cox Land Surveying Co., PO BOX 597, Collinsville, TX 76233

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



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

Agenda Item No. 9.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

1420 W. SHEPHERD DRIVE

The request of Brian Parks (Owner) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 1420 W. Shepherd Drive, being 11.206 acres in the C.S. Dale Survey, Abstract No. 356, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway in lieu of the required concrete or asphalt to provide a durable and dustless surface to a general purpose barn in an R-1 (One Family Residential) District.

Background:

The property is located at 1420 W. Shepherd Drive in southwest Sherman between Farmington Road and U.S. Highway 75 South. The owner would like to build a 40'x60' barn/workshop at this location and he is requesting an exception to allow a gravel driveway to the building.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Brian Parks (Owner)

Helvey & Associates Surveying, Inc. (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Narrative

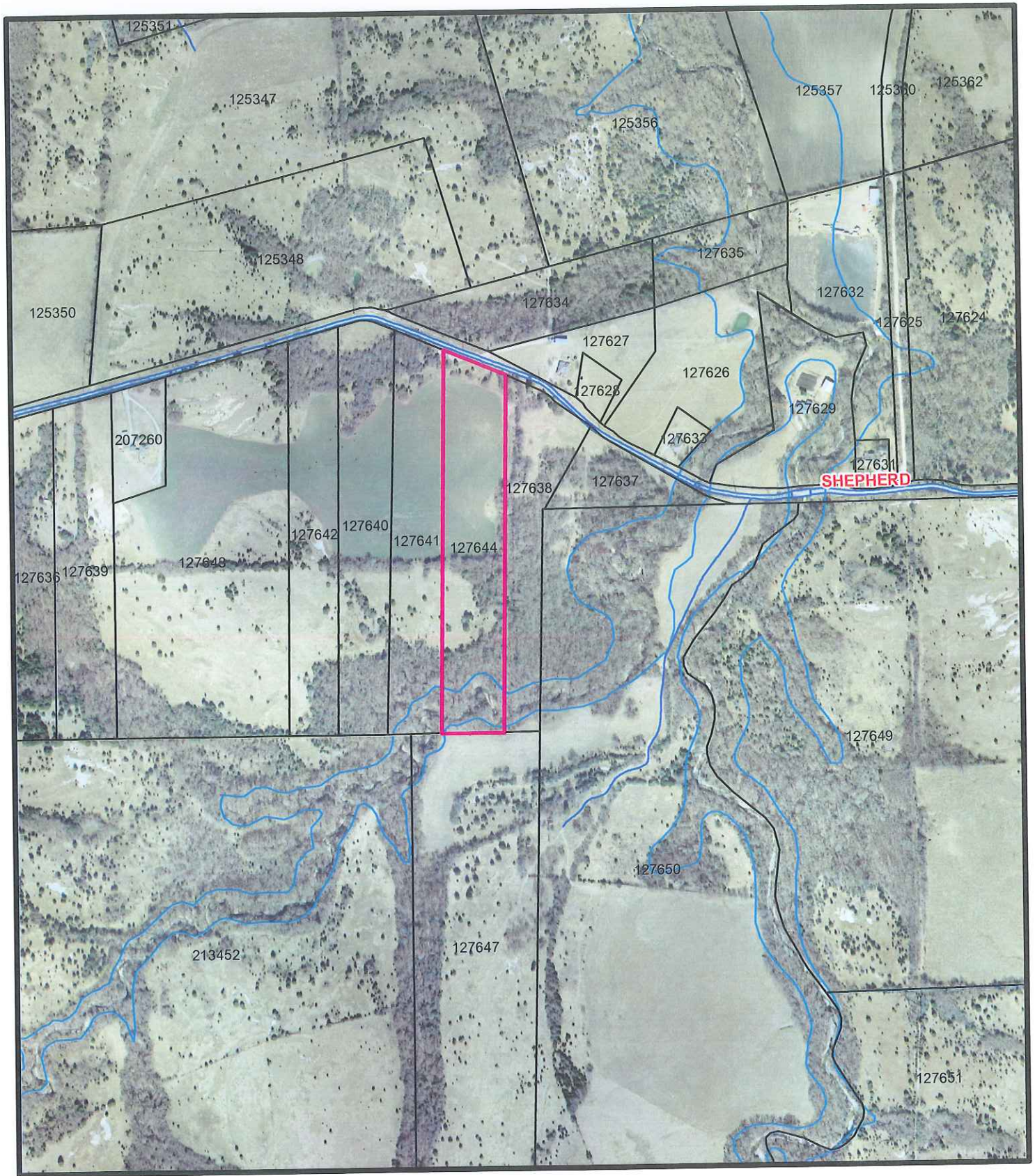
Survey

Aerial

Site Plan

Elevations

Staff Review Letter



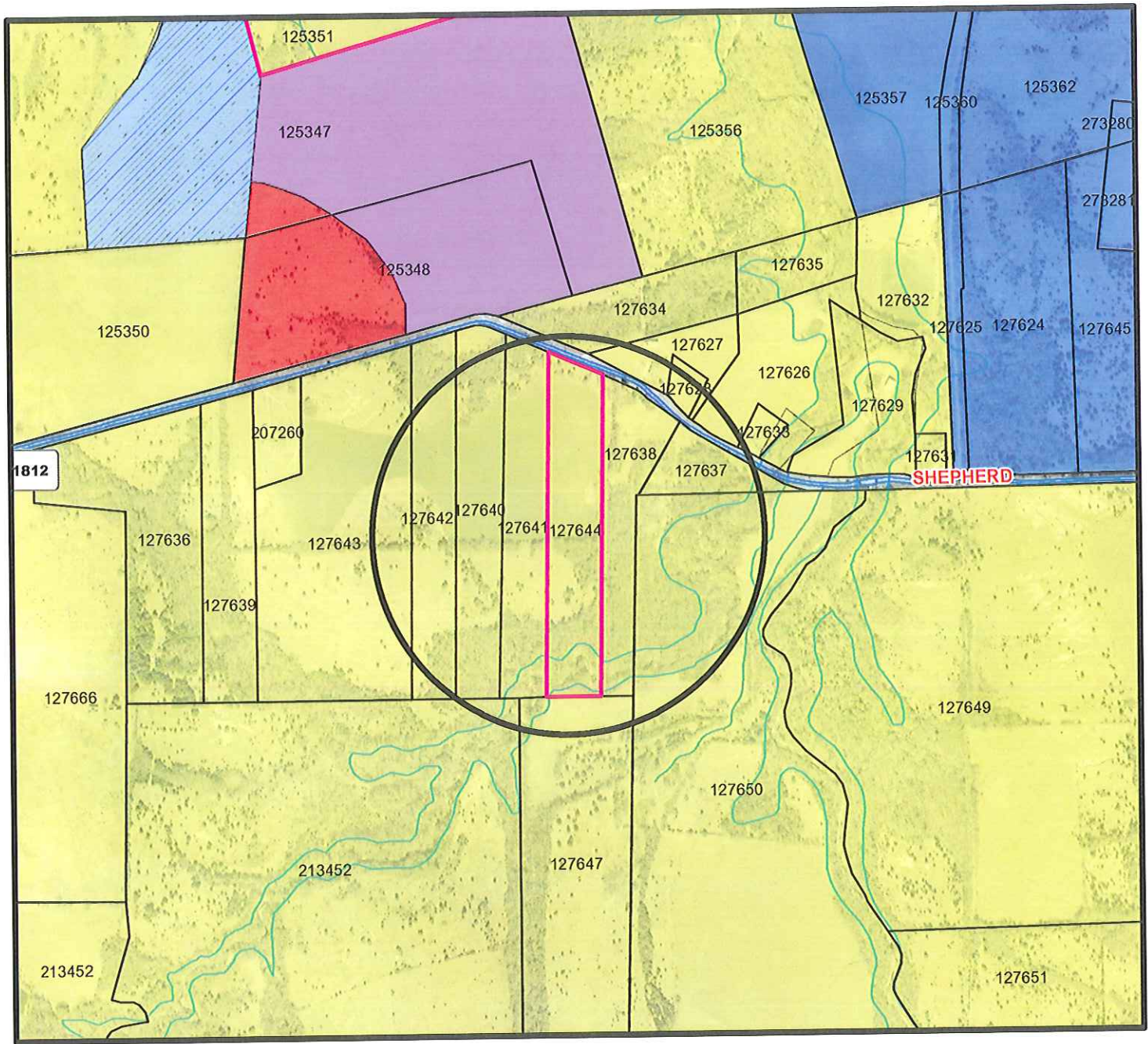
1420 W. Shepherd Drive

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 627 feet



Zoning - 1420 W. Shepherd Drive

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
CBD DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
CPO COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



1420 W. Shepherd Dr.



City of Sherman
Planning and Zoning Commission
April 1, 2014

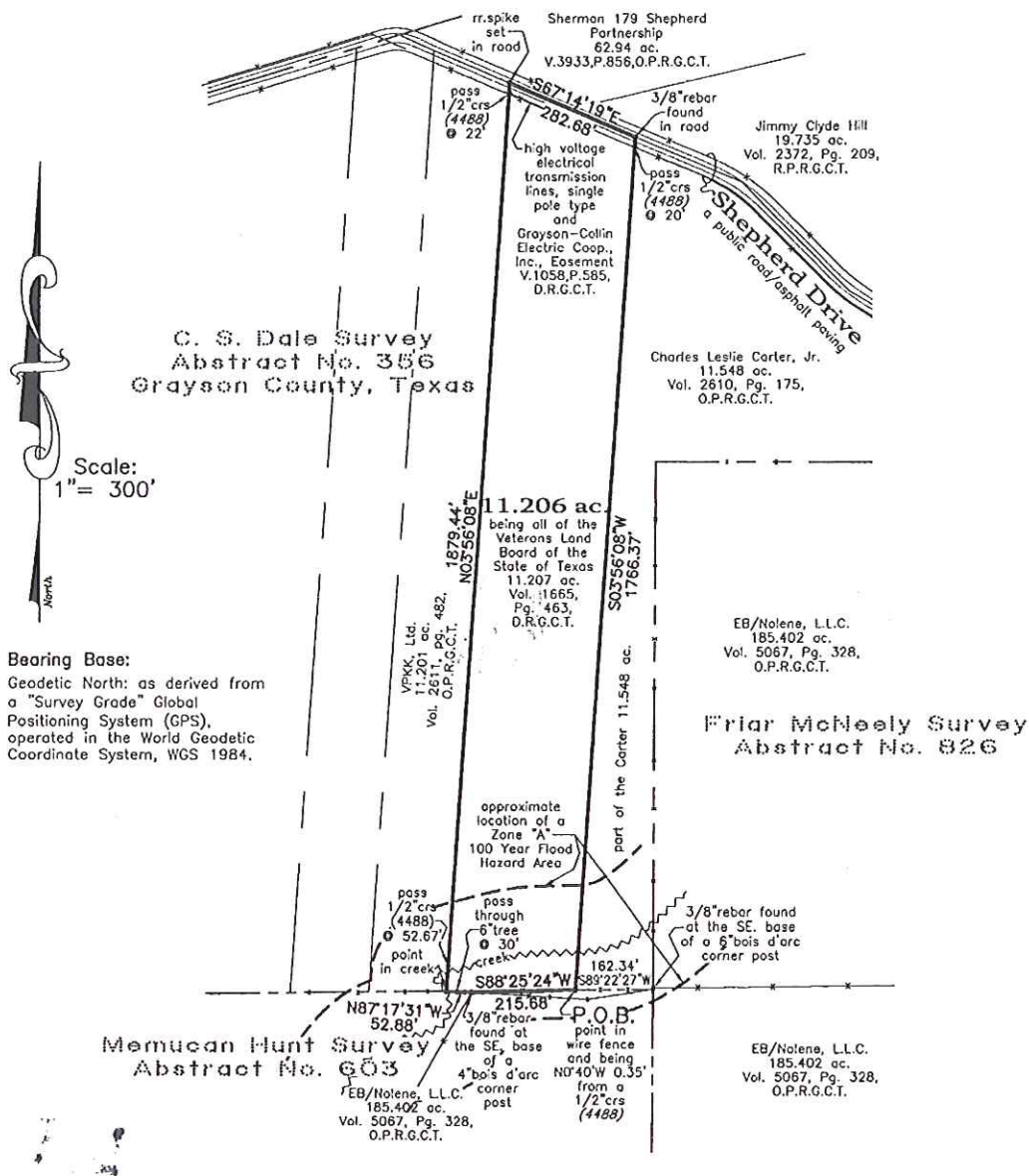
The enclosed P&Z application is in reference to our 11.2 acre lot located at 1420 W Shepherd Drive (Lot # 127644).

We plan to build a Barn/Workshop on this property. The planned size of the building is 40ft X 60ft. The building will be used for a variety of things such as storing and maintaining personal property and equipment related to the upkeep and maintenance of this property. We also plan to add livestock in the future and we will need a place to store and maintain related items.

We were denied a building permit because the permit office said a paved (concrete or asphalt) driveway is required. We are asking the P&Z Commission to grant an exception to this requirement and allow us to build and use a gravel driveway.

Other properties in this area have gravel driveways so this exception would not introduce something that isn't already in place. Considering the location of this area and the fact that gravel driveways do exist in this area, we hope you can grant this exception and allow us to move forward with our plans.

Thank you,
Brian & Amy Parks



Owner: The Veterans Land Board
of the State of Texas
Buyer: Brian Parks
Address: _____ W. Shepherd Drive
Howe, Texas

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

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

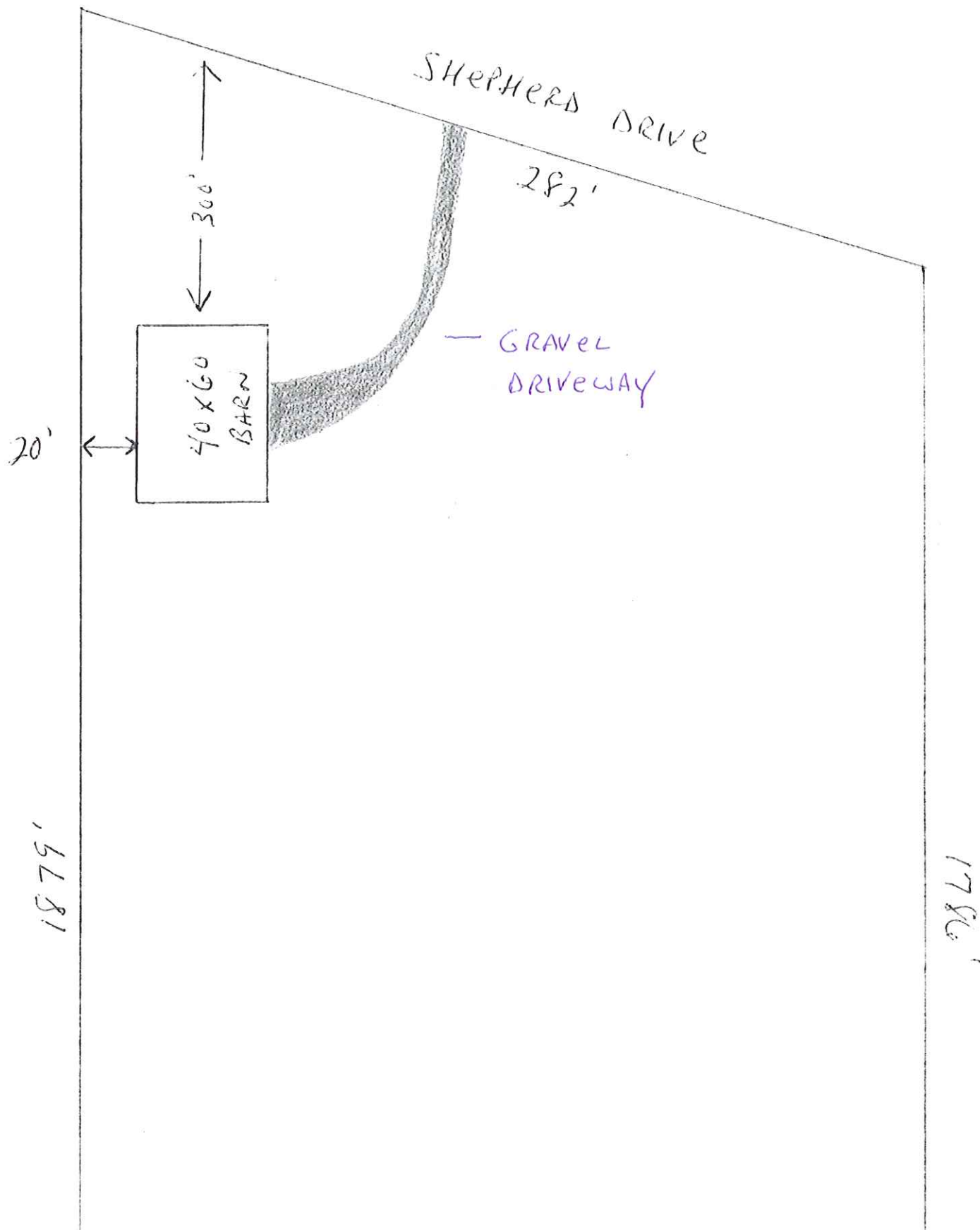
A portion of the subject property (about 1.2 ac. at the South end thereof) shown hereon lies within the limits of a Zone "A" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0400 F, Effective Date: September 29, 2010.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: March 20, 2013



BRIAN & AMY PARKS
1420 W. SHEPHERD DR
LOT # 127644



Brian & Amy Parks
1420 W Shepherd Dr
Lot # 127644

Barn Specifications

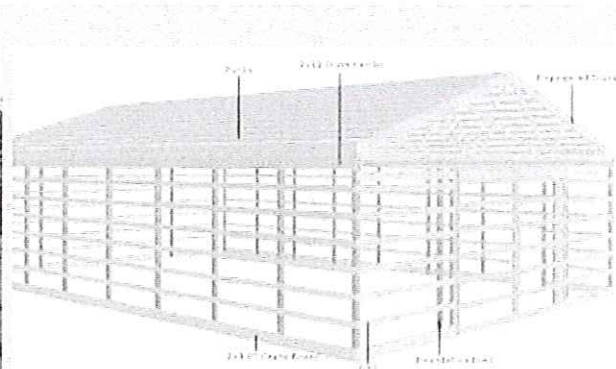
60 X 40 X 14

Wood post frame with wood trusses

Metal roof

Metal siding

Concrete floor



STAFF REVIEW LETTER

April 16, 2014

Brian Parks
4707 Lotus Circle
Frisco, TX 75035

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants:

The request for an exception to allow a gravel driveway in lieu of the required concrete or asphalt to provide a durable and dustless surface to a general purpose barn in an R-1 (One Family Residential) District concerning the property at 1420 West Shepherd Drive is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

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

3. Drive approach shall conform to the City of Sherman standards.

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

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 10.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

211 E. CANYON GROVE ROAD

The request of NEM Creed Canyon Apartments, LP (Owners) and Jack Whitworth (Representative) and R.C. Myers Surveying LLC (Surveyor) concerning the property at 211 E. Canyon Grove Road, being a 9.23 acre tract in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a 23' side street setback for a 6' wrought iron fence with 7' masonry columns in lieu of the required 25' in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 211 E. Canyon Grove Road; the northeast corner of North Travis and Canyon Grove Road, Creed Canyon Apartments is currently under construction at this location. An exception to allow a 6' wrought iron fence with 7' masonry columns was granted at the March 20, 2012, Planning and Zoning Commission Meeting with the condition of planting Nellie R. Stevens or Red Tip Photinias 3'-5' apart on the north side of the development adjacent to residential properties. The owners are requesting to locate the fence 23' from the Travis Street property line in lieu of 25' required.

