Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 20, 2021 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 16, 2021, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

5. **CONSENT AGENDA (ITEMS 11, 14, 19, 21, 23, 24, 25, 26 & 28)**

6. **1103 & 1105 NORTH BROUGHTON STREET (EMAIL WAS RECEIVED FROM MARTIN COVARRUBIAS, 4/12/21 AT 11:06 A.M. REQUESTING TO TABLE THE REQUEST).**
The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District.

7. **2200 NORTH HICKORY STREET**
The request of Steadman Investments (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition, as follows:
Board of Adjustments

Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' front setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District

Planning and Zoning Commission

- Replat approval of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) on Lot 10R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District.

8. **325 & 329 WEST JONES STREET**

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 325 and 329 West Jones Street, being all of Lot 14 and the West 2' of Lot 12, Block 1, A R Loving's Addition, as follows;

Planning and Zoning Commission

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (6) to allow Single-Family Dwellings on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in lieu of residential occupancies shall not be allowed in the first half of the first floor of any building facing a front street in a C-2 (General Commercial) District/Central Business District.

9. **3100 NORTH U.S. HIGHWAY 75**

The request of Victron Stores LP (Owners), Kofi Addo, Bowman Consulting (Representative) and Merriman Anderson (Architect) concerning the property located at 3100 North U.S. Highway 75, being Lot 1, K Seven Corner, as follows:

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5) to allow an 8' setback in lieu of the required 40' for a carwash canopy in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Amend a previously approved exception and variance under Ordinance No. 2280 Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(a)(1) to allow a 50' tall freestanding sign, with a 25' setback in lieu of 75' required in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

10. **6121 NORTH U.S. HIGHWAY 75**

The request of Saad Hassan (Owner), Sunshine Super Center (Tenant), Sergio Lopez (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 6121 North U.S. Highway 75, being Lot 2R, Replat Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Carwash for Sunshine Super Center in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

11. * **1916 GALLAGHER DRIVE**

The request of Feed Sources, LLC (Owner), Kevin Finnerty (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1916 Gallagher Drive, being all of Block 18 an part of Block 17 of the Replat of Lots 20-27, Block 11 and all of Block 12, 13, 14, 15 and 16, town North Addition, as follows;

Planning and Zoning Commission

Site plan approval for a 50' x 100' addition for Feed Sources

12. **2801 NORTH U.S. HIGHWAY 75**

The request of Teachers Retirement System of Kentucky (Owner), Lowe's Home Improvement (Tenant), Kyle Hymel, Duplantis Design Group (Architect) for the property located at 2801 North U.S. Highway 75, being Lots 3 & 4, Texoma Crossing, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow a natural landscape screen to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District

13. **601 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Sherman First Church of the Nazarene (Owner) and Mike Hastings (Representative) concerning the property at 601 North FM 1417 (Heritage Parkway), being part of Lots 1 & 2, Block 5 and 14.5127 acres in the G.W. McGlothlin Survey, Abstract No. 828, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow a prebuilt wood accessory building in lieu of the required masonry in an R-1 (One-Family Residential) District/R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for an accessory building for Sherman First Church of the Nazarene.

14. * **2800-3200 BLOCKS TEXOMA PARKWAY**

The request of Sherman NEC Texoma & 82, LP (Owners), Jim Duggan (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 2800-3200 blocks of Texoma Parkway, being 44.249 acres in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sheraden Mall Addition

15. **208 & 212 EAST CHERRY STREET**

The request of The Cunningham Family Trust, LTD I (Owner), Luis Moran (Representative) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property located at 208 & 212 East Cherry Street, being 0.154 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 59.59' lot width in lieu of the required 60' lot width in the proposed Moran Addition, Phase 2 Addition in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

- Final Plat approval of Moran Addition, Phase 2
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District.

16. **700 SOUTH CROCKETT STREET**

The request of L&M Slaughter Properties, LLC (Owners) and Joshua Yusten, Omnikey Realty (Representative) concerning the property located at 700 South Crockett Street, being part of Lot 28, Block 10, Hare & Randolph Addition, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to not require screening for a Multi-Family Residential Complex in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 80' lot width in lieu of the required 85' lot width and 10,800 square foot lot area in lieu of the required 12,000 square foot in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Site plan approval for a Multi-Family Residential Development (5 units).