Adjacent Zoning:

C-1 (Retail Business) District and R-1 (One Family Residential) District

Origination:

NEM Creed Canyon Apartments, LP (Owners)

Jack Whitworth (Representative)

R.C. Myers Surveying LLC (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:

32

Objections Received:

0

Attachments

Location Map

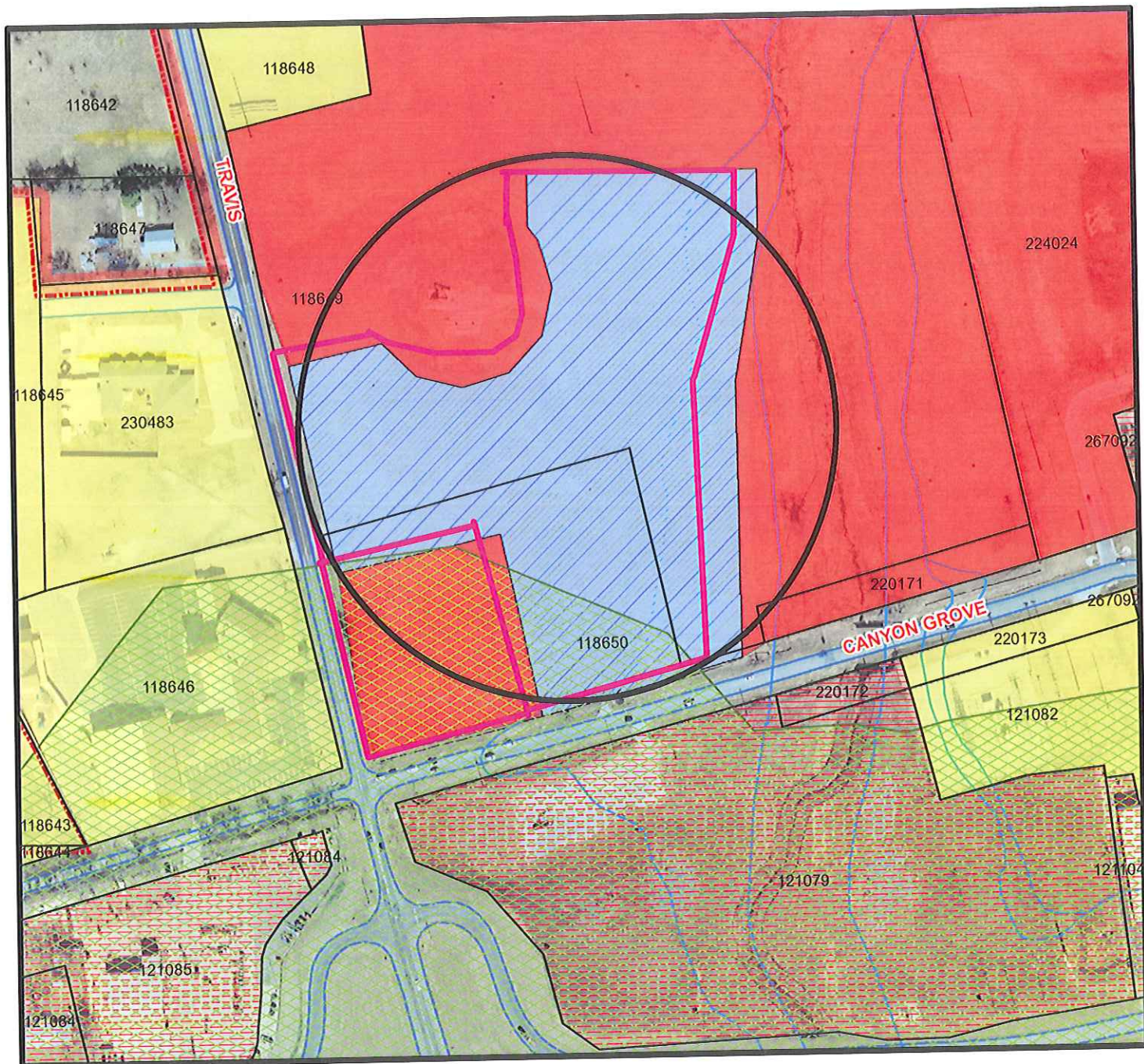
Zoning Map

Photo

Construction Survey

Survey

Site Plan



Zoning - 211 E. Canyon Grove Rd.

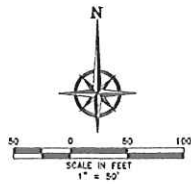
Legend

	O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT		C-2 General Commercial District
	O 1.1 FM 1417 OVERLAY DISTRICT		M-1 Light Manufacturing District
	O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT		R-A Single Family Agricultural District
	C B D DOWNTOWN BUSINESS DISTRICT		SF-1 Single Family Residential District
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	R-1 One Family Residential District		Blalock Commercial District
	R-2 Multi-Family Residential District		BIP Blalock Industrial Park
	C-1 Retail Business District		



211 E. Canyon Grove Rd.



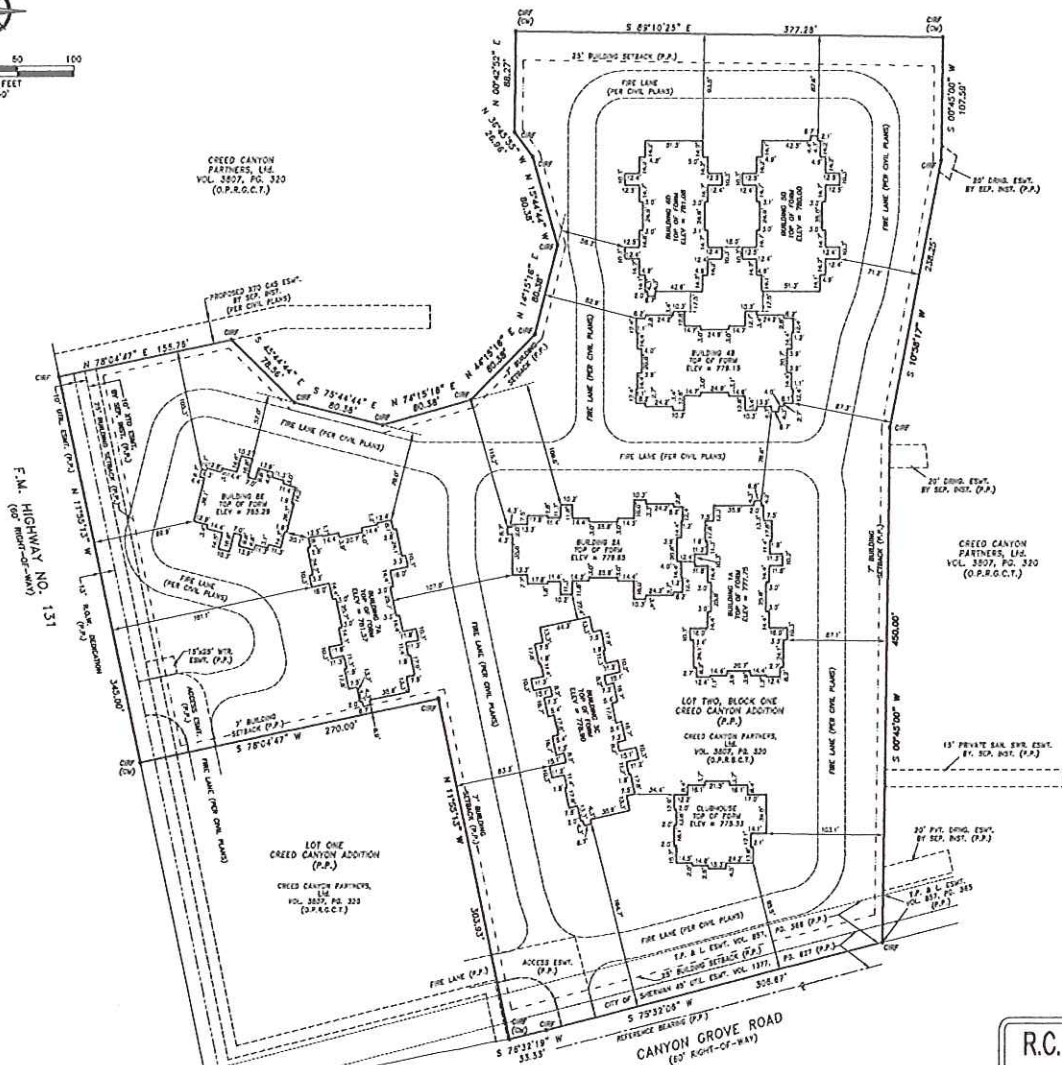


CREED CANYON
PARTNERS, L.P.
VOL. 3807, PG. 320
(O.P.R.G.C.T.)

CREED CANYON
PARTNERS, L.P.
VOL. 3807, PG. 320
(O.P.R.G.C.T.)

PROPERTY DESCRIPTION

Being a 9.13 acre tract of land situated in the John Jennings Survey, Abstract No. 647, and being all of Lot Two, Block One, of the Creed Canyon Addition, on addition to the City of Sherman, Texas, according to the plat thereof, not yet recorded in the Official Public Records of Grayson County, Texas.

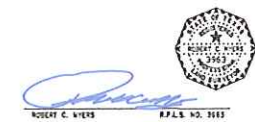


NOTES
1) 1/4\" = 1/2\" HIGH ROD FOUND WITH CAP AND STAMPED 'EAST'.
2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.s, DIVISIONS, ETC. ARE AS PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE. THIS PLAT HAS NOT YET BEEN RECORDED IN GRAYSON COUNTY, TEXAS, AND ALL INFORMATION PROVIDED HEREIN WAS OBTAINED FROM A SURVEY PLAT, FILED CREED CANYON ADDITION (PLOT CATED), BINDER IN THE CIVIL PLANS SET FOR CREED CANYON APARTMENTS, DATED JULY 14, 2014, AND PROVIDED BY CREED CANYON PARTNERS, L.P.C.
3) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OR A TITLE CURTAIN. THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON SUBJECT PROPERTY.
4) AT THE REQUEST OF CLIENT NAMED BELOW, ONLY FOUR BOUNDS WERE LOCATED ON THE PARCEL REFERENCED HEREIN (ANY OTHER IMPROVEMENTS Lying WITHIN THIS PROPERTY ARE NOT SHOWN).
5) (C.M.) IS A CONTROLLING MONUMENT.
6) THIS IS NOT A BOUNDARY SURVEY.

Revised 3/22/2014 - Added building footprints 7A and 8E.
Revised 3/13/2014 - Added building footprints 5D and 6D.
Revised 2/27/2014 - Added building footprint 4B.

R.C. MYERS SURVEYING LLC
"Registered Professional Land Surveyors"
3402 CANTON DRIVE (214) 512-2000
ROBERT C. MYERS (214) 512-2000
Robert C. Myers RLS 3163
rcmyers@rcmyersllc.com

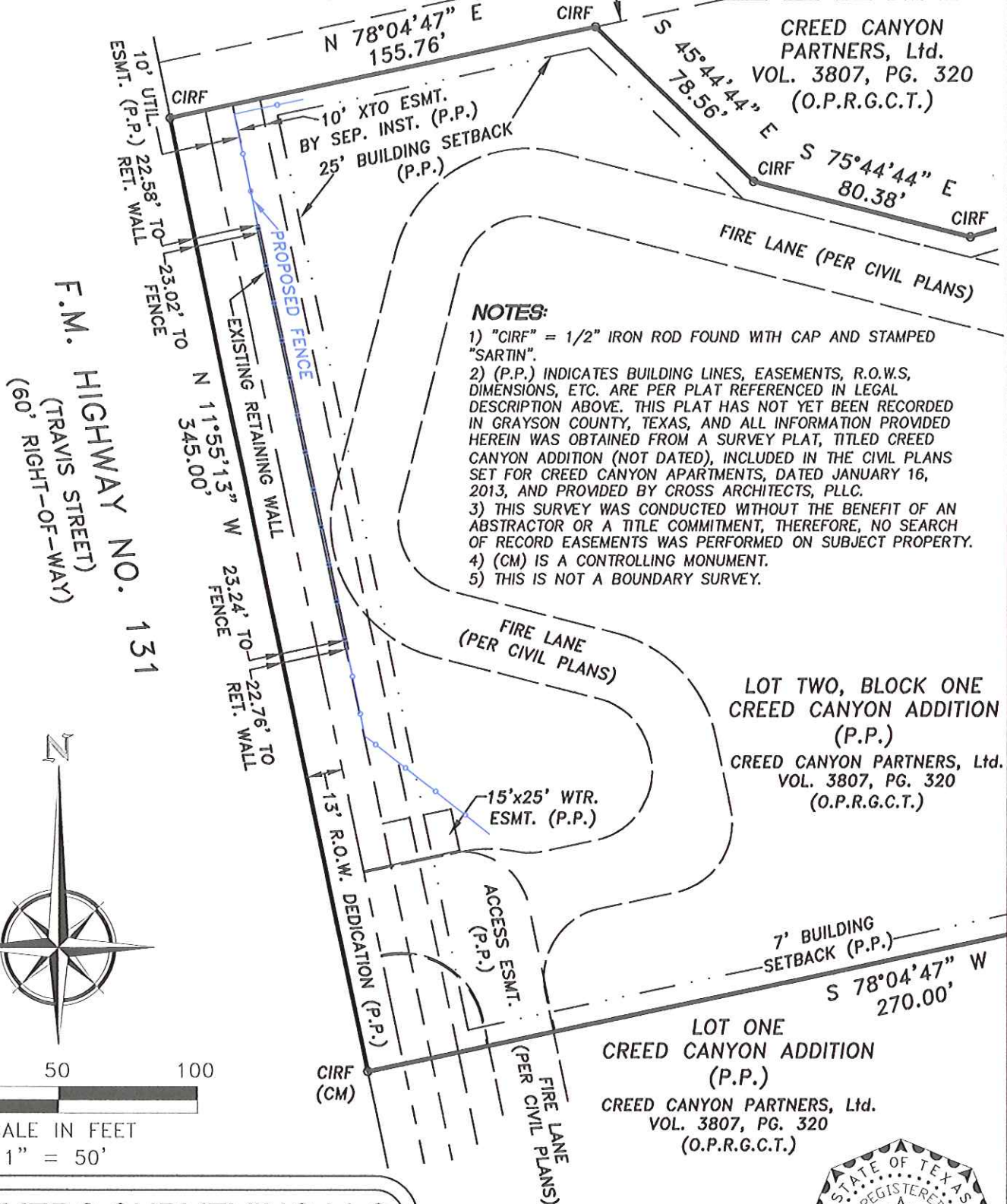
CLIENT: ASIC CONSTRUCTION
SITE NO. 2051 COUNTY: TM DATE: 12/24/14 PROJECT:



CONSTRUCTION SURVEY ASBUILT
FORM BOARD LOCATION
LOT 2, BLOCK 1 CREED CANYON
ADDITION, CITY OF SHERMAN, TEXAS
BEING A PART OF
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
GRAYSON COUNTY, TEXAS

PROPOSED FENCE LOCATION FOR VARIANCE

JOHN JENNINGS SURVEY, ABSTRACT NO. 647
GRAYSON COUNTY, TEXAS



R.C. MYERS SURVEYING LLC

"Registered Professional Land Surveyors"

3400 OXFORD DRIVE (214) 532-0636 Voice
ROWLETT TEXAS 75088 (972) 412-4875 Fax

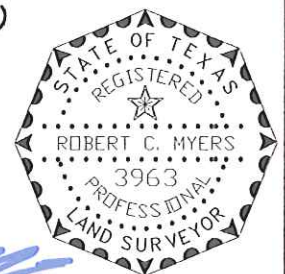
Robert "Calvin" Myers RPLS 3963
rcmsurveying@gmail.com

Job No.: 250 | Drawn by: TM | Date: 3/20/14 | Client: NEC Construction

[Signature]

ROBERT C. MYERS

R.P.L.S. NO. 3963



NO DRAM

FORK — POST OAK CREEK
NO DRAINAGE EASEMENT FOUND
← FLOW

F.M. HIGHWAY No. 131
(TRAVIS STREET)

JOHN JENNINGS SURVEY
ABST. NO. 647

High Voltage—
Monopole
Base.=798.88'
Top=806.27'

P & L Easement
3.342 Acres)
Pl. 1136, Pg. 32

NOTE: All Retaining walls shall be in accordance with Section 1807.2 of the 2009 International Building Code.

***ACCESSIBLE ROUTE NOTE:**
Routes are graphically shown on this plan to illustrate overall TAS/ADA compliance, not to designate the only pedestrian routes that meet accessibility standards for texture or slope.

1.50 to Fence
(This Side)

125.45

High Voltage
Monopole
Base.=784.04'
Top=872.18'

89°10'25"E

Corporation
Power Easement
Page 445

Ensearch Co.
30 Pipeline
Volume 146

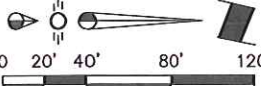
Sherman Oaks
20 Sanitary
Volume 113

OHE

OHE

PLAN LEGEND

- | | |
|--|---|
| | PROJECT BOUNDARY LINE |
| | RIGHT-OF-WAY LINE |
| | OTHER PROPERTY BOUNDARY |
| | RIGHT-OF-WAY CENTERLINE |
| | PROPERTY MONUMENT & TYPE
(IRON ROD FOUND) |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | OVERHEAD ELECTRIC LINE W/
POWER POLE & GUY WRE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELEPHONE LINE
W/ RISER & LINE MARKER |
| | UNDERGROUND GAS LINE W/
RISER & LINE MARKER |
| | EXISTING GAS METER |
| | EXISTING ASPHALT PAVING |
| | EXISTING CONCRETE PAVING |
| | EXISTING CURB |
| | PROPOSED CURB |
| | PROPOSED RETAINING WALL |
| | EXISTING FENCE |
| | EX. TREE, TYPE & DIAMETER |
| | EXISTING STREET OR FLOOD LIGHT |
| | BENCHMARK |
| | GUY ANCHOR |
| | EXTERNAL AIR CONDITIONING UNITS
(REFER ARCHITECT/MEP PLANS) |
| | BUILDING SETBACK LINES |
| | PROPOSED CARPORT (REFER
ARCHITECTURAL PLANS) |
| | PROPOSED PERIMETER FENCE
OR WALL (REFER ARCH. PLANS) |
| | ACCESSIBLE DWELLING UNITS &
GARAGE SPACES (REFER
ARCHITECTURAL PLANS) |
| | PROPOSED FIRE LANES
(24' MINIMUM WIDTH) |
| | PROPOSED SIDEWALKS (5' WIDE
UNLESS INDICATED OTHERWISE) |
| | ACCESSIBLE ROUTES* (RE: NOTE) |
| | PROPOSED BARRIER FREE CURB
RAMP (TYPE AS NOTED) |
| | REVISED FEMA 100-YEAR FLOOD
HAZARDOUS LINE PER O'BRIEN ENG. |



VICINITY MAP

SCALE: 1" = 2000'
GRAYSON COUNTY MAPSCO 48-

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!



BBIG & ASSOCIATES, PLLC
CONSULTING ENGINEERS & SURVEYORS
MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-7333 www.vvibig.com

Vilbig Project #804-1



ARCHITECT:
CROSS ARCHITECTS, PLLC.
1255 W. 15TH. ST., SUITE 125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666



Cross
ARCHITECT

CREED CANYON
APARTMENTS
SHERMAN, TEXAS

PROJECT:
CREED CANYON
APARTMENTS
SHERMAN, TEXAS

REVISIONS

NO	DATE
1	21 JUNE 2013
2	02 AUGUST 2013
3	12 SEPTEMBER 2013

DRAWINGS ISSUED FOR:

DATE: 01/16/13

PROJ. NO.:
12071

SHEET NUMBER
011

C7.1

CIVIL
SITE PLAN

Copyright © 2013



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 11.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

5600-5800 BLOCKS N. FM 1417 (HERITAGE PARKWAY)

The request of Grayson County Airport Partners, Rex Glendenning (Owners), Teague Nall & Perkins, Chris Schmitt (Representative) and Helvey & Associates, Inc, (Surveyors) concerning the property located in the 5600-5800 Blocks N. FM 1417 (Heritage Parkway), as follows:

Planning and Zoning Board

- **Tract 1** - Being 34.52 acres in the S.C. Royal Survey, Abstract No. 1047 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an R-2 (Multi-Family Residential) District.
- **Tract 2** - Being 41.24 acres in the S.C. Royal Survey, Abstract No. 1047 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District, C-1 (Retail Business) District and C-2 (General Commercial) District to a C-1 (Retail Business) District.

Background:

The property is located in the 5600-5800 blocks of N. FM 1417 (Heritage Parkway); the southwest corner of N. FM 1417 (Heritage Parkway) and Grayson Drive (FM 691). The property was annexed into the City limits of Sherman at the September 9, 2013 City Council Meeting as an R-A (Single-Family Agricultural) District.

The owners are requesting a zone change on two tracts; 34.52 acres to an R-2 (Multi-Family Residential) District and 41.24 acres as a C-1 (Retail Business) District. The site plans are conceptual and will require site plan approval before developing the property.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Grayson County Airport Partners, Rex Glendenning (Owners)
Teague Nall & Perkins, Chris Schmitt (Representative)
Helvey & Associates, Inc, (Surveyors)

Master Plan Designation:

Industrial – This character type typically has very large lot sizes with large buildings that are used for industrial purposes. A lot may have any number of buildings or storage facilities. Parking lots are necessary for employees and rail access may be necessary to ship/receive materials.

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Survey

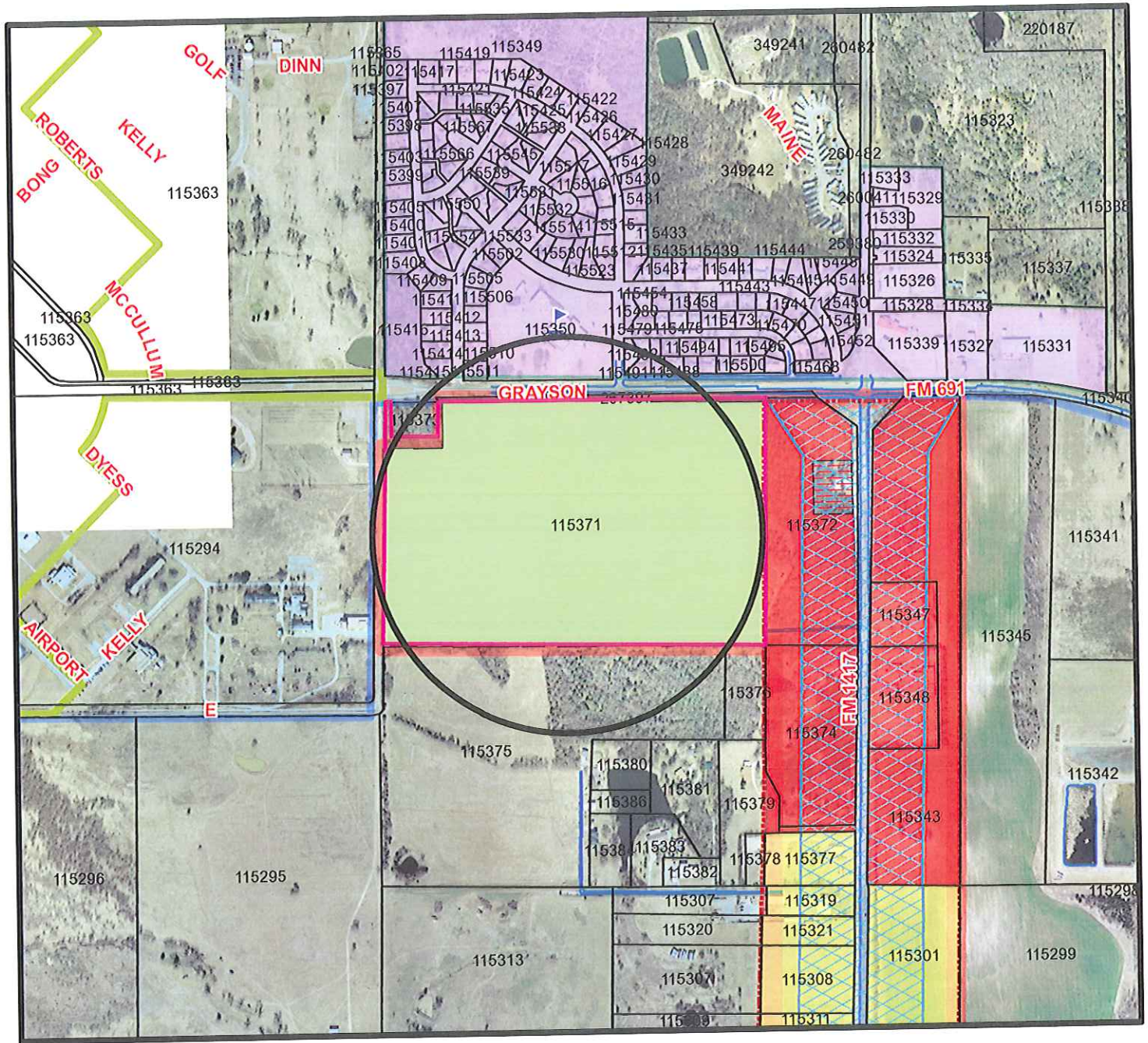
Conceptual Site Plan

FM 691 Roadway Alignment Schematic

Conceptual Elevations

Staff Review Letter C-1

Staff Review Letter R-2



Zoning - 5600-5800 N. FM 1417 (Heritage Parkway)

Legend

	O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT		C-2 General Commercial District
	O 1.1 FM 1417 OVERLAY DISTRICT		M-1 Light Manufacturing District
	O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT		R-A Single Family Agricultural District
	CBD DOWNTOWN BUSINESS DISTRICT		SF-1 Single Family Residential District
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	CO Office District		MH Manufacturing Housing District
	R-1 One Family Residential District		Blalock Commercial District
	R-2 Multi-Family Residential District		BIP Blalock Industrial Park
	C-1 Retail Business District		



5600-5800 N. FM 1417





EXHIBIT A
(CONCEPTUAL SITE PLAN)

MULTI-USE DEVELOPMENT MASTER PLAN

SHERMAN, TEXAS

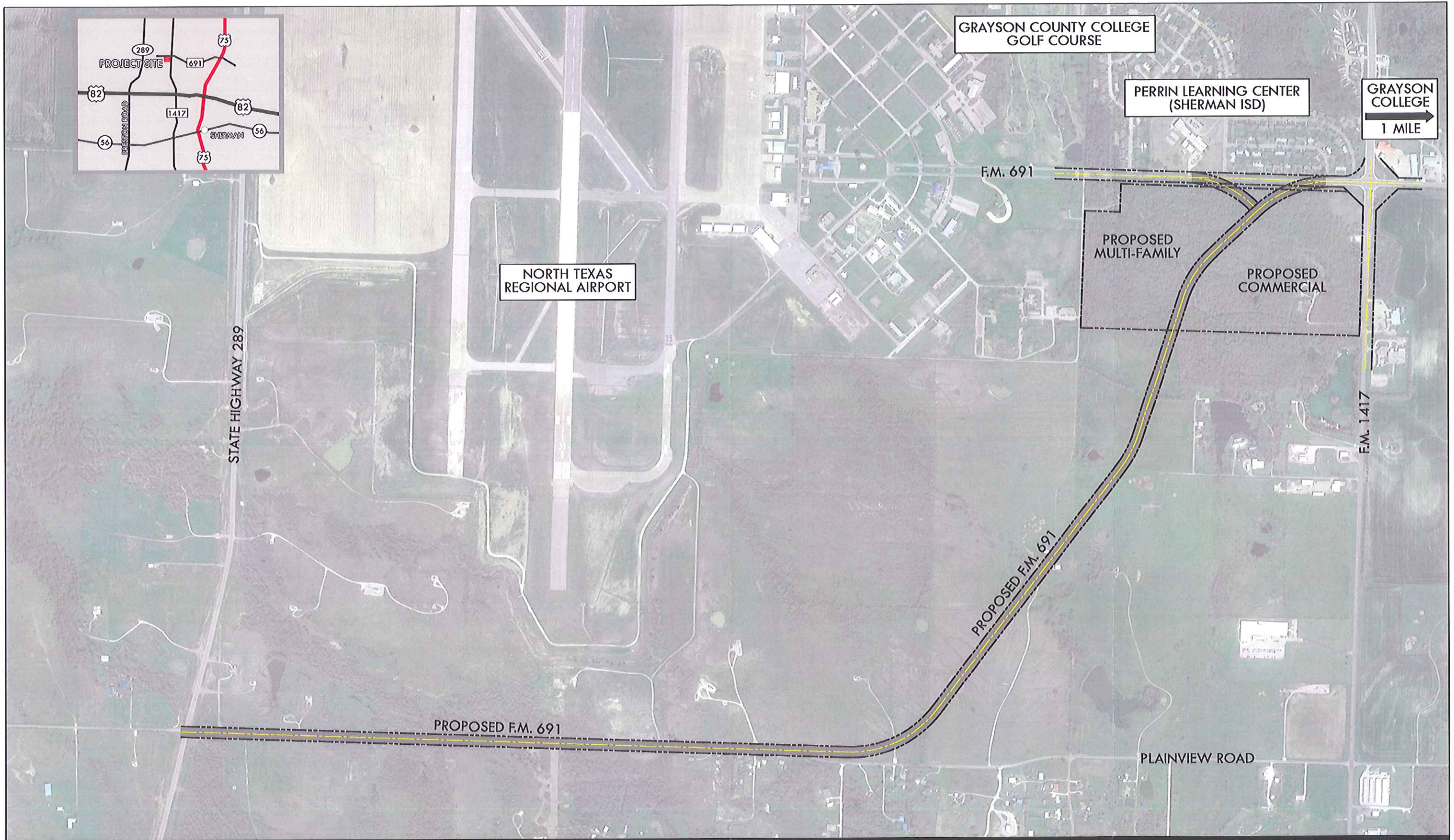


EXHIBIT B
(F.M. 691 ROADWAY ALIGNMENT SCHEMATIC)
MULTI-USE DEVELOPMENT MASTER PLAN
SHERMAN, TEXAS





**Multi-Family Concept
Frisco, TX**



**Multi-Family Concept
Frisco, TX**



Multi-Family Concept
Frisco, TX



**Retail Commercial Concept
Celina, TX**



**Retail Commercial Concept
Celina, TX**



**Retail Commercial Concept
Celina, TX**



Retail Commercial Concept
Celina, TX



**Retail Commercial Concept
Frisco, TX**

STAFF REVIEW LETTER

April 16, 2014

Grayson County Airport Partners
Rex Glendenning
12400 Preston Rd., Ste. 100
Frisco, TX 75033

TNP
Chris Schmitt
17304 Preston Rd., Ste. 1340
Dallas, TX 75252

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants:

The request for a zone change from an R-A (Single-Family Agricultural) District to a C-1 (Retail Business) District concerning the property in the 5600-5800 Blocks N. FM 1417 (Heritage Parkway) is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM 1417) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. A minimum 6' screening is required abutting residentially zoned property.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. No permanent structures shall be placed within the utility easements without an encroachment easement approved by the City Council.
6. Approval does not grant or allow any variance from any Federal Aviation Administration or North Texas Regional Airport conditions and/or regulations.
7. This site plan is conceptual in nature; a more detailed site plan will require approval from the Planning and Zoning Commission.

Engineering

8. Platting of the property is required.
9. The developer will be required to extend the water main and sewer main to serve the development.
10. The alignment of the proposed FM 691 must be reviewed by TxDOT for approval.
11. The roads to access FM 1417 (Heritage Parkway) and FM 691 must meet TxDOT's distance criteria.
12. Detention in accordance with City criteria is required.
13. The City of Denison must review Grayson Drive for access and alignment.

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator

STAFF REVIEW LETTER

April 16, 2014

Grayson County Airport Partners
Rex Glendenning
12400 Preston Rd., Ste. 100
Frisco, TX 75033

TNP
Chris Schmitt
17304 Preston Rd., Ste. 1340
Dallas, TX 75252

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants:

The request for a zone change from an R-A (Single-Family Agricultural) District to an R-2 (Multi-Family Residential) District concerning the property in the 5600-5800 Blocks N. FM 1417 (Heritage Parkway) is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the R-2 (Multi-Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed. Wall finishes shall be masonry or masonry veneer.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only.
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
6. No permanent structures shall be placed within the utility easements without an encroachment easement approved by the City Council.
7. Approval does not grant or allow any variance from any Federal Aviation Administration or North Texas Regional Airport conditions and/or regulations.
8. This site plan is conceptual in nature; a more detailed site plan will require approval from the Planning and Zoning Commission.

Engineering

9. Platting of the property is required.
10. The developer will be required to extend the water main and sewer main to serve the development.
11. The alignment of the proposed FM 691 must be reviewed by TxDOT for approval.
12. The roads to access FM 1417 (Heritage Parkway) and FM 691 must meet TxDOT's distance criteria.
13. Detention in accordance with City criteria is required.
14. The City of Denison must review Grayson Drive for access and alignment.

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



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

Agenda Item No. 12.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

2019 W. HOUSTON

The request of Rodolfo Reynoso (Owner) and Tatchio & Associates (Representative) concerning the property located at 2019 W. Houston Street, being Lot 2, Block 1, Reynoso Addition, as follows:

Planning and Zoning Commission

Exception to Ordinance No. 2684, Sections (5) and (6) to the agreed conditions #4 and #5 of the Staff Review Letter dated June 13, 2012, as approved by the Planning and Zoning Commission (June 19, 2012) and City Council (July 16, 2012) subject to the June 13, 2012 Staff Review Letter for the Preliminary and Final Plat approval of Reynoso Addition:

4. *Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.*
5. *Lot 2 access may be limited and could require a shared access with the Lot 1.*

Background:

The property is located at 2019 West Houston Street, between Binkley Park Drive and Arapaho East. The property was approved for a Preliminary and Final Plat of the Reynoso Addition at the June 19, 2012 Planning and Zoning Commission Meeting and the July 16, 2012 City Council Meeting subject to the Staff Review Letter. Site plan approval for an office building was granted at the August 21, 2012, Planning and Zoning Commission Meeting and an amended site plan was approved at the January 22, 2013 Meeting.

The owner is currently constructing an office building at this location and would like to have a drive approach to the building on the west side of the guard rail on West Houston Street. He is appealing to forgo the requirement for a drive approach from the adjacent property.

Adjacent Zoning:

R-1 (One Family Residential) District and C-2 (General Commercial) District

Origination:

Rodolfo Reynoso (Owner)

Tatchio & Associates (Representative)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Final Plat