17. **1602 NORTH HOARD AVENUE**

The request of Maureen Clarke (Owner) and Greg Sells, Ace Quality Fencing (General Contractor) concerning the property at 1602 North Hoard Avenue, being Lots 11 & 12, Block 30, College Park 2nd Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' tall privacy fence on the property line in the side and rear yards in lieu of the allowed 4' tall in an R-1 (One Family Residential) District.

18. **2800 CANYON CREEK DRIVE**

The request of Grace United Methodist Church (Owner) and David Baca Studio (Architect) concerning the property at 2800 Canyon Creek Drive, being part of Lot 10, Block 2, Canyon Creek Addition, Section 2-A, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow a dark bronze architectural metal cladding on a portion of the existing church facility in lieu of the required masonry in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

19. * **509 SOUTH GRIBBLE STREET**

The request of Jose & Maria Lara (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 509 South Gribble Street, being 0.246 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Lara South Gribble Addition

20. **3310 SOUTH U.S. HIGHWAY 75**

The request of Rahesh Kumar (Owner) and Gabriela Marks, Marks Architect (Architect) concerning the property located at 3310 South U.S. Highway 75, being Lot 27, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2, as follows:

Planning and Zoning Commission

Site plan approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.8.4, Subsection (7) for a Taco Bell Restaurant with Drive Thru and Outdoor Dining with a 30' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District.

21. * **500 BLOCK NORTH MONTGOMERY STREET**

The request of Polar Star Lodge #33 (Owner), Leafy Goddess Ventures (Developer), Jaquita L. Edwards (Prospective Buyer) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 500 block of North Montgomery Street, being 0.430 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2, as follows;

Planning and Zoning Commission

Replat approval Lux on Pacific Addition, a Replat of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2

22. **500 BLOCK NORTH MONTGOMERY STREET**

The request of Polar Star Lodge #33 (Owner), Leafy Goddess Ventures (Developer), Jaquita L. Edwards (Prospective Buyer) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 500 block of North Montgomery Street, being 0.430 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2, as follows;

Planning and Zoning Commission

Zone change and site plan approval for Four Townhomes under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

23. * **5800-6100 BLOCKS SWAMY DRIVE**

The request of One Ganesha LTD (Owner), Vilbig & Associates, Inc. (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 5800-6100 blocks of Swamy Drive, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swamy Addition, Phase II

24. * **2774 PLAINVIEW ROAD (ETJ)**

The request of Courtney and Jay Goode (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2774 Plainview Road, being 9.355 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition No. 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

25. * **2511 SWAMY DRIVE**

The request of Sanjay Singhania (Owner), Peloton Land Solutions (Civil Engineer/Architect) concerning the property located at 2511 Swamy Drive, being Lot 1, Block A, Dr. Swamy Addition III, a Replat of Lot 5, Block A of the Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site plan approval Texoma Plaza Medical Office Building

26. * **900 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of FL Country Village LTD (Owners), Joe Gilbert (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being 13.071 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Reserve at Country Village

27. **702 & 708 SOUTH MONTGOMERY STREET**

The request of Walter Ventura (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 702 and 708 South Montgomery Street, being 0.510 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 1 & 3, and a part of Lot 5, Block 3, Robert A. King's Addition, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 9.3' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 2R of the Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition.

28. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**
The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 61.772 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Bel-Air Village, Phase 1

29. **4801 NORTH FM 1417 (HERITAGE PARKWAY) RECEIVED AN EMAIL FROM ROGER ARIDI APRIL 14, 2021, 10:24 A.M. WITHDRAWING THE REQUEST.**
The request of Aridi Group LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 4801 North FM 1417 (Heritage Parkway), being 5.742 acres in the Alfred Hume Survey, Abstract No. 522, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Event Center Complex (Commercial Amusement Center) in a C-2 (General Commercial) District/O-1.1 (FM Highway 1417) Overlay District.

30. **3013 NORTHRIDGE DRIVE**
The request of Northridge Villas LLC (Owner), Felix Aguirre (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3013 Northridge Drive, being all of Lot 13, Block 8 of the Replat of part of Blocks 7 and 8, Town North Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' ornamental iron fence with gates for a Multi-Family Residential Complex in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

31. **OTHER BUSINESS**

- Review Draft Ordinance for Patio Home.
- Review General Zoning Ordinance Updates

32. **ADJOURNMENT**

33. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, 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 concems the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustments may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustments under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

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 15, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of April, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Developmental Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments **2.**

Meeting Date: 04/20/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

APPROVE MINUTES OF THE REGULAR MARCH 16, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

March 16, 2021 Draft Minutes

STATE OF TEXAS §

March 16, 2021

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 16, 2021.