Site Plan

Staff Review Letter 6/13/12

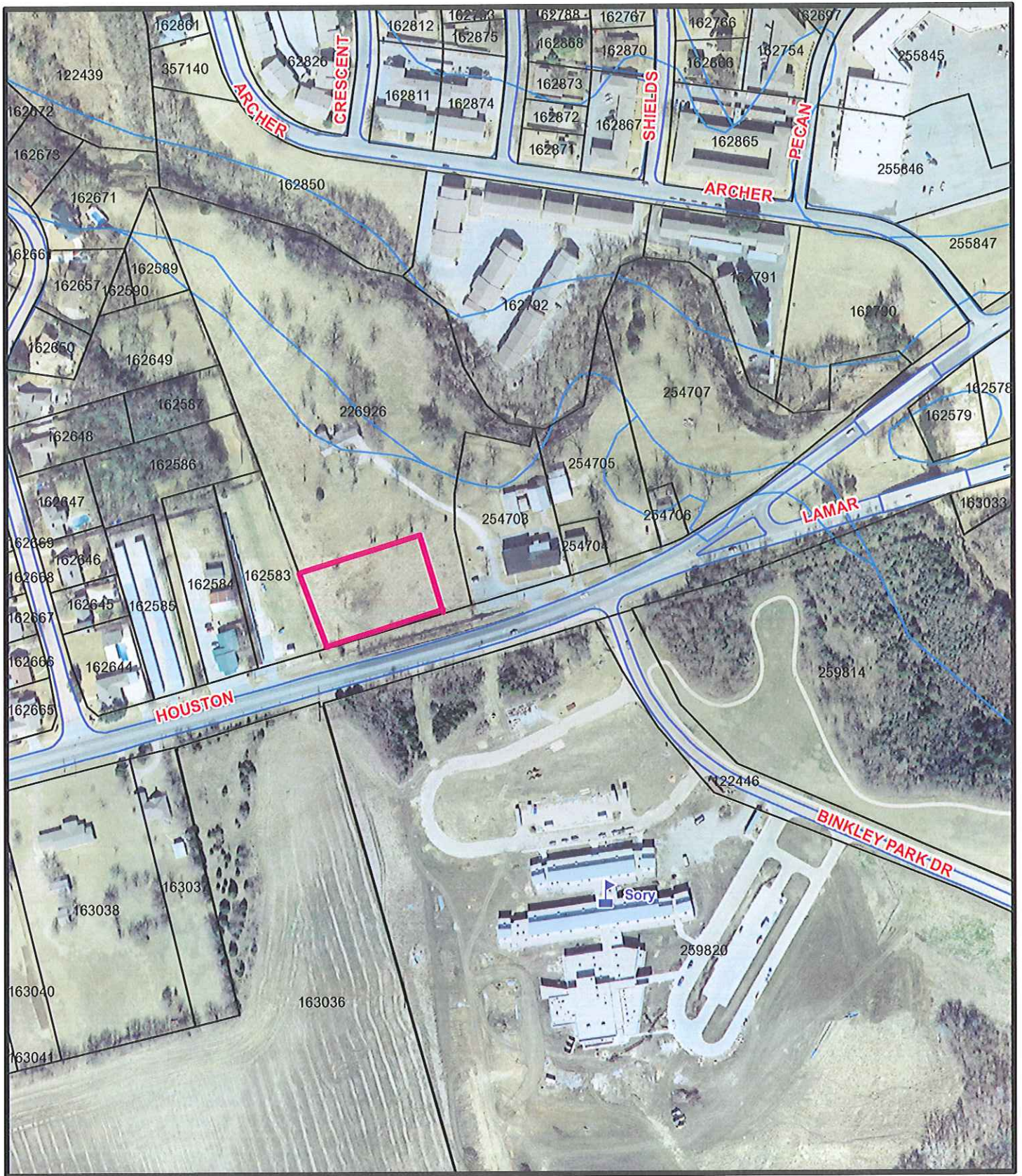
Staff Review Letter 1/16/13

Letter from TXDOT

Letter from Rick Arnold

Letter from City Manager

Staff Review Letter



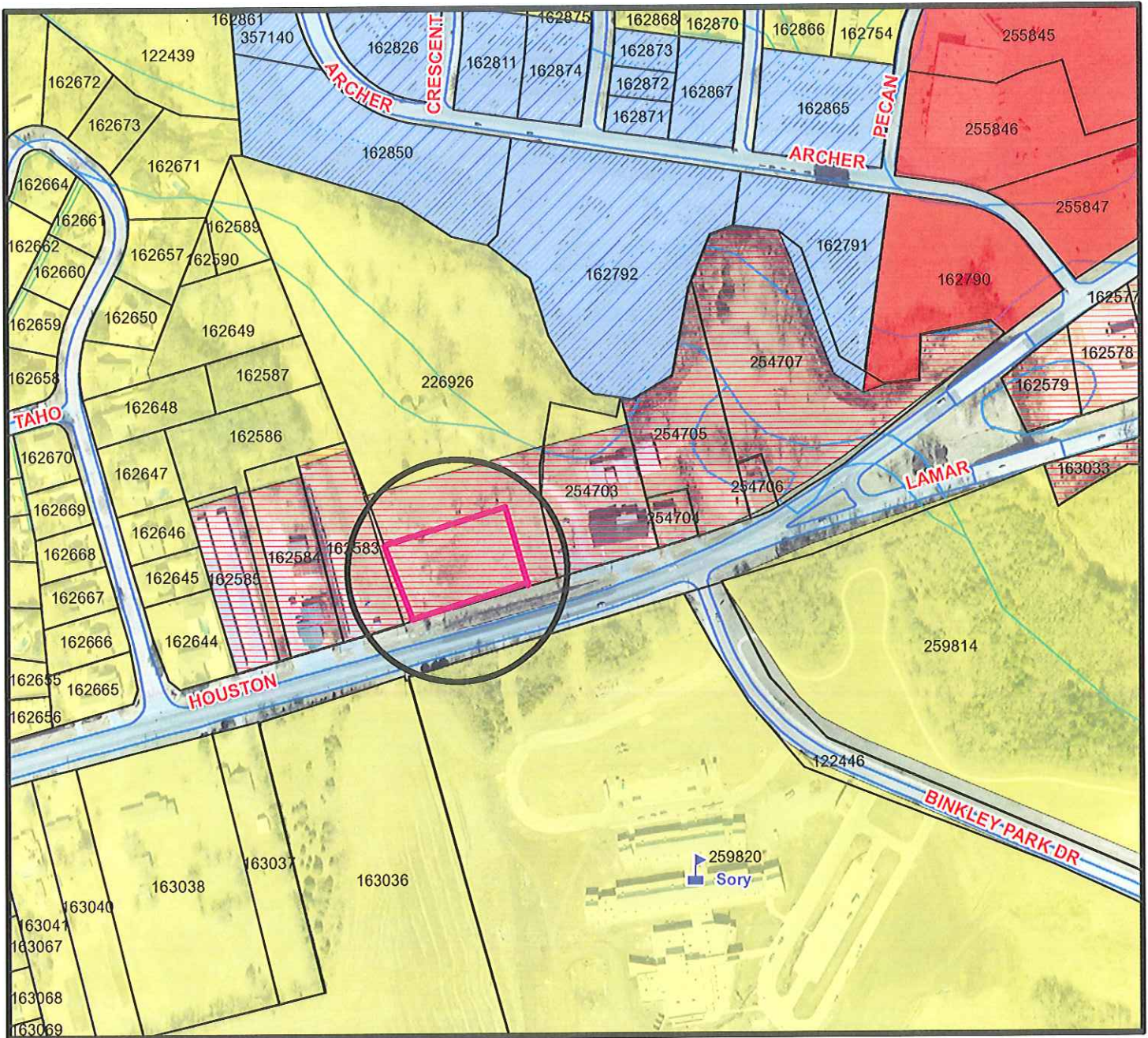
2019 W. Houston

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 282 feet



Zoning - 2019 W. Houston

Legend

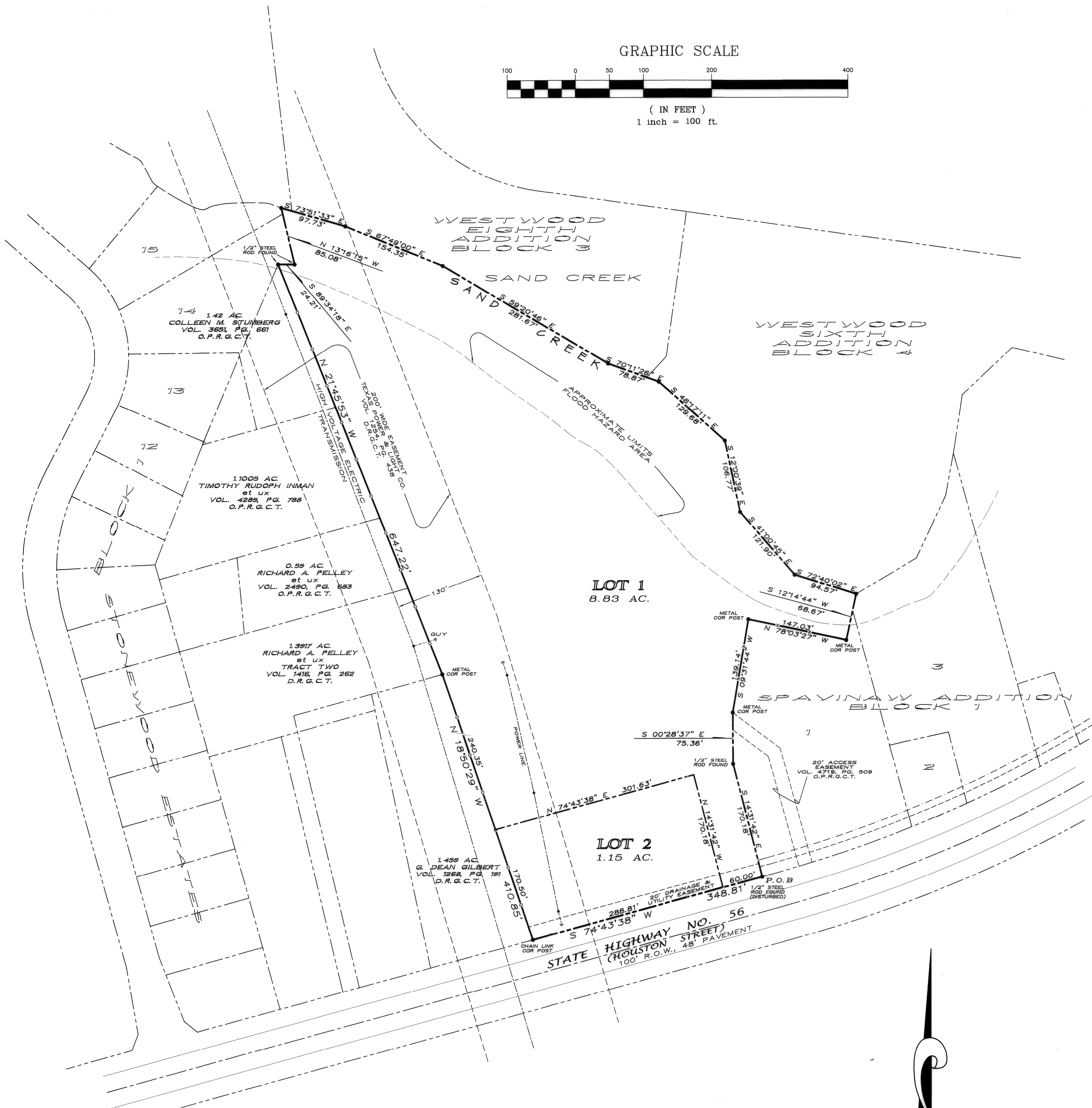
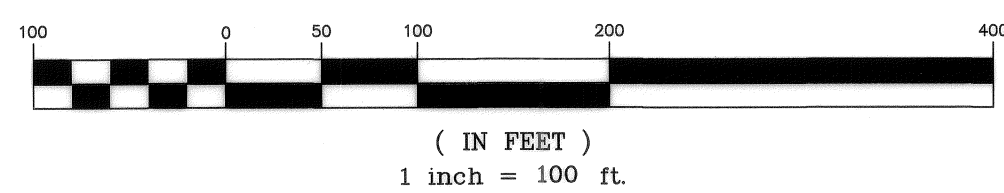
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



2019 W. Houston



GRAPHIC SCALE



FINAL PLAT
OF
REYNOSO ADDITION
TO THE CITY OF
SHERMAN, TEXAS
9.98 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

5-29-12

FILED FOR RECORD
at 4:35 P.M. 7/19/12
Recording Vol. 31 Page 1468
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By [Signature] Deputy

OWNER ~ DEVELOPER
RODOLFO REYNOSO
2011 W. HOUSTON STREET
SHERMAN, TEXAS, 75092

UNDERWOOD
DRAFTING & SURVEYING

SURVEYOR
JAMES R. MARET
R.P.L.S. NO. 5433
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON TEXAS, 75021

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

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same tract of land described as 10.157 acres conveyed by Derrick Allen Davidson to Rodolfo Reynoso by deed dated October 29, 2009, recorded in Volume 4719, Page 509, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found (disturbed in a ditch) maintaining the most Easterly Southeast corner of the said Reynoso tract in the North line of State Highway No. 56, said rod also maintaining the Southwest corner of both Lot 1 and Block 1 of Spavinaw Addition to said City of Sherman as shown by plat of record in Volume 17, Page 186, Plat Records, Grayson County, Texas;

Thence South 74°43'38" West with said North line of Highway 56 a distance of 348.81 feet to a chain link fence corner post for the Southwest corner of the herein described tract, also being the Southeast corner of the same tract of land described as 1.459 acres conveyed by W. A. Darter to G. Dean Gilbert by deed dated December 10, 1973, recorded in Volume 1268, Page 191, Deed Records, Grayson County, Texas;

Thence North 18°50'29" West along and near a chain link fence a distance of 410.85 feet to a metal corner post maintaining and angle point in the West line of the said Reynoso tract; the Northeast corner of the said Gilbert tract and the most Easterly Southeast corner of the same tract of land described as 1.3917 acres and referred to as Tract Two as conveyed by Andrew A. Korieth, III et ux to Richard A. Pelley et ux by deed dated December 13, 1977, recorded in Volume 1416, Page 262, said Deed Records;

Thence North 21°45'53" West continuing along and near said fence a distance of 647.22 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said Reynoso tract and an inside "L" corner in the East line of Lot 14 and Block 1 of Stonewood Estates addition to said City of Sherman as shown by record in Volume 2, Page 79, said Plat Records, also being an inside "L" corner in the East line of the same tract of land described as 1.42 acres conveyed by R. Kirk Stumberg to Colleen M. Stumberg by deed dated April 26, 2004, recorded in Volume 3661, said Official Public Records;

Thence South 89°34'18" East a distance of 24.21 feet to a 1/2" steel rod found maintaining an inside "L" corner in the said West line of the Reynoso tract and an outside "L" corner in said East line of Lot 14, Block 1, and Stumberg tract;

Thence North 13°16'15" West a distance of 85.08 feet to a point for the Northwest corner of the herein described tract in the center of Sand Creek;

Thence in a Southeasterly direction with said center of Sand Creek the following calls and distances:

South 73°51'33" East, a distance of 97.73 feet;
South 67°49'00" East, a distance of 154.35 feet;
South 59°20'46" East, a distance of 261.67 feet;
South 70°11'26" East, a distance of 78.87 feet;
South 48°17'11" East, a distance of 129.68 feet;
South 12°00'39" East, a distance of 106.77 feet;
South 41°00'45" East, a distance of 121.90 feet;
South 72°40'02" East, a distance of 94.57 feet to a point for the Northeast corner of the said Reynoso tract and the most Northerly Northwest corner of Lot 3 of said Spavinaw Addition;

Thence South 12°14'44" West, exiting said creek and continuing, passing the most Westerly Northwest corner of said Lot 3 and the Northeast corner of Lot 1 of said addition and continuing for a total distance of 68.67 feet to a metal angle iron post maintaining a Southeasterly "L" corner in the East line of the said Reynoso tract and inside "L" corner to both said Lot 1 and Block 1;

Thence North 78°03'27" West with a chain link fence a distance of 147.03 feet to a metal corner post maintaining an inside "L" corner in said East line of the Reynoso tract and the Northwest corner of both said Lot 1 and Block 1;

Thence in a Southerly direction with said East line of the Reynoso tract and West line of said Lot 1 and Block 1 the following calls and distances:

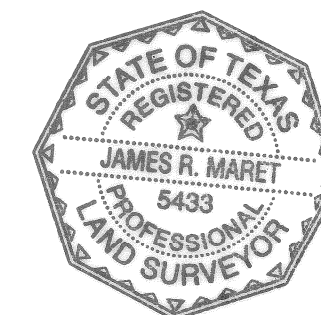
South 09°31'44" West with a fence a distance of 139.14 feet to a metal corner post;

South 00°28'37" East a distance of 75.36 feet to a 1/2" steel rod found in the aforementioned ditch;

South 14°31'42" East a distance of 170.18 feet to the Point-of-Beginning and containing 9.98 acres of land more or less.....

KNOWN ALL MEN BY THESE PRESENTS:

That I, James R. Maret, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.



[Signature]
James R. Maret
Registered Professional
Land Surveyor, No. 5433

GENERAL NOTES:

1. PROPOSED USE ~ LOT 1 SINGLE FAMILY RESIDENCE LOT 2 COMMERCIAL (OFFICE)
2. WATER SUPPLIED BY THE CITY OF SHERMAN.
3. SANITARY SEWER SERVICE.
4. LOT 1 EXISTING INDIVIDUAL SEPTIC SYSTEM.
5. LOT 2 SERVICE PROVIDED BY THE CITY OF SHERMAN.
6. ELECTRIC SERVICE PROVIDED BY TXU ELECTRIC.
7. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0270F, REVISED DATE SEPTEMBER 29, 2010.
8. BASIS OF BEARINGS ~ CITY OF SHERMAN CONTROL MONUMENTATION...GPS OBSERVATION...GRID NORTH...NAD 83.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

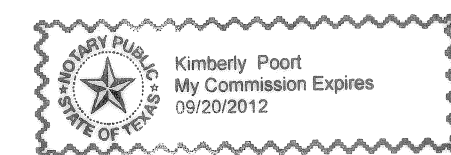
WITNESS MY HAND this 3rd day of July, 2012.

[Signature]
Rodolfo Reynoso

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Rodolfo Reynoso, 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 3rd day of July, 2012.



[Signature]
Kimberly Poort
Notary Public in and for
the State of Texas
9/20/12
Commission Expires:

Approved this 19 day of June, 2012, by the City Planning and Zoning Commission of the City of Sherman, Texas.

[Signature]
Chairman [Signature]
Secretary

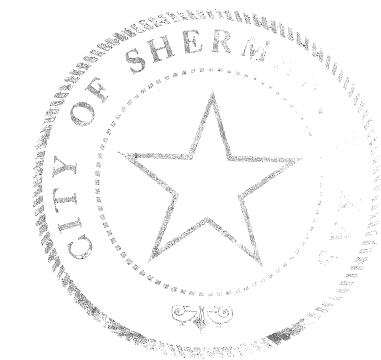
Accepted by the City Council of the City Sherman

[Signature] 7/12/12
Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REYNOSO ADDITION to the City of Sherman, Texas, was submitted to the City Council on the 19th day of June, 2012, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 17th day of July, 2012.

[Signature]
Clerk, City of Sherman, Texas



FILED FOR RECORD
at 4:35 P.M. 7/19/12
Recording Vol. 31 Page 1468
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By [Signature] Deputy

JOB NO. 12050184

240.35'
N 1850'29" W

OWER LINE

S 0028'37" E

75.36'

1/2" STEEL
ROD FOUND

20' ACCESS
EASEMENT
VOL. 4719, PG. 509
O.P.R.G.C.T.

N 7443'38" E

301.63'

LOT 2
1.15 AC.

109'-8"

84'-10"

1536 S.F.

24'-10"

7'-2"

78'-0"

48'-0"

ASPHALT PAVING

71'-2"

288.81'

S 7443'38" W

EXISTING CULVERT AND CONC. TERMINATIONS

STATE HIGHWAY NO. 56
(HOUSTON STREET)
100' R.O.W., 48' PAVEMENT

SS

3/4" FORCED MAIN

10" CITY MAIN

60.00'
348.81'

P.O.B

1/2" STEEL
ROD FOUND
(DISTURBED)

NEW WATER METER
CONNECTED TO EXT'G
SERVICE LINE

EXT'G WATER METER

1.459 AC.
G. DEAN GILBERT
VOL. 1268, PG. 191
D.R.G.C.T.

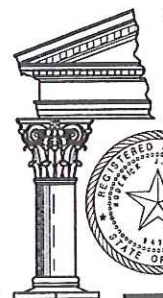
HIGH VOLTAGE ELECTRIC

170.50'
410.85'

200' WIDE EASEMENT
POWER & LIGHT
VOL. 1254, PG. 458
TEXAS D.R.G.C.T.

CHAIN LINK
COR POST

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



A NEW OFFICE PARTNER FOR
RUDY REYNOSO
SHERMAN, TX

DATE: 12/27/12
PROJECT NO.
1215
A-1
SHEET NO.

SHERMAN



STAFF REVIEW LETTER

June 13, 2012

Rodolfo Reynoso
2011 W. Houston
Sherman, TX 75092

Dear Applicants,

The request for approval of a Preliminary and Final Plat for the Reynosa Addition located in 2000 Block of West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 19, 2012 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:

Preliminary Plat:

1. A point of beginning (POB) shall be shown on the preliminary plat.
2. The boundary survey shall be shown.
3. Platting of the property is required.
4. Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. Lot 2 access may be limited and could require a shared access with the Lot 1.
6. The floodplain area shown on the preliminary plat shall be corrected to reflect location as determined by the 59th District Court.
7. All requirements of the floodplain ordinance shall be followed.
8. The contours shall be shown.
9. Detention in accordance with City criteria is required.
10. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department.
11. A drainage and utility easement of 20' is required along State Highway 56.
12. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval in conjunction with the development of the property.
13. The width of right-of-way for streets and the pavement width shall be shown.
14. The location and size of all existing utilities shall be shown.
15. Any other changes made to the preliminary plat 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.

Final Plat:

1. Letters from the various utility providers are required verifying availability of service and when service will be available.

2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. A point of beginning (POB) shall be shown on the final plat.
4. Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.
5. Lot 2 access may be limited and could require a shared access with the Lot 1.
6. The floodplain area shown on the preliminary plat shall be corrected to reflect location as determined by the 59th District Court.
7. All requirements of the floodplain ordinance shall be followed.
8. Detention in accordance with City criteria is required.
9. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department.
10. A drainage and utility easement of 20' is required along State Highway 56.
11. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval in conjunction with the development of the property.
12. The width of right-of-way for streets and the pavement width shall be shown.
13. Building setback lines shall be removed from the plat.
14. Preliminary plat requirements are to be met prior to filing the final plat.
15. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clay Barnett
City Engineer

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Nathan Huffman, Fire Marshal
Don Keene, Dir. of Public Works

Scott Shadden, Director of Development Services
Mark Gibson, Dir. of Engineering & Utilities
Lisa Whitfield, Engineering & Development Coordinator

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

**STAFF REVIEW LETTER**

January 16, 2012

Rodolfo Reynoso
2011 W. Houston
Sherman, TX 75092

Rod Tatchio
PO Box 2062
Sherman, TX 75091

Dear Applicants,

Your request for amended site plan approval for an office building located at 2019 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2013 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 zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Parking is permitted on paved surfaces only; concrete or asphalt.
4. All parking shall be on private property and shall not encroach into West Houston Street right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Detention in accordance with City criteria 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: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Clay Barnett, City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



STAFF REVIEW LETTER

January 16, 2013

REVISED CORRECTED DATE

Rodolfo Reynoso
2011 W. Houston
Sherman, TX 75092

Rod Tatchio
PO Box 2062
Sherman, TX 75091

Dear Applicants,

Your request for amended site plan approval for an office building located at 2019 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2013 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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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: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Clay Barnett, City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator

Cynthia Smith

From: Brad Martin
Sent: Wednesday, March 05, 2014 10:34 AM
To: Brad Martin
Subject: Tatchio Driveway Request

From: Brad Martin [<mailto:Brad.Martin@txdot.gov>]
Sent: Tuesday, May 07, 2013 8:02 AM
To: Barnett, Clay
Subject: Tatchio Driveway Request

I have looked at the driveway request on SH 56 west of FM 1417. There is already an existing (grandfathered) driveway at the location of the request. Also, not allowing a driveway would appear to create a hardship for the potential development of the property since it appears to be landlocked except by easement to the backside of the property.

Therefore, TxDOT has no objection to the installation of a driveway at the existing driveway location.

Thanks.

Brad Martin
Director of Construction
Interim Sherman Area Engineer
TxDOT, Paris Distict
903.782.1902

ClickIt OR Ticket
WITH

Arnold's Premier Martial Arts

1921 W. Houston Street, Sherman, TX.

(903) 892-3268

Sherman Tx

Tuesday, March 04, 2014

To whom it may Concern:

I Arnold Rick do not agree to share or allow access thru my parking lot to Rodolfo V Reynoso to his new office building located on 2019 W Houston St Sherman Tx 75092.

A handwritten signature, likely "Arnold Rick", is written over a horizontal line. To the right of the signature, the date "3-4-14" is handwritten.

Arnold Rick



MAYOR
CAROLYN S WACKER
DEPUTY MAYOR
ROBERT G. SOFTLY

CITY COUNCIL
RYAN JOHNSON
DAVID PLYLER
LAWRENCE DAVIS

TOM WATT
JASON SOFEY
CITY MANAGER
GEORGE OLSON

February 27, 2014

Via Facsimile No. 903.786.4349

Mr. Rod J. Tatchio, AIA
Tatchio & Associates
10000 Grayson Drive
Denison, Texas 75002

Dear Rod:

I am writing in response to your facsimile received this morning, whereby you shared with me the June 13, 2012 letter addressed to Rodolfo Reynoso of 2011 West Houston in Sherman.

Site Plan approval does not and cannot exempt or grant exceptions to conditions of a Plat that were mutually agreed to in a Public Hearing of the Sherman Planning and Zoning Board and also approved by the Sherman City Council.

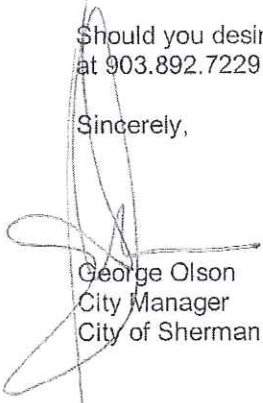
Your Plat Approval was made subject to the City Engineers' Staff Review Letter dated June 13, 2012. To amend any conditions of this letter would require an exception from the Planning and Zoning Board and the City Council.

Your options are to comply with the Platting Conditions outlined in the June 13, 2012 Staff Review Letter that you and your client agreed to or to apply for an exception.

The City Engineer and TxDOT have concurred that the drive approach you are attempting to install at 2019 West Houston will create a life safety hazard and is not in the best interest of the health, safety and general welfare of the citizens of Sherman and the traveling public.

Should you desire additional information, please contact Development Services Director Scott Shadden at 903.892.7229.

Sincerely,



George Olson
City Manager
City of Sherman, Texas

GO:pc

attachment: June 13, 2012 Letter to Rodolfo Reynoso

**STAFF REVIEW LETTER**

April 16, 2014

Rodolfo Reynoso
2011 W. Houston
Sherman, TX 75092

Rod Tatchio
10,000 Grayson Drive
Denison, TX 75020

Dear Applicants:

The request for an exception to the agreed conditions #4 and #5 of the Staff Review Letter dated June 13, 2012, as approved by the Planning and Zoning Commission (June 19, 2012) and City Council (July 16, 2012) subject to the June 13, 2012 Staff Review Letter for the Preliminary and Final Plat approval of Reynoso Addition:

4. *Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.*

5. *Lot 2 access may be limited and could require a shared access with the Lot 1.*

concerning the property at 2019 West Houston Street is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Engineering:

1. Due to safety concerns, City Staff recommends denial of this exception. The property has a shared access agreement and should be required to utilize the access agreement created for this purpose.

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,

Clay Barnett

Dir. of Public Works and Engineering

CC: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 13.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

925 HOLIDAY DRIVE

The request of Gary Hess (Owner) concerning the property located at 925 Holiday Drive, being Lot 1, Block C, Casa Linda 3rd Addition, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' front setback for an attached carport in lieu of 25' required in an R-1 (One Family Residential) District.

Background:

The property is located at 925 Holiday Drive; the southeast corner of Holiday Drive and Linda Lane. Mr. Hess purchased the property in 2013; the garage was enclosed. He would like to construct a 20'x20' metal carport, 10' from the front property line to protect his vehicles from the elements. The carport will attach to the roof of the house and will be placed over the existing driveway.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Gary Hess (Owner)

Master Plan Designation:

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

Number of notices mailed:

30

Objections Received:

1

Attachments

Location Map

Zoning Map

Photo

Narrative

Site Plan

Site Plan

Elevation

Letter from Ann Rapherd Reynolds

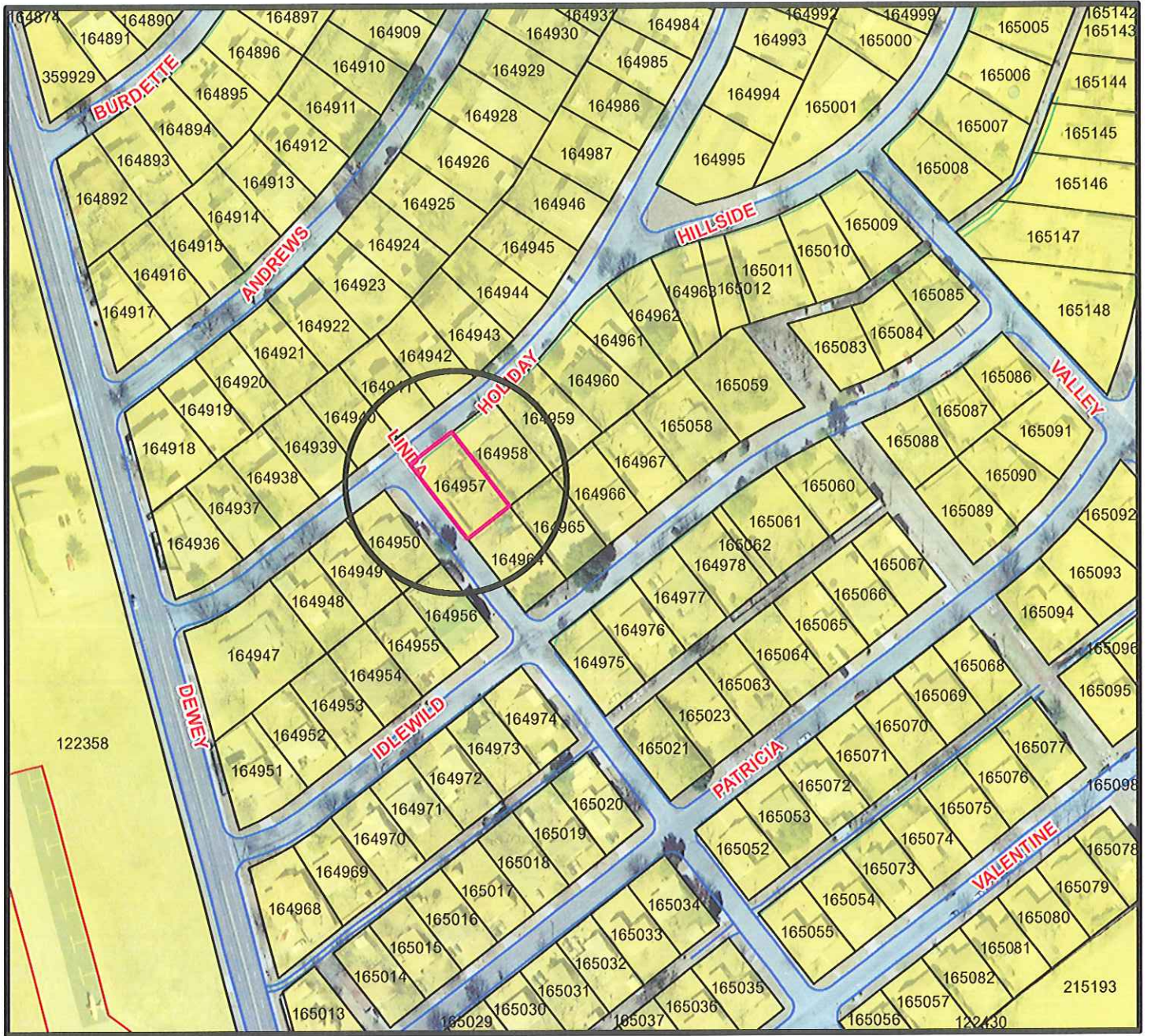


925 Holiday Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 94 feet



Zoning - 925 Holiday Drive

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



925 Holiday Dr.



Members of board, the house was bought 11/27/2013, the garage was enclosed. This request is to install a carport kit from Mueller. It will be 20x0, off white and tan in color. The carport will attach to the roof edge of the house in the drive way. The drive way is 18 feet wide. It will be 10.4 feet from property line, 18.8 feet from edge of the street. It will protect car and truck from bad weather and limbs.

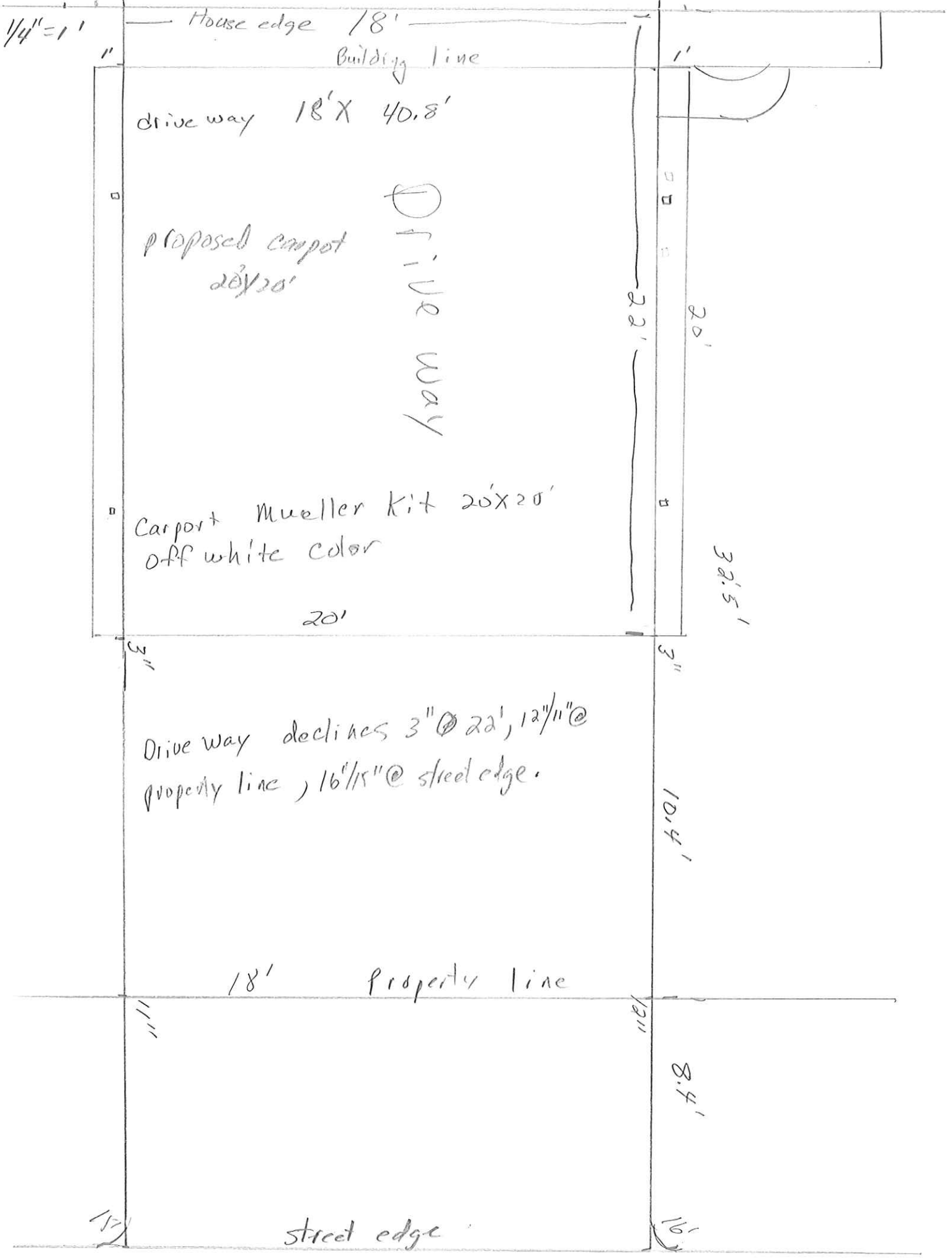
Thank You for your time.

Gary Hess

925 Holiday Drive

Sherman Texas, 75090-8321

903-819-6155



1/4" = 1'

House edge 18'

Building line

drive way 18' X 40.8'

proposed carport
20' X 20'

Drive way

Carport Mueller kit 20' X 20'
off white color

20'

3"

Drive way declines 3" @ 22', 12 1/2" @
property line, 16 1/5" @ street edge.

18'

Property line

11"

1/2"

street edge

20'

32.5'

3"

10.4'

8.4'

16'

Search

877-2-MUELLER (877-268-3553)

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Carport

Why leave your car or truck exposed to the elements? Mueller's easy-to-assemble carports do a great job of protecting your vehicles. Choose from one- or two-car sizes, plus add an optional trim package for a sleek look.

Available Carport Sizes:

Single Car - 12' x 20'

Double Car - 20' x 20'

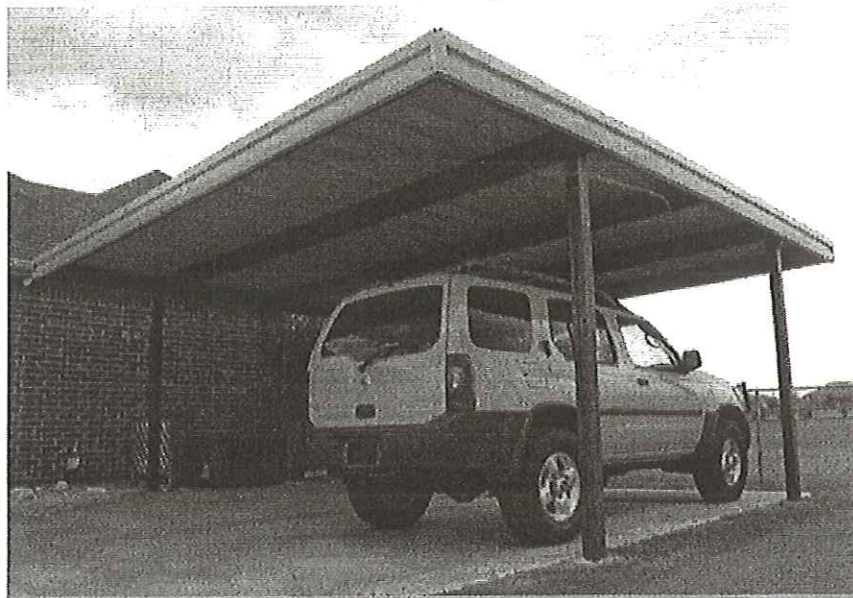
\$925.00

Optional Trim Kit - \$310.00

Double Car - 24' x 24'

Download Manual:

- [12' x 20' Size](#)
- [20' x 20' Size](#)



Standard Features:

- 26 gauge white roof sheets, 30-year warranty
- Square tubing and purlin frame
- Optional Trim Kit available

Each Kit Includes:

- Erection drawings
- All required screws and bolts
- Pre-cut parts
- Detailed instructions

Color Options:

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 15 2014

April 4, 2014 Ann Rapherd Reynolds
1100 Idlewild Drive
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 22, 2014 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Gary Hess (Owner) concerning the property located at 925 Holiday Drive, being Lot 1, Block C, Casa Linda 3rd Addition

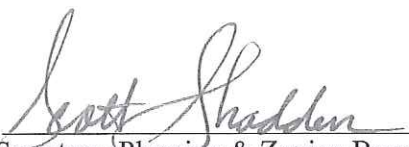
The request is as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' front setback for an attached carport in lieu of 25' required in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

*I fail to see how anyone needs a
carport with a two car garage
I do not see how it could help
the looks of the street*



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



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 14.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

2008 N TRAVIS STREET

The request of James L. Utley (Owner), Blake Ammerman Farmer's Insurance (Tenant) and Todd Bass, North Texas Services (Sign Contractor/Representative) concerning the property located at 2008 North Travis Street, being Lots 10 & 11, Block 15, Shannon Heights Replat, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 7, Subsection (5)(a)&(d) to allow a 13' front setback for a freestanding sign in lieu of 25' required in a C-1 (Retail Business) District.

Background:

The property is located at 2008 N. Travis between Dexter and Burton Streets; Blake Ammerman Farmer's Insurance is the tenant. The property was granted a zone change to a C-1 (Retail Business) District in 1994 and has been operating as an insurance office. The owner is requesting to replace an existing sign with a 3'x6' sign, 13' from the Travis Street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

James L. Utley (Owner)

Blake Ammerman Farmer's Insurance (Tenant)

Todd Bass, North Texas Services (Sign Contractor/Representative)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Narrative

Site Plan

Existing Sign

Proposed Sign

Signs in Area

Letter from James & Sandra Utley

Staff Review Letter



2008 N. Travis

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 94 feet

2008 N. Travis



North Texas Services
1602 E. Houston Street
Sherman, TX 75090

March 27, 2014

City of Sherman
Developmental Services
220 W. Mulberry St.
Sherman, TX 75090

Planning and Zoning Commission

RE: Variance Request

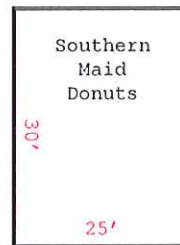
We are requesting a variance for our customer, Blake Ammerman Farmer's Insurance at 2008 North Travis Street. We are requesting a variance for the setback for the sign location. We are requesting a 13 ft set back instead of the required 25 ft. Our customer has an existing sign that does not meet that requirement and has requested that we install the new sign in the exact same location. There is no possible way for our customer to meet the 25 ft setback requirement as you can see from the photos. There are other businesses along Travis with similar setbacks because they face the same situation as our customer.

Sincerely,

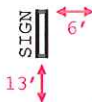
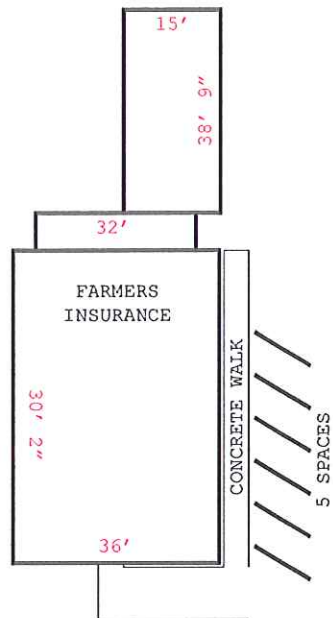
A handwritten signature in black ink that reads "Todd Bass". The signature is written in a cursive, flowing style with a large initial "T".

Todd Bass

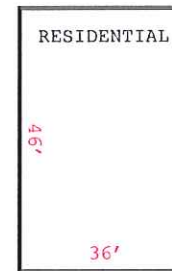
Dexter St.



139'



TREE



N. Travis St.



EXISTING SIGN



PROPOSED SIGN



2302

*Aesthetic Dentistry
Of Texoma*

Family & Cosmetic
Brawley T. Marze Jr. D.D.S

903-892-4531

Pelton





PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 15 2014

April 4, 2014 James & Sandra Utley
PO Box 1335
Sherman, TX 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 22, 2014 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of James L. Utley (Owner), Blake Ammerman Farmer's Insurance (Tenant) and Todd Bass, North Texas Services (Sign Contractor/Representative) concerning the property located at 2008 North Travis Street, being Lots 10 & 11, Block 15, Shannon Heights Replat

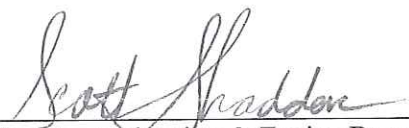
The request is as follows:

Board of Adjustments

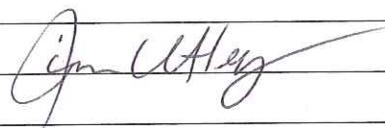
Variance to Ordinance No. 2280, Section 7, Subsection (5)(a)&(d) to allow a 13' front setback for a freestanding sign in lieu of 25' required in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

*I approve the request.
He is replacing the old sign with a new sign
that is the same size and setback as the
one that's been there for 20 years.*



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STAFF REVIEW LETTER

April 16, 2014

James L. Utley
PO Box 1335
Sherman, TX 75091

Todd Bass
1602 E. Houston St.
Sherman, TX 75090

Dear Applicants:

The request for a variance to allow a 13' front setback for a freestanding sign in lieu of 25' required in a C-1 (Retail Business) District concerning the property at 2008 N. Travis Street is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. 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:

1. Parking may be permitted on private property only.

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

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



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

Agenda Item No. 15.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

1330 W. TAYLOR

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District and R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Charles E. Anderson (Owner)