MEMBERS PRESENT:	CHAIRMAN MAHONE AND VICE-CHAIRMAN DOWNTAIN COMMISSION MEMBERS: SIMS, DAVIS, MANLEY, WHITAKER AND BLAGG
ALTERNATE:	NONE
MEMBERS ABSENT:	NONE
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENTAL SERVICES, PATSY REEVES, DEVELOPMENTAL SERVICES COORDINATOR, CHRISTOPHER ARMSTRONG, ASSISTANT ENGINEER AND WAYNE LEE, DIRECTOR OF ENGINEERING
CITY ATTORNEY:	RYAN PITTMAN

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:01 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the January 12, 2021 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
There were no announcements.

APPOINT BOARD OF ADJUSTMENTS

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

CONSENT AGENDA (ITEMS 16, 20, 21, 29, 30, 31, 33, 34 & 35)

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

An email was received March 15, 2021 at 8:25 a.m. requesting to table Item #16.

The Commission reviewed the Consent Agenda. Commission Member Whitacker moved to approve Items

20, 21, 29, 30, 31, 33, 34 & 35 on the Consent Agenda subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE. All present voted AYE.

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

SITE PLAN – ATM 3401 NORTH FM 1417 (HERITAGE PARKWAY) (FIRST UNITED BANK & TRUST)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF FIRST UNITED BANK AND TRUST (OWNER) AND AUSTIN HAHN, CALICHI DESIGN GROUP (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3401 NORTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1 OF THE REPLAT OF LOTS 1 & 2 OF THE REPLAT OF LOT 2 OF THE REPLAT OF LOT 1-B, POST OAK CROSSING ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A REMOTE AUTOMATED TELLER MACHINE (ATM) FOR FIRST UNITED BANK AND TRUST.

The property is located at 3401 North FM 1417 (Heritage Parkway), the northeast corner of FM 1417 (Heritage Parkway) and Post Oak Crossing; First United Bank and Trust are the tenants. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

First United Bank and Trust has purchased the property and plans to occupy the former First Texoma National Bank space. They would like to add a remote Automated Teller Machine (ATM) lane south of the building. The building is surrounded by a parking lot and drive aisle that wraps around the west and south side with a multi-lane drive thru service in the rear. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN - IT/SERVER ROOM ADDITION 209 W. WASHINGTON (FIRST UNITED BANK & TRUST)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF FIRST UNITED BANK AND TRUST (OWNER), AUSTIN HAHN, CALICHI DESIGN GROUP (REPRESENTATIVE) AND GENSLER (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 209 WEST WASHINGTON STREET, BEING LOT 1, BLOCK 1, AMERICAN BANK ANNEX, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN IT/SERVER ROOM ADDITION TO FIRST UNITED BANK AND TRUST.

The property is located at 209 West Washington Street, the northwest corner of Washington and Crockett Streets; First United Bank and Trust is the tenant. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

First United Bank and Trust would like to add an IT/Server Room (173 square foot) to the existing Financial Institution (691 square foot). The exterior will be standing seam metal roof with plaster and stonewalls to match the existing building. Drainage improvements will be made to correct a ponding situation in the public way. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ALTONA'S REPLAT LOT B, TAYLOR PLAZA ADDITION

SITE PLAN - HTeaO 729 E. TAYLOR (ALTONA, INC.)

REPLAT & SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF ALTONA, INC, (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 729 EAST TAYLOR STREET, BEING 3.381 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT B OF THE TAYLOR PLAZA ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- **REPLAT APPROVAL OF ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA ADDITION.**
- **SITE PLAN APPROVAL FOR HTEAO**

The property is located at 729 East Taylor Street; the northwest corner of Loy Lake Road and Taylor Street. The property is zoned a C-2 (General Commercial) District and an M-1 (Light Manufacturing) District.

The owner would like to Replat the property into two lots for commercial development of HTeaO, an iced tea business. HTeaO is a franchise business, which originated in Amarillo, Texas. Originally created as "Texas Tea" in 2009, as an extension of a burger restaurant, sales of the tea became popular, the owners decided to franchise the business under the name "H Tea O" in 2017. Currently they are operating five company owned stores, three under the Texas Tea brand and two under the HTeaO brand. These stores are located in Amarillo, Dumas and Midland, Texas. HTeaO continues to expand with over 30 locations under development in North Texas including Plano, Frisco and McKinney.