Travis Baca (Applicant)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

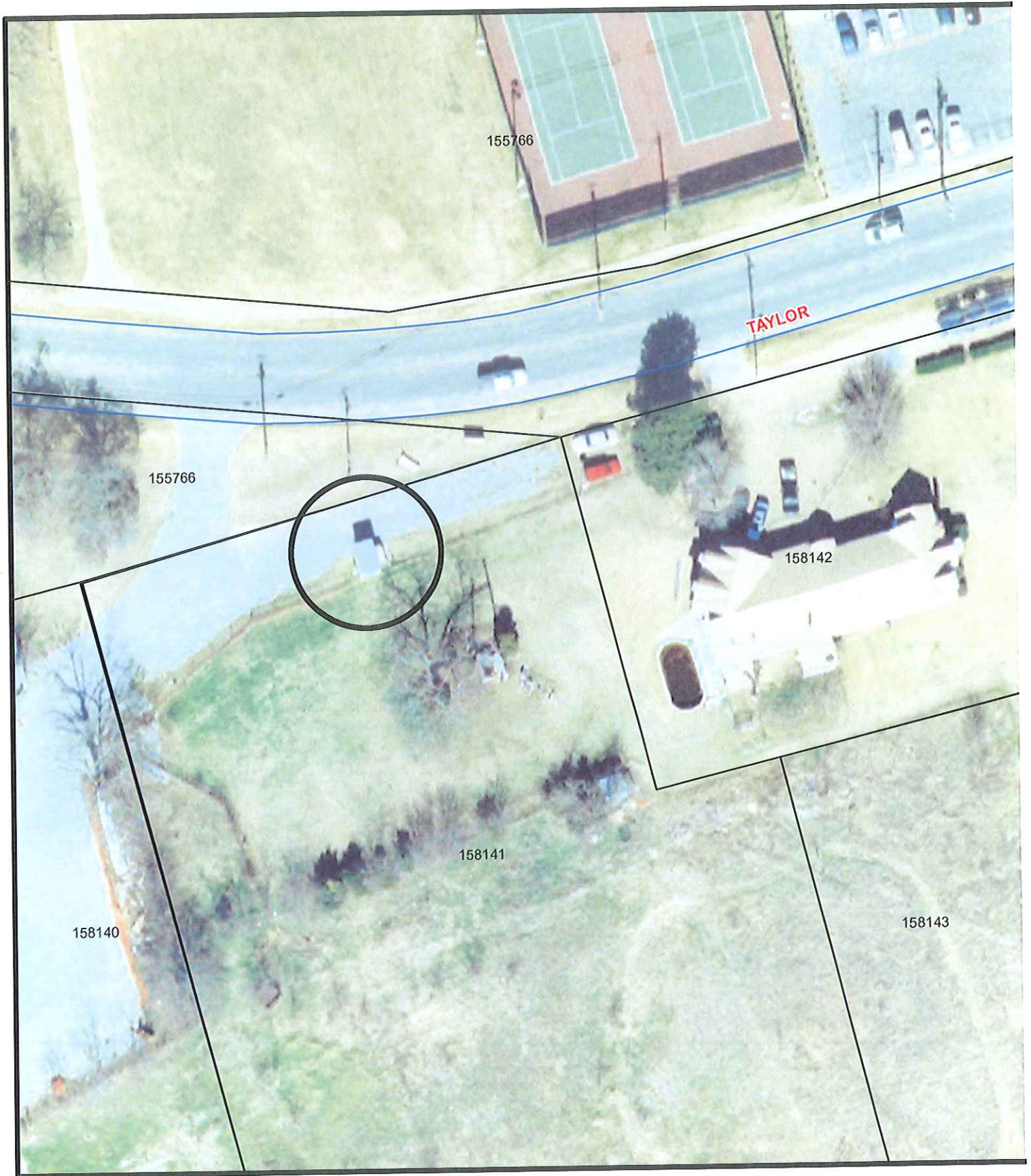
Zoning Map

Photo

Narrative

Site Plan

Elevations



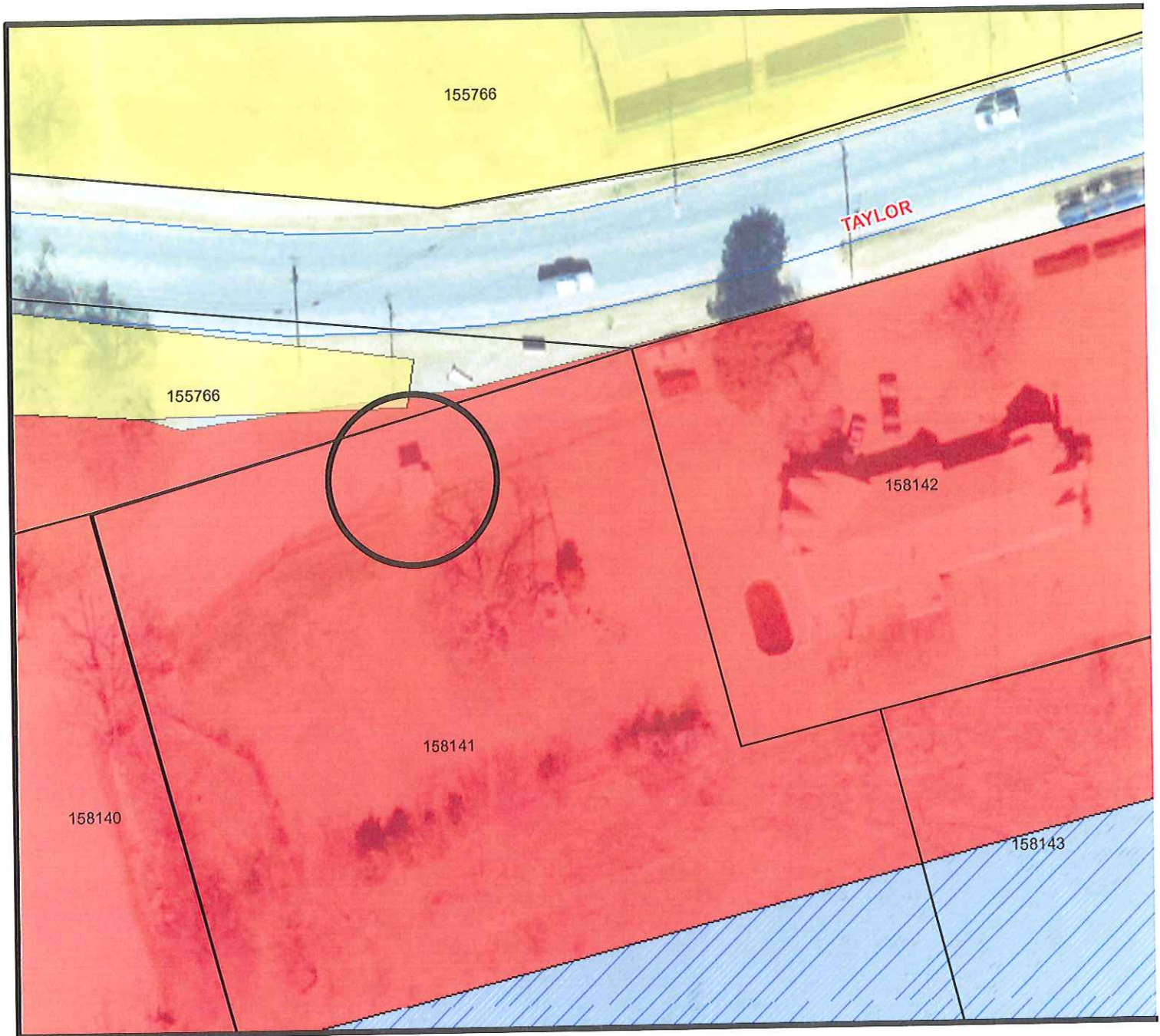
1330 W. Taylor

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 52 feet



Zoning - 1330 W. Taylor

Legend

	O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT		C-2 General Commercial District
	O 1.1 FM 1417 OVERLAY DISTRICT		M-1 Light Manufacturing District
	O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT		R-A Single Family Agricultural District
	C B D DOWNTOWN BUSINESS DISTRICT		SF-1 Single Family Residential District
	C P O COLLEGE PARK OVERLAY DISTRICT		M-1.5 Medium Manufacturing District
	A & C ARTS & CULTURAL OVERLAY DISTRICT		M-2 Heavy Manufacturing District
	CO Office District		MH Manufacturing Housing District
	R-1 One Family Residential District		Blaylock Commercial District
	R-2 Multi-Family Residential District		BIP Blalock Industrial Park
	C-1 Retail Business District		



1330 W. Taylor



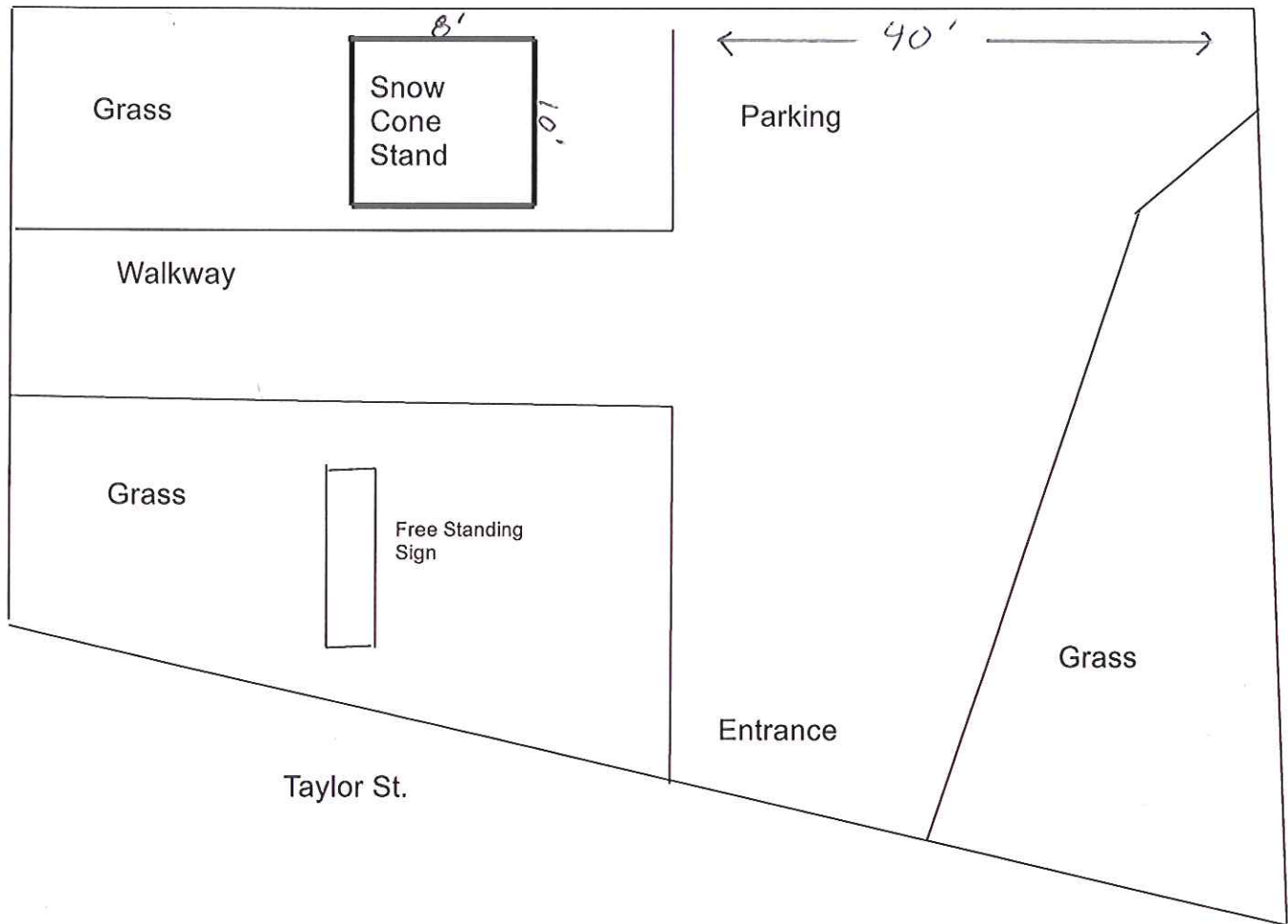
April 1, 2014

To: Planning and Zoning Commission

The snow cone stand across from Fairview swimming pool has been a part of the city of Sherman and a big role in the community for many years. As new owners of the snow cone stand we are requesting to re-open the snow cone stand on 1330 Taylor Street, to sale snow cones through the spring and summer seasons. It is important to us and our customers to continue with the tradition of this establishment for years to come.

Thank you for your consideration.

Travis and Theresa Baca







Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 16.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

3207 N. U.S. HIGHWAY 75

The request of 75/82 Sherman Crossing LTD (Owners), Herb Goodman (Representative), and Neon Signs and Designs (Sign Contractor) concerning the property located at 3207 N. U.S. Highway 75, being Lot 1R-2, Block 1 of the Replat of Lot 1R, Sherman Crossing Addition, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.8, Subsection (5)(a)(1) to allow a 45' front setback for a freestanding multi-tenant sign in lieu of 55' required in a C-1 (Retail Business) District/O-1 (75&82 Overlay) District.

Background:

The property is located at 3207 U.S. Highway 75 North; the northeast corner of Highways 75 and 82; Rib Crib and Aspen Dental are currently under construction at this location. At the August 20, 2013 Planning and Zoning Commission Meeting, a variance and exception was granted to allow an additional 30' tall, 10'x10' freestanding sign on the north property line in lieu of 5' required. The sign has been erected with a 45' front setback requiring a variance.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

75/82 Sherman Crossing LTD (Owners)

Underwood Drafting and Surveying (Surveyors)

Neon Signs and Designs (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

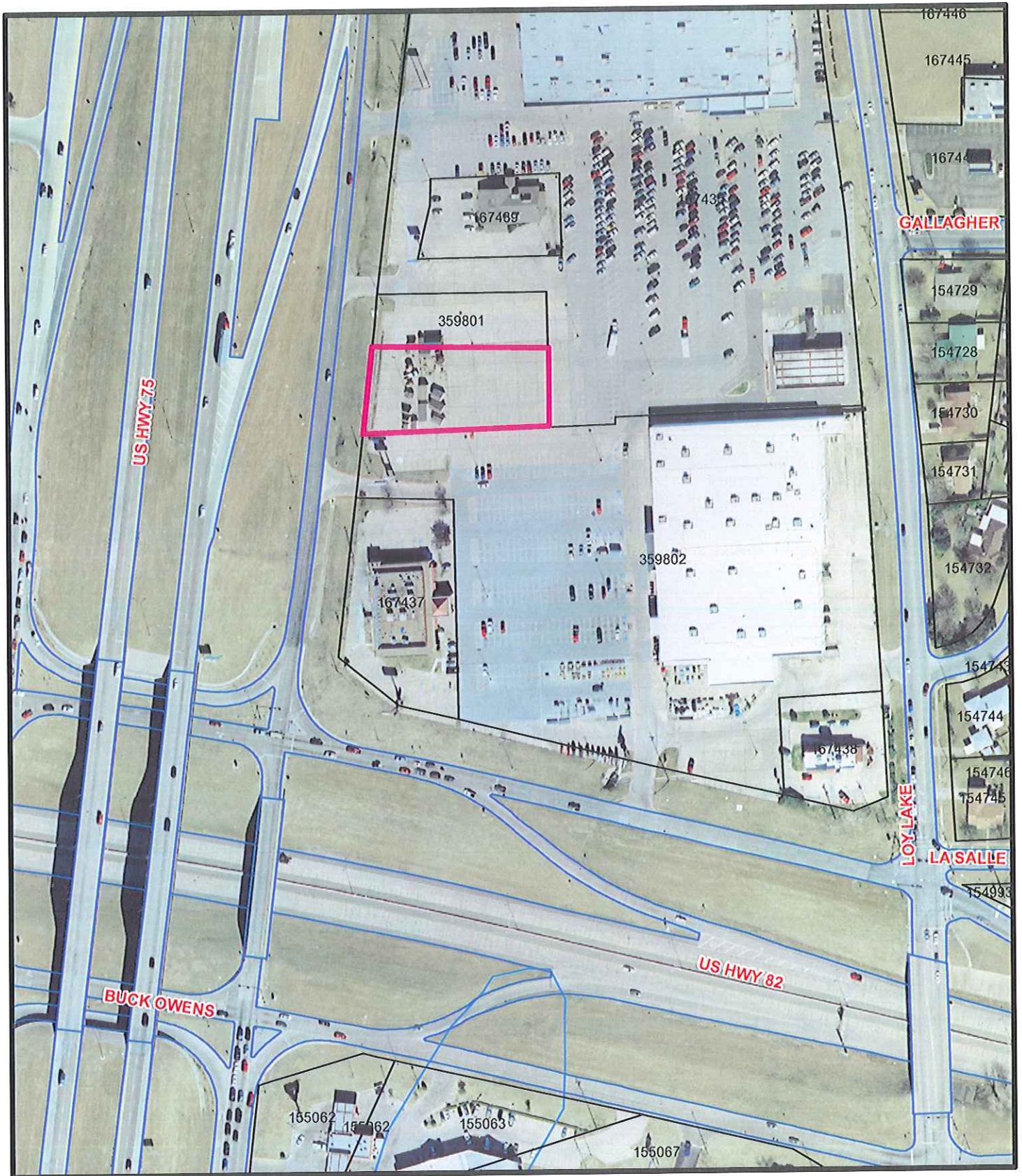
Zoning Map

Photo

Site Plan

Photo

Photo Signs Along Hwy 75



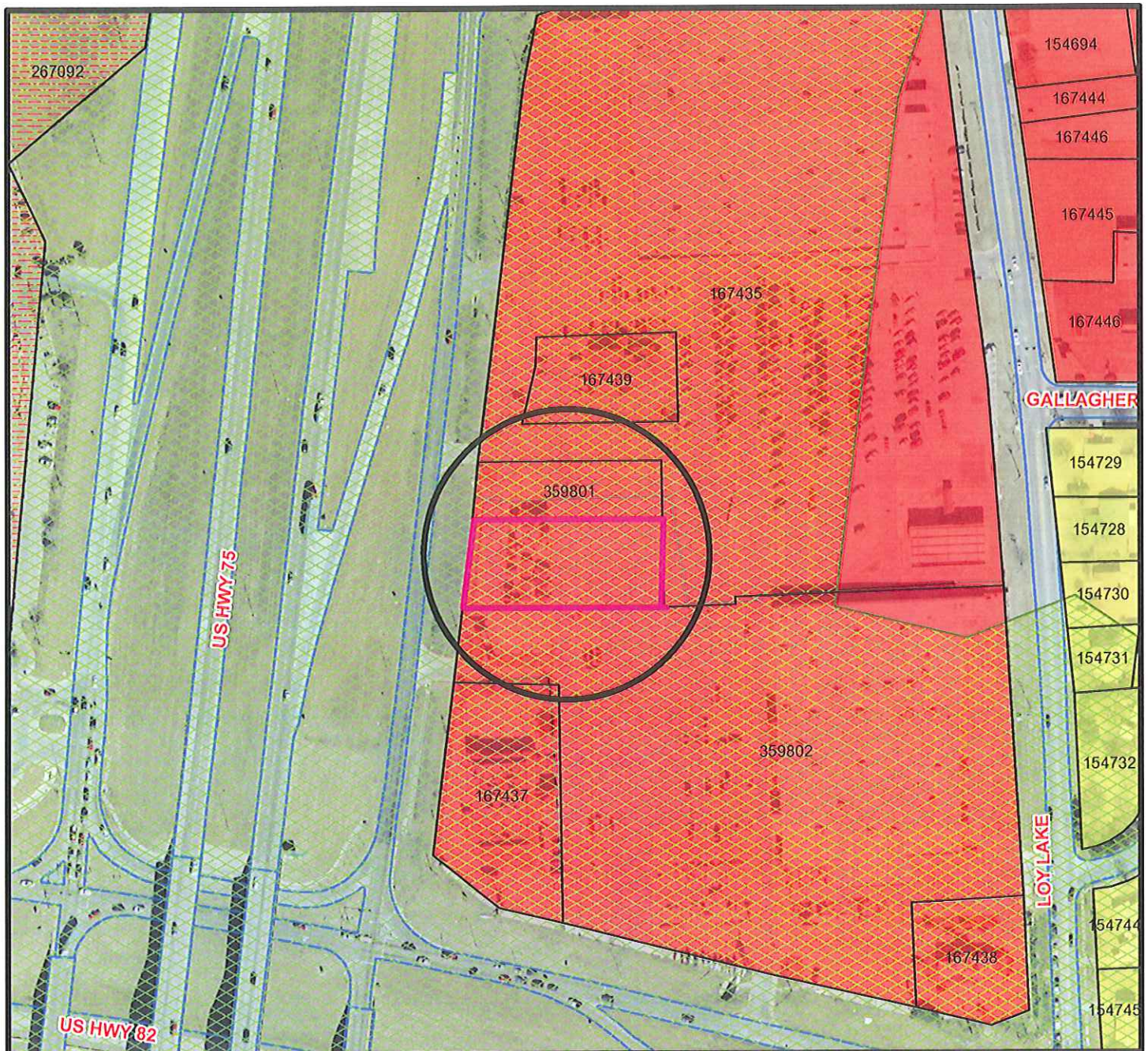
3207 N. U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 188 feet



Zoning - 3207 N. U.S. Highway 75

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



3207 N. Hwy 75



Ricky BATES
NEON SIGNS & DESIGNS INC.
103 E. CRAWFORD ST.
DENISON TX 75021
903-463-7446

HIGHWAY NO. 75
VARIABLE WIDTH RIGHT-OF-WAY

24' WIDE ASPHALT FRONTAGE ROAD

Sign on pole with 30' overall height, 50' setback

S 8235'01" E EXISTING JIMMY JOHN'S RESTAURANT

80'

N 8806'17" E

232.89'

24' BUILDING LINE SETBACK

3200 S.F. DENTAL OFFICE

12 PARKS

3800 S.F. RESTAURANT

25 PARKS

76'

158'-3"

10 SPACES

23 REG SPACES ~ 1 HANDI

24 REG SPACES

S 8824'48" W

124.84'

23 REG SPACES ~ 1 HANDI

23 REG SPACES ~ 1 HANDI







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

Agenda Item No. 17.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

1611 N US HIGHWAY 75

The request of ET Joint Venture (Owners) and Bluestone Partners (Contractor) concerning the property located at 1611 N. US Highway 75, being Lot 1, Block 1, Crescent Oaks Plaza, as follows:

Board of Adjustments

Exception and variance to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Subsection (5)(a) to allow a freestanding multi-tenant sign with a 10' front setback in lieu of 25' required in a C-2 (General Commercial) District/O-1 (75&82 Overlay) District.

Background:

The property is located at 1611 N. U.S. Highway 75 between Texoma Parkway and Taylor Street in the Crescent Oaks Plaza Addition. An exception and variance were granted to allow a freestanding multi-tenant sign with a 10' front setback at the entrance of the development along Taylor Street at the July 16, 2013 Planning and Zoning Commission Meeting.

The owners are requesting to erect a 12' tall, 17 square foot multi-tenant sign for Crescent Oaks Addition along the Highway 75 entrance to the development, 10' from the front property line.

Adjacent Zoning:

C-2 (General Commercial) District and M-1 (Light Manufacturing) District

Origination:

ET Joint Venture (Owners)

Lincoln Golike, Bluestone Partners (Representative)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

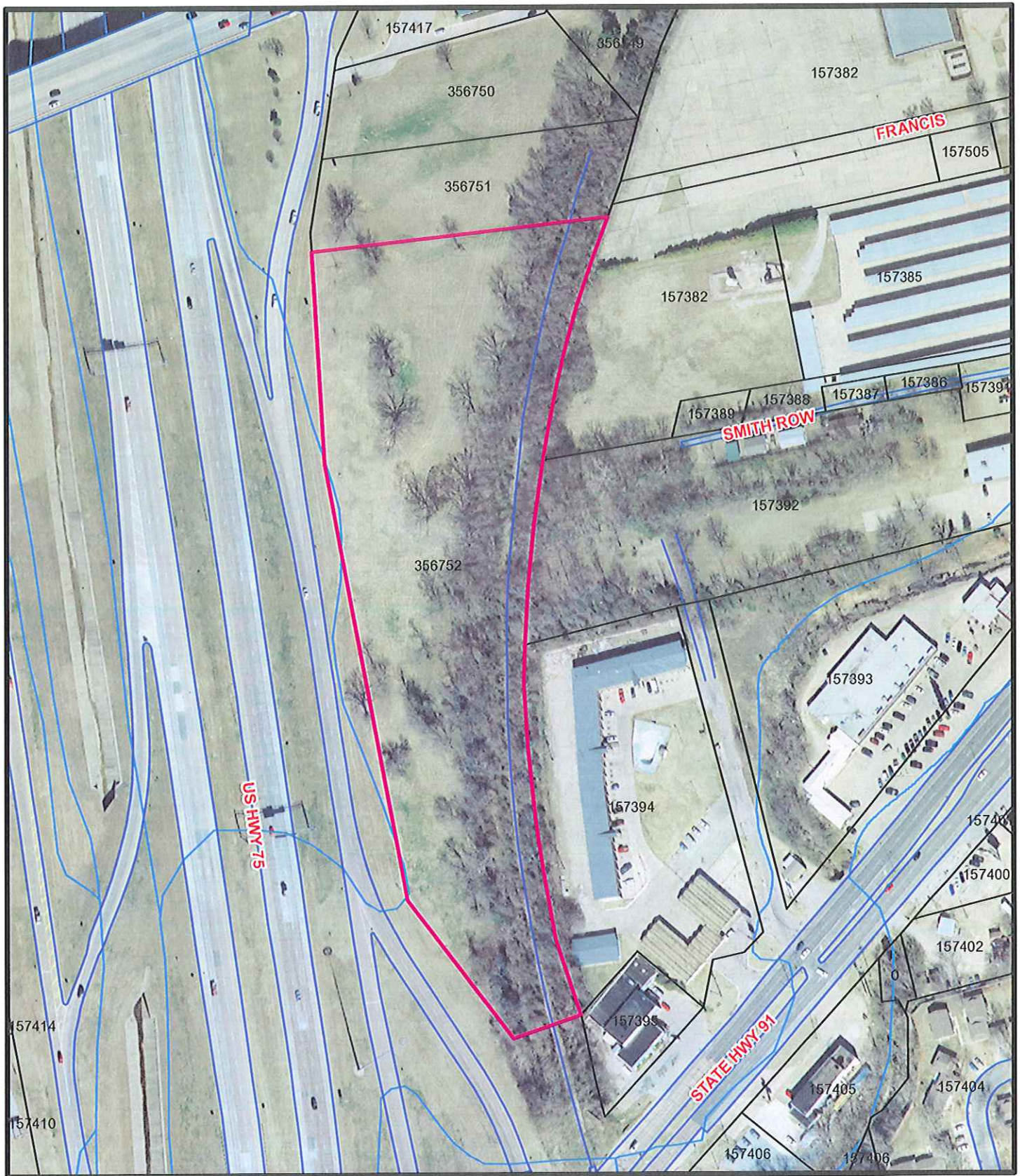
Plat

Site Plan

Elevation

Color Elevations

Staff Review Letter



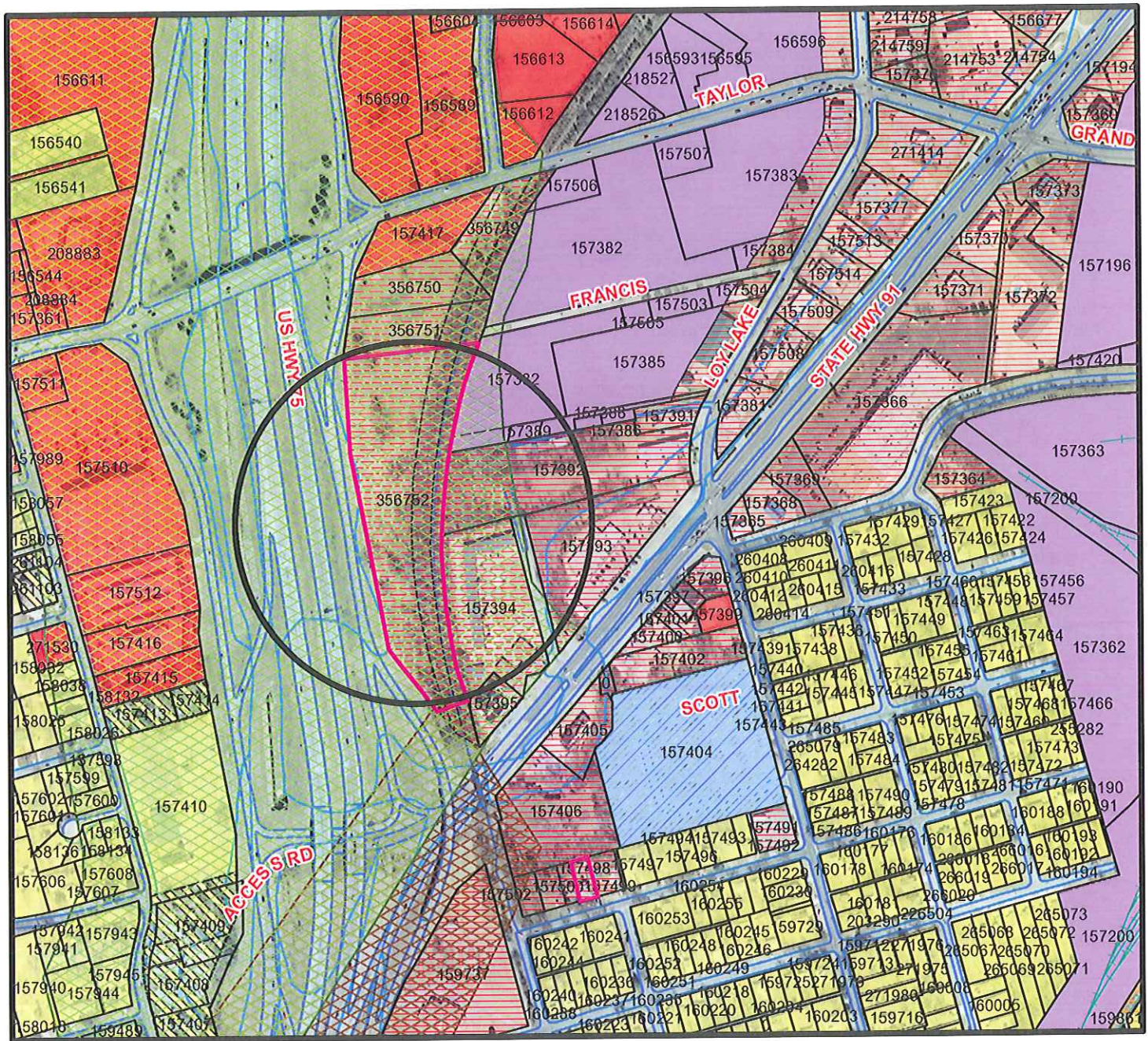
1611 N. U.S. Highway 75

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 188 feet



Zoning - 1611 N. U.S. Highway 75

Legend

	O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT		C-2 General Commercial District
	O 1.1 FM 1417 OVERLAY DISTRICT		M-1 Light Manufacturing District
	O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT		R-A Single Family Agricultural District
	C-B D DOWNTOWN BUSINESS DISTRICT		SF-1 Single Family Residential District
	C-P O COLLEGE PARK OVERLAY DISTRICT		M-1.5 Medium Manufacturing District
	A & C ARTS & CULTURAL OVERLAY DISTRICT		M-2 Heavy Manufacturing District
	CO Office District		MH Manufacturing Housing District
	R-1 One Family Residential District		Blalock Commercial District
	R-2 Multi-Family Residential District		BIP Blalock Industrial Park
	C-1 Retail Business District		

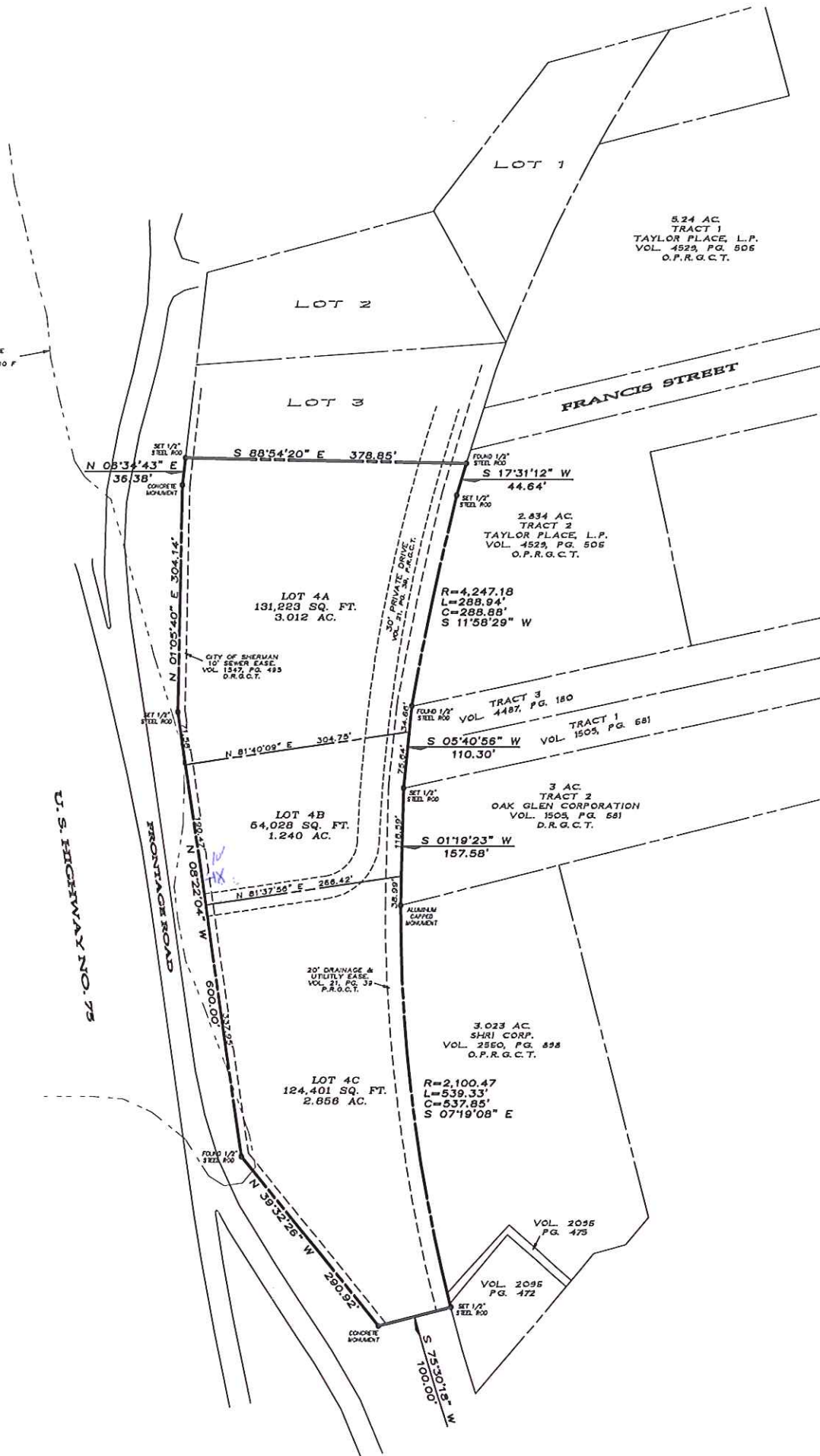


1611 N. Hwy 75



100 YEAR
FLOOD PLAIN LINE
ZONE "AE"
MAP NO. 48181C0220 F

U.S. HIGHWAY NO. 75





• david@davidbroadcaststudio.com

1903 893 5866

† 903 893 5800

N. TEXAS 75090

100 NORTH TRAVIS STREET, NO. 500A,



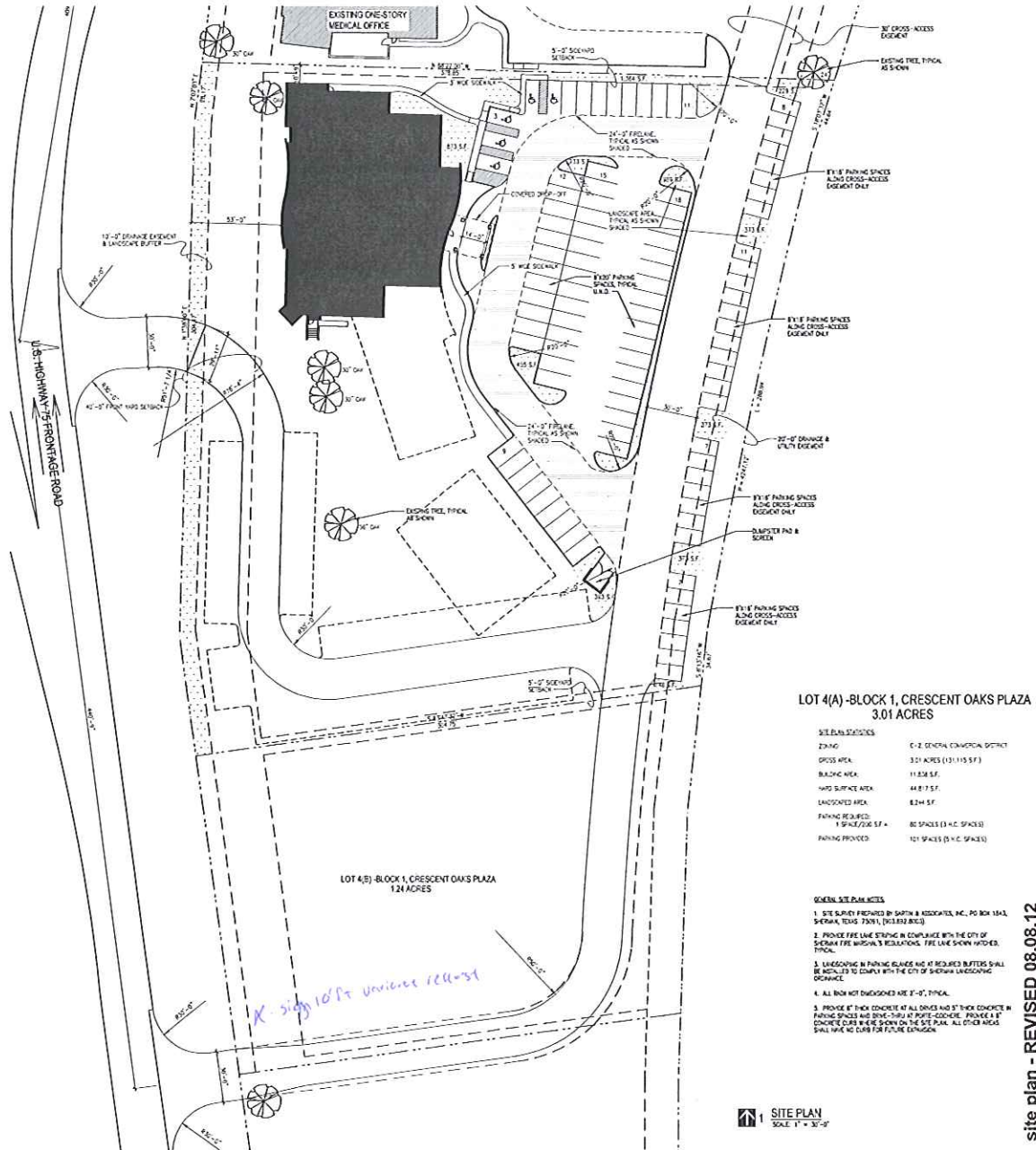
PROJECT NUMBER

DATE _____

SHEET NUMBER

SP1.0

site plan - REVISED 08.08.12





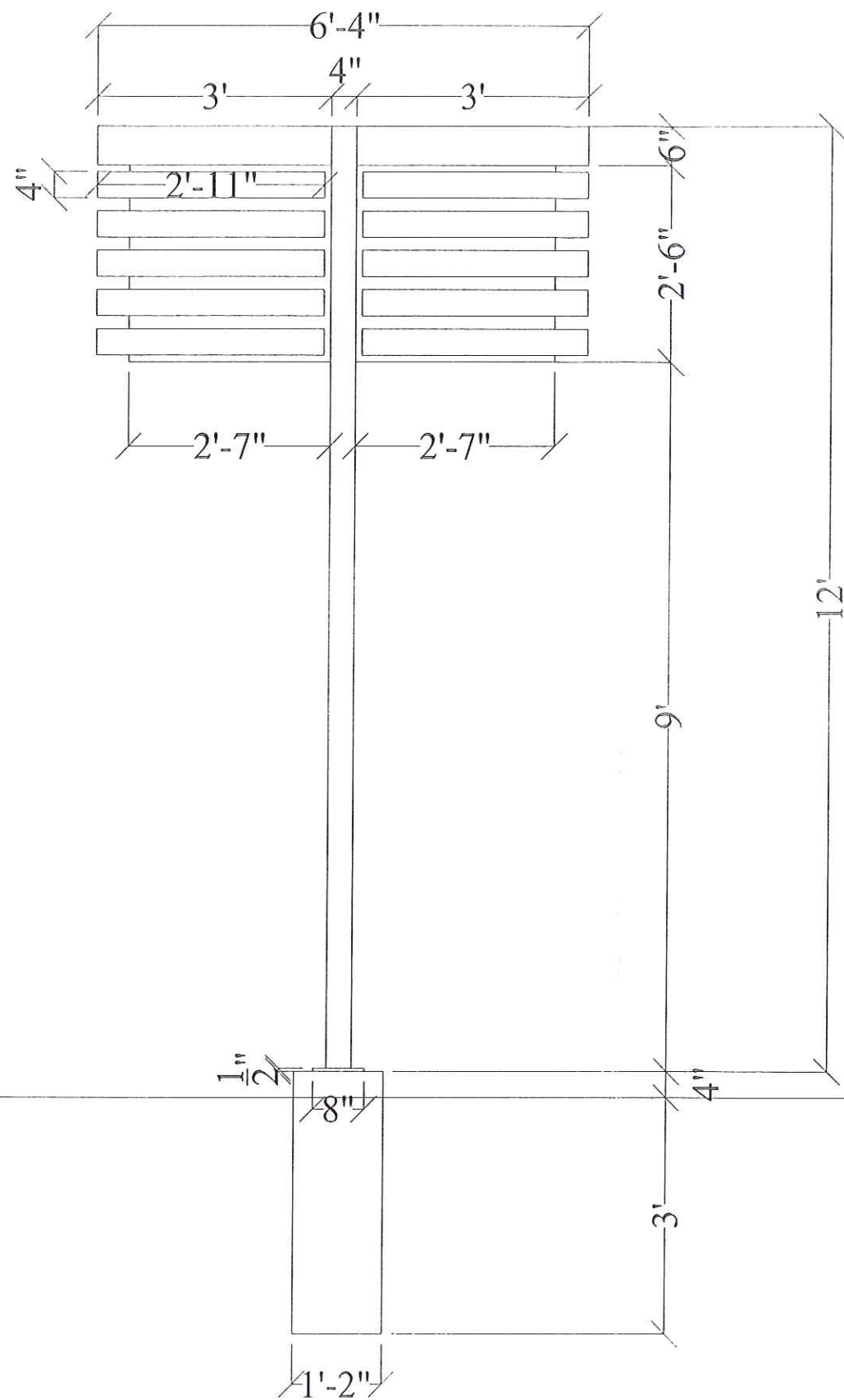
SHEET:
ELEVATION

PAGE #:	SCALE:
1	1/2" = 1'

ADDRESS:

OWNER:
CRESCENT
OAKS

NOTES:



-
- ← North Texas Vein Center
 - ← RGB Eye Associates
 - ← Collins Family Dentistry
 - ← Better Hearing Associates

- University of Gynastics →
- Edward Jones ←
- Dr. Shoemaker ←
- Gilbert ←

TOWN PLACE

STOP

4-WAY

STAFF REVIEW LETTER

April 16, 2014

ET Joint Venture
801 E. Taylor
Sherman, TX 75090

Bluestone Partners
Lincoln Golike
2913 Overland Trail, Ste. 100
Sherman, TX 75092

Dear Applicants:

The request for an exception and variance to allow a freestanding multi-tenant sign with a 10' front setback in lieu of 40' required in a C-2 (General Commercial) District/O-1 (75&82 Overlay) District concerning the property at 1611 N. U.S. Highway 75 is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. 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

3. No permanent structures shall be placed within the utility easements without an encroachment easement approved by the City Council.