Kate and Doyle Whitson would like to open the first HTeaO business in Sherman by constructing a 2,400 square foot building with drive thru at the northwest corner of Loy Lake Road and Taylor Street. Parking will be provided twelve (12) cars. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – LLOYD PLYLER ADDITION 2300—2600 BLKS. GRAYSTONE RD. & 3200-3500 BLKS. N. FRISCO RD. (LLOYD PLYLER CONSTRUCTION, LLC)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF LLOYD PLYLER CONSTRUCTION, LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 2300-2600 BLOCKS OF GRAYSTONE ROAD AND THE 3200-3500 BLOCKS OF NORTH FRISCO ROAD, BEING 19.950 ACRES IN THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LLOYD PLYLER ADDITION.

The property is located in the 2300-2600 blocks of Graystone Road and the 3200-3500 blocks of North Frisco Road; the northeast corner of Graystone Road and North Frisco Road. The property is zoned a C-2 (General Commercial) District. The owner would like to Plat the property into thirteen lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – THE PRESERVE, PHASE III 4000-4300 BLKS. HUMMINGBIRD DR. & 700 BLK. SWAN RIDGE DR. (WESTAR HOME BUILDERS)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WESTAR HOME BUILDERS (OWNER), RON WESTERVELT (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE AND THE 700 BLOCK OF SWAN RIDGE DRIVE, BEING 16.393 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE PRESERVE, PHASE III.

The property is located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive; the southeast corner of Swan Ridge Drive and Hummingbird Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to Plat the property into 57 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – COMMERCIAL RETAIL CENTER 3509 SOUTH U.S. HIGHWAY 75 (CHRISTY'S PROPERTIES, LLC)

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF CHRISTY'S PROPERTIES LLC (OWNER), DRAKE HITCHCOCK (REPRESENTATIVE), BARRY BOOTHE, BLUESTONE PARTNERS, LLC (GENERAL CONTRACTOR) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3509 SOUTH U.S. HIGHWAY 75,

BEING 3.807 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A COMMERCIAL RETAIL CENTER.

The property is located at 3509 South U.S. Highway 75, the vacant property north of the Days Inn at East FM 1417 (Vietnam Veterans Parkway) and Highway 75 access road. The property is zoned a C-2 (General Commercial) District and located in the Blalock Commercial Overlay District. The owner is requesting site plan approval for a 10,000 square foot, single-story, commercial retail center. Parking will be provided for 52 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – BEL AIR VILLAGE, PHASES I & II 300-1000 BLKS. E. FM 1417 (VIETNAM VETERANS PARKWAY) (TERRA PERPETUA LLC)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF TERRA PERPETUA LLC (OWNERS), DAVID NEWMAN, MESA DESIGN GROUP (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 278.313 ACRES IN THE SHERROD DUNMAN SURVEY ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF BEL AIR VILLAGE, PHASES I AND II.

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development and amended the Planned Development to include this acreage for a total of 278.313 acres and rename it to Bel Air Village (Ord. 6319). They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – TEXOMA RENTALS ADDITION, A REPLAT OF LOTS 13, 14, 15, 16, 17, 18 & 19, BLOCK 5, W. ELLIOTT'S ADDITION

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF TEXOMA RENT HOUSE LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 608 SOUTH THROCKMORTON STREET, BEING LOTS 13, 14, 15, 16, 17, 18 & 19, BLOCK 5, W. ELLIOTT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF TEXOMA RENTALS ADDITION, BEING A REPLAT OF LOTS 13, 14, 15, 16, 17, 18 AND 19, BLOCK 5, W. ELLIOTT'S ADDITION.

608 S. THROCKMORTON (TEXOMA RENT HOUSE LLC)

The property is located at 608 South Throckmorton Street; the southwest corner of Throckmorton and King Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT
THE REQUEST OF DON & CAROL KELLEY (OWNERS), NELTA, LLC (DEVELOPER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2200 NORTH HICKORY STREET, BEING 0.520 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R AND 11R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12.

REPLAT SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R AND 11R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12

2200 N. HICKORY ST. (DON & CAROL KELLEY)

(TABLED)

Chris Noah, Preston Trail Land Surveying sent an email March 15, 2021 at 8:25 a.m. requesting to table the request.

The property is located at 2200 North Hickory Street; the northwest corner of Hickory and Dupree Streets; The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat the property into three lots for residential development.