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 18.

Meeting Date: 04/22/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

6104 TEXOMA PARKWAY

The request of TAPS, North Texas Regional Transportation Center (Owners) and David Baca Studio (Architect) concerning the property located at 6104 Texoma Parkway, being 4.31 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 6.5, Subsection (5)(c) to allow a 3 story, 45' tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35' in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for a Terminal and Administration Building Addition for TAPS North Texas Regional Transportation Center.

Background:

The property is located at 6104 Texoma Parkway between Fallon Drive and FM 691; North Texas Regional Transportation Center (TAPS) is the tenant. An exception was granted at the April 17, 2012 Planning and Zoning Commission Meeting to allow an extension of a metal siding exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding for a service bay expansion.

The owners would like to construct a 38,900 square foot, three-story (45') terminal and administration building addition. The exterior will be finished fiber cement panels and brick veneer; 177 parking spaces will be provided.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

TAPS, North Texas Regional Transportation Center (Owners)
David Baca Studio (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:

9

Objections Received:

1

Attachments

Location Map

Zoning Map

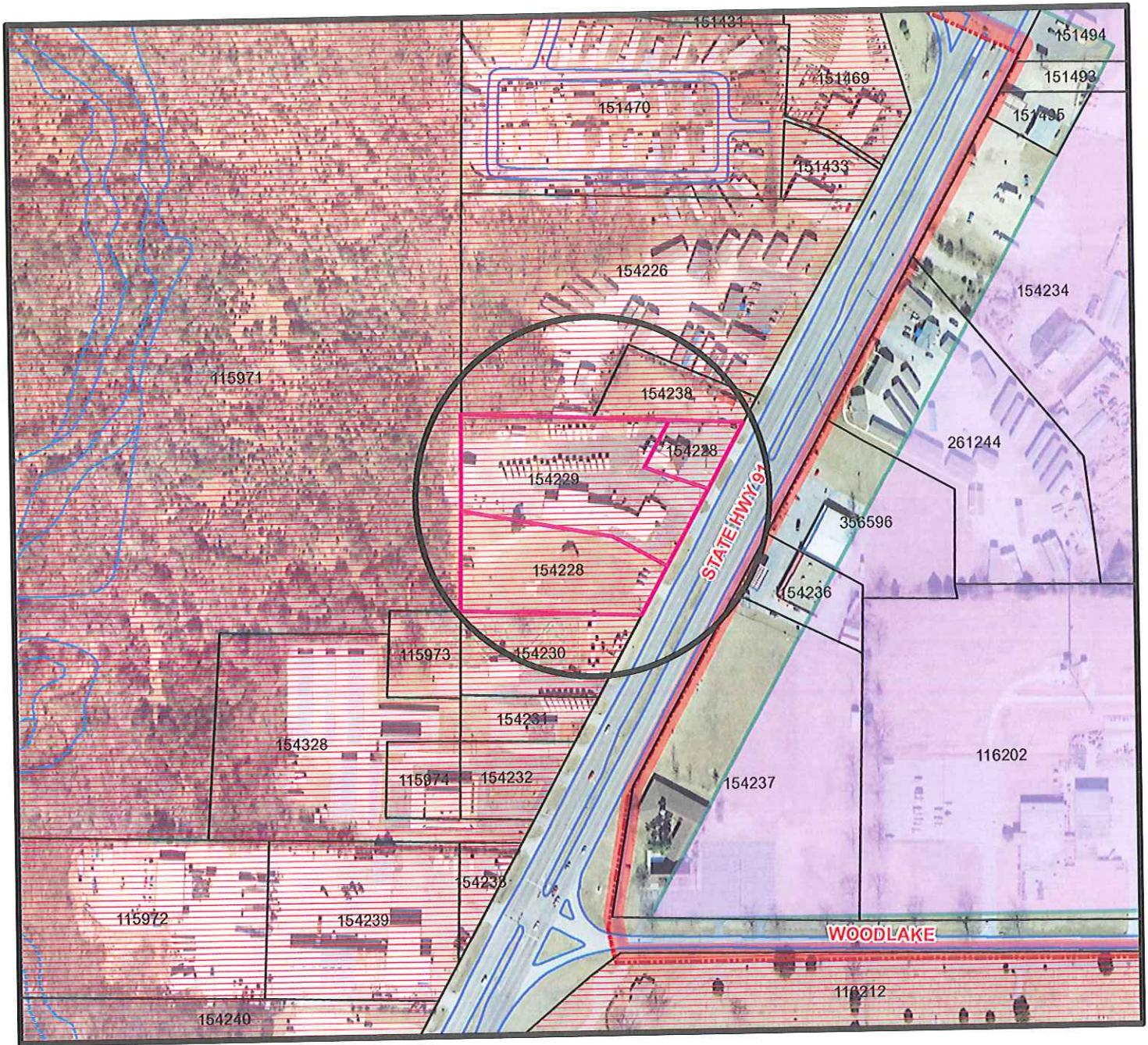
Photo

Site Plan

Elevations

Staff Review Letter

Letter from Mr B's Phil Mart Inc



Zoning - 6104 Texoma Parkway

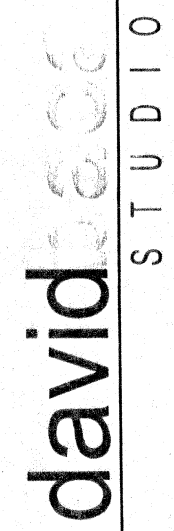
Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C.B.D. DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C.P.O. COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	



6104 Texoma Parkway





6104 Texoma Parkway, Sherman, Texas 75092

david@davidbacastudio.com

903 893 5866

903 893 5800

SHERMAN, TEXAS 75090

100 NORTH TRAVIS STREET, NO. 500A.

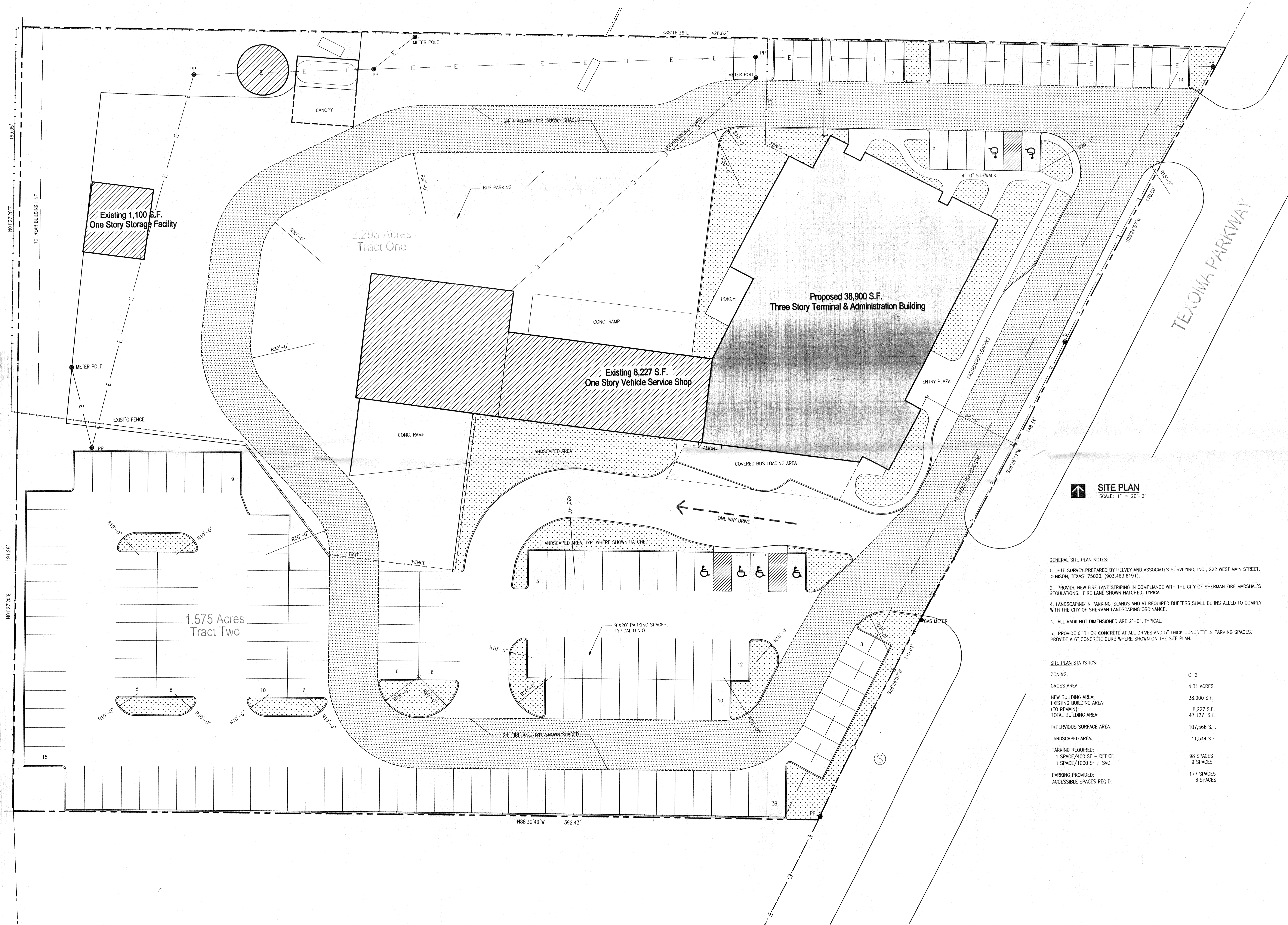
1325

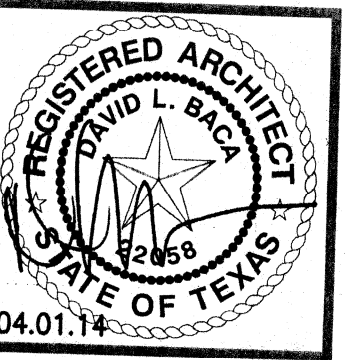
DATE _____

04.01.14

SP1.0

See also





davidbaca
STUDIO

e david@davidbacastudio.com
f 903 893 5866

t 903 893 5800

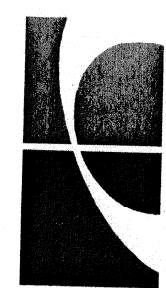
75090

SHERMAN, TEXAS

100 NORTH TRAVIS STREET, NO. 500A,

TAPS N.T.R.T.C.

6104 Texoma Parkway, Sherman, Texas 75092



PROJECT NUMBER

1325

DATE

04.01.14

SHEET NUMBER

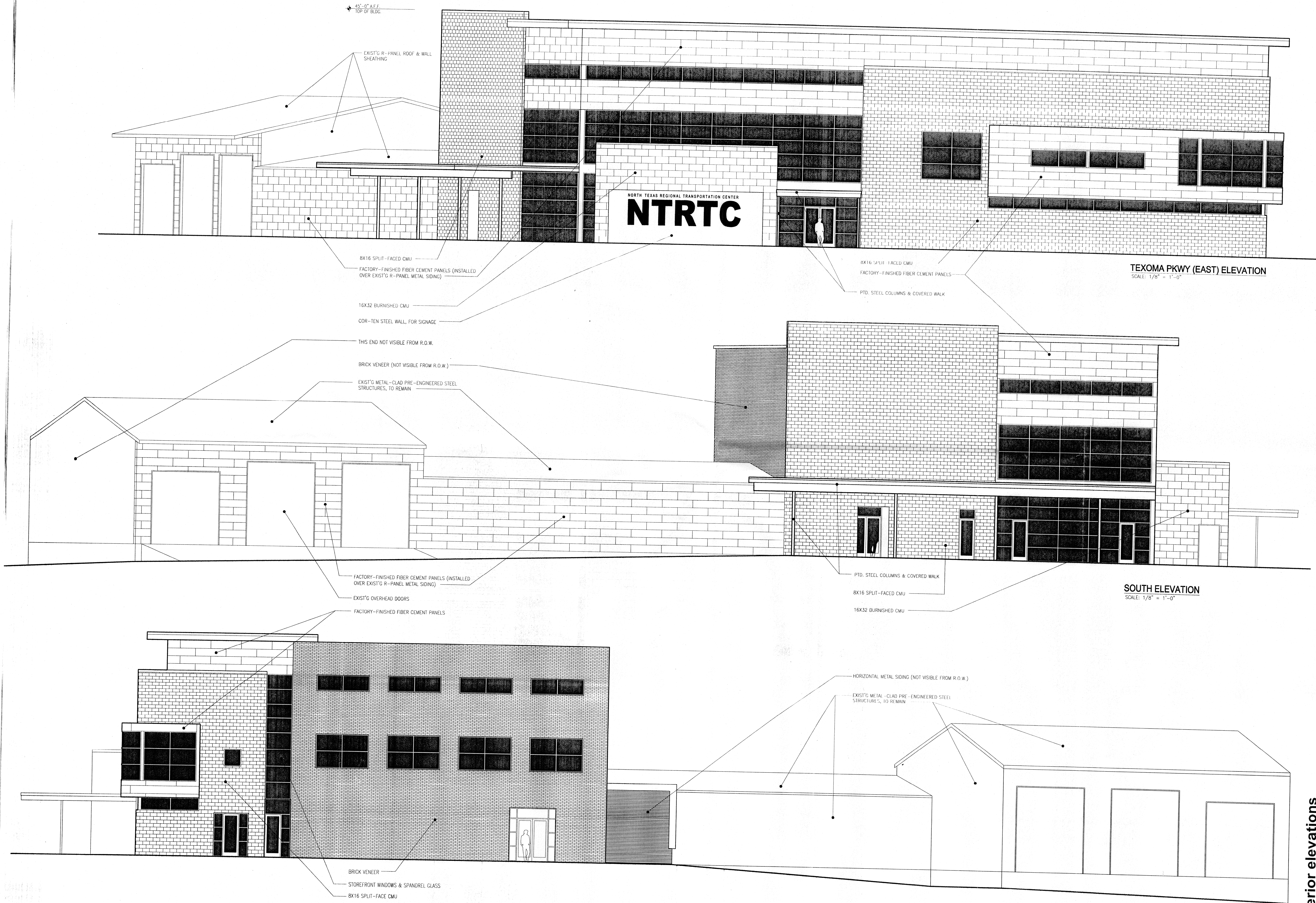
SP2.0

exterior elevations

TEXOMA PKWY (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

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

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



STAFF REVIEW LETTER

April 16, 2014

TAPS
Brad Underwood
3400 Texoma Parkway
Sherman, TX 75090-1916

David Baca
100 N. Travis Street
Suite 500A
Sherman, TX 75090-0016

Dear Applicants:

The request for site plan approval for a Terminal and Administration Building Addition for TAPS North Texas Regional Transportation Center concerning the property at 6104 Texoma Parkway is scheduled to be heard by the Planning and Zoning Board on April 22, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted. Masonry shall be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding.
3. Parking is permitted on paved surfaces only.
4. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering

7. Detention in accordance with City criteria is required.
8. Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

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: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 09 2014

April 4, 2014

Mr. B's Phil Mart Inc.
5500 Arroyo Trl
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 22, 2014 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of TAPS, North Texas Regional Transportation Center (Owners) and David Baca Studio (Architect) concerning the property located at 6104 Texoma Parkway, being 4.31 acres in the J.B. Shannon Survey, Abstract No. 1085

The request is as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 6.5, Subsection (5)(c) to allow a 3 story, 45' tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35' in a C-2 (General Commercial) District.

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

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

Scott Shadden
Secretary, Planning & Zoning Board

MR B'S SELF STORAGE
5820 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

Will this block view of my business
or signs?

Doug Butwell

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

MR B'S SELF STORAGE
5820 TEXOMA PARKWAY
(903) 868-1966
SHERMAN, TEXAS 75090



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

Agenda Item No.

Meeting Date: 04/22/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

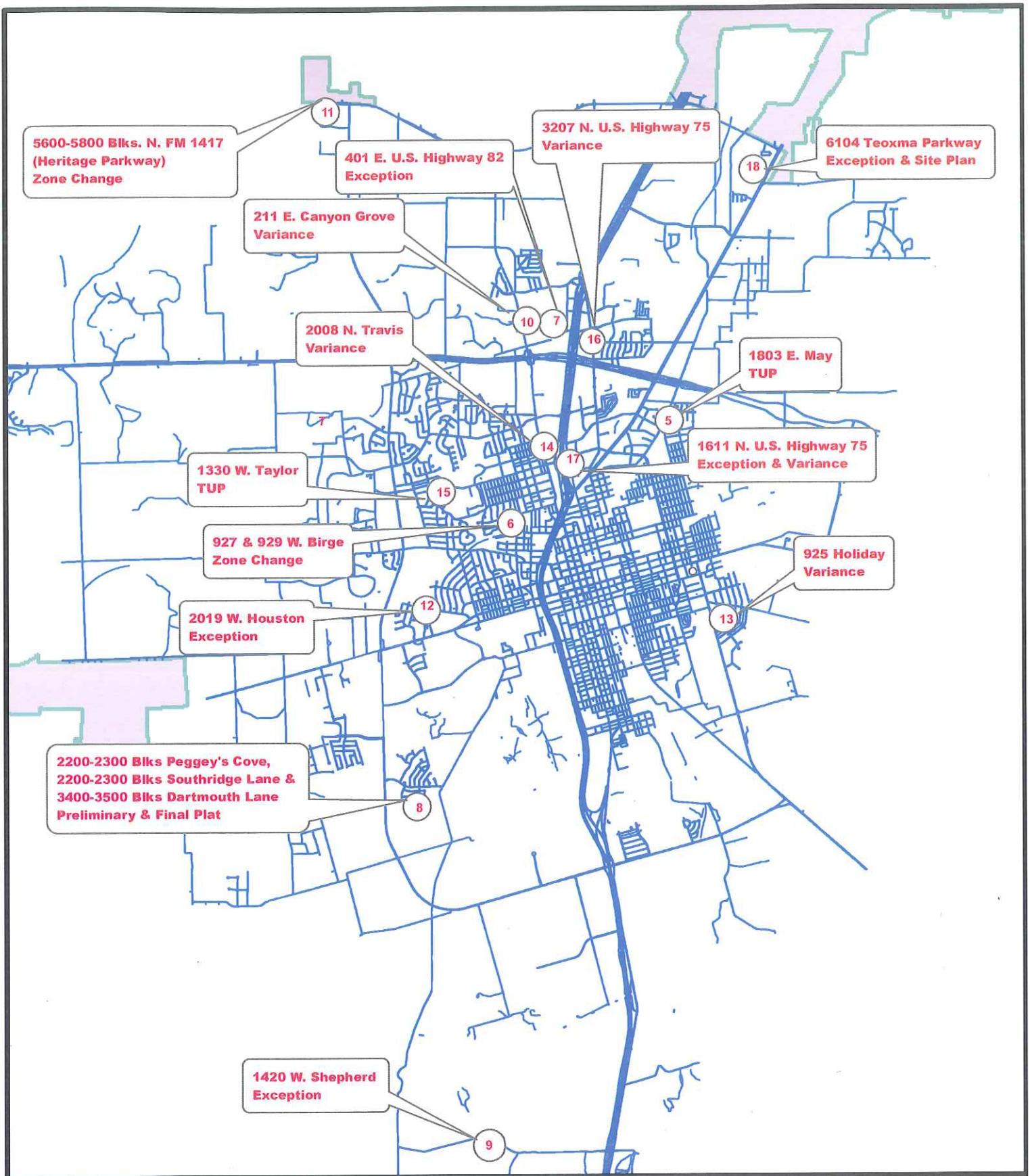
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning & Zoning Commission and Board of Adjustments Meeting April 22, 2014