ACTION TAKEN.

Motion by Commission Member Manley to table the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 at 2200 North Hickory Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

THE REQUEST WAS TABLED.

VARIANCE – FRONT & REAR SETBACK

SUP - DUPLEXES 2200 N. HICKORY ST. (DON & CAROL KELLEY)

(TABLED)

VARIANCE , SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF DON & CAROL KELLEY (OWNERS), DEVON LEWIS (PROSPECTIVE BUYER), NELTA, LLC (DEVELOPER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2200 NORTH HICKORY STREET, BEING 0.520 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION LOTS 9R, 10R AND 11R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 &ALL OF LOTS 10, 11 & 12, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 13' FRONT SETBACK AND 16' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR AN EXISTING RESIDENTIAL DWELLING ON THE PROPOSED LOT 12R OF THE REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW DUPLEXES ON LOTS 10R AND 11R, BLOCK 3 OF THE PROPOSED REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R AND 11R, A REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, PART OF LOT 9 & ALL OF LOTS 10, 11 & 12 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Chris Noah, Preston Trail Land Surveying sent an email March 15, 2021 at 8:25 a.m. requesting to table the request.

The property is located at 2200 North Hickory Street; the northwest corner of Hickory and Dupree Streets; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development. There is an existing one-story house located on one of the lots; they would like to remove an addition and request variances for a 13' front setback and 16' rear setback. They would also like to construct duplexes on the other two lots. The duplexes will be approximately 2,600 square foot, six bedrooms, four full and two half bathrooms, two car garage. Parking will be provided for six cars.

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

ACTION TAKEN.

Motion by Commission Member Manley to table the request for a Specific Use Permit to allow duplexes on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R

and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 2200 North Hickory Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

THE REQUEST WAS TABLED.

EXCEPTION – LOT WIDTHS
REPLAT LOT 7, THE EAST 20 FT. LOT 9 & THE WEST 10 FT. LOT 5, BLK. B, ED MOORE'S FAIR GROUND ADDN.
420 & 422 W. TENNESSEE ST.
(HERIBERTO GARCIA)

EXCEPTION & REPLAT
THE REQUEST OF HERIBERTO GARCIA (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 420 AND 422 WEST TENNESSEE STREET, BEING ALL OF LOT 7 AND THE EAST 20 FOOT OF LOT 9 AND THE WEST 10 FOOT OF LOT 5, BLOCK B, ED MOORE'S FAIR GROUND ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50' LOTS (LOTS 5R AND LOT 7R OF THE PROPOSED REPLAT OF ALL OF LOT 7, THE EAST 20 FT. OF LOT 9 AND THE WEST 10' FT. OF LOT 5, BLOCK B, ED MOORE'S FAIR GROUND ADDITION) IN LIEU OF THE REQUIRED 60' LOT WIDTHS FOR RESIDENTIAL DWELLINGS IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
PLANNING AND ZONING COMMISSION
REPLAT OF ALL OF LOT 7, THE EAST 20 FT. OF LOT 9 AND THE WEST 10' FT. OF LOT 5, BLOCK B, ED MOORE'S FAIR GROUND ADDITION

Heriberto Garcia, 902 S. Throckmorton, Sherman, TX
Mr. Garcia appeared to represent the request and answer any questions. The property is located at 420 and 422 West Tennessee Street between South Rusk and Austin Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into two 50' wide lots for residential development.

Mr. Garcia explained, "One lot is 75' and the other is 25', I would like to make it two 50' lots to build single-family homes on the lots. I purchased the property ten years ago." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if he was the owner of all the property or just part of the lot.

Ryan Pittman, City Attorney stated, "My suspicion, I don't know for sure , if he is the owner of the remainder of Lot 9, there was an illegal subdivision, it was done when he

purchased from the owner of Lot 9, but platting was not done as a part of that purchase."

Commission Member Manley asked, "if we approve it and it has to go back to Engineering for review would they have to come back because of the verbiage and the design of the plat."

Wayne Lee, City Engineer explained, "we would have to research to see if part of Lot 9 and 5 were sold by separate instrument in the past; we would have to confirm that."

Rob Rae, Development Services Director explained, "if he does own it, then we would be fine with the approval or motion to approve. If there was a motion to approve and he did not own it, the applicant would have to go back to the drawing board."

Vice-Chairman Downtain stated, "the Surveyor indicates him as owning the property on the plat."

Pat Rogers, 808 S. Austin, Sherman, TX
Mr. Rogers stated, "I own eight lots adjacent to Austin Street to Highway 75 and I do not think there is enough square footage in the lots for the City to approve it. There is enough room for one house, but not two. All the other lots adjacent to me are 60' wide lots."

Mr. Garcia explained, "I have been building houses on the east side of Sherman for many years and most of my lots are 50' wide lots."

No other citizens appeared before the Planning and Zoning Commission to discuss the Exception or Replat.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the Exception to allow two 50' lots (Lots 5R and Lot 7R of the proposed Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10' ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition) in lieu of the required 60' lot widths for residential dwellings in an R-1 (One-Family Residential) District at 420 and 422 West Tennessee Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10 ft. of Lot 5, Block B, Ed Moore's Fair

Ground Addition subject to the Staff Review Letter at 420 and 422 West Tennessee Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

TUP – SNOW CONE STAND
1802 E HOUSTON ST.
(SERAJ ALI)

TEMPORARY USE PERMIT
THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
RENEW TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

Seraj Ali, 1113 Lakota Place, Carrollton, TX
Mr. Ali appeared to represent the request and answer any questions. The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

Mr. Rae stated, "there is no requirement for parking for a snow cone stand, but it has been brought up in the past for a parking issue."

Chairman Mahone stated, "it looks like one of your neighbors is saying you do not have enough parking on your lot; cars are parking on South Carr Avenue."

Mr. Ali explained, "I have enough parking; it is a big lot. There are eight concrete parking spaces and I own the property next door." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Letter received from:
Aziz UL Hassan Family LP, 18 Links Estates, Denison, TX
"I'd like to open by firmly presenting an observation over the last few years. Parking management is increasingly becoming a concern and the locals are baring the constrains, especially during school seasons. Assuming there is no real parking solution, the opening of this stand will undoubtfully exploit this issue as vehicles are seen

parked frequently on South Carr Ave. next to the establishment just south of the proposed property."

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District subject to the Staff Review Letter at 1802 East Houston Street. Second by Commission Member Manley

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – LOT WIDTHS

REPLAT – MORA'S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOTS 21 THRU 24, BLOCK 7 OF THE W.P. CARTER'S ADDITION.
1103 & 1105 N. BROUGHTON ST. (M&G HOME BUILDERS)

EXCEPTION & REPLAT
THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1103 AND 1105 NORTH BROUGHTON STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE WEST 104 FOOT OF LOTS 21-24, BLOCK 7 OF W.P. CARTER'S ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50' LOTS IN LIEU OF THE REQUIRED 60' LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN THE PROPOSED MORA'S ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT PLAT APPROVAL OF MORA'S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOTS 21 THRU 24, BLOCK 7 OF THE W.P. CARTER'S ADDITION.

Martin Covarrubias, 1218 N. Brents, Sherman, TX
Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 1103 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Covarrubias explained, "I would like to plat the property into two 50' lots for residential development. This item was tabled at the December meeting after I discovered there was a sewer line that runs through part of the property in December so we had to step back and reassess how to move forward with the property. Originally we were just going to ask for a Replat, but after discovering the sewer line, we decided to ask for the exceptions and variances. We plan to build two single-family homes on the lots." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there was any reason they didn't turn the lots the other way facing Richards Street.

Mr. Covarrubias responded, "because of the sewer line."

No other citizens appeared before the Planning and Zoning Commission to discuss the Exception or Replat.

Board of Adjustments
ACTION TAKEN.

> **Motion by Vice-Chairman Downtain to approve the Exception to allow two 50' lots in lieu of the required 60' lot widths for residential development in the proposed Mora's Addition in an R-1 (One-Family Residential) District at 1103 and 1105 North Broughton Street. Second by Commission Member Davis.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

> **Motion by Vice-Chairman Downtain to approve the Replat of Mora's Addition, a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition subject to the Staff Review Letter at 1103 and 1105 North Broughton Street. Second by Commission Member Davis.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE – FRONT SETBACKS

VARIANCE
THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR)

CONCERNING THE PROPERTY AT 1103 AND 1105 NORTH BROUGHTON STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE WEST 104 FOOT OF LOTS 21-24, BLOCK 7 OF W.P. CARTER'S ADDITION, AS FOLLOWS: *BOARD OF ADJUSTMENTS* VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW 15' FRONT SETBACKS IN LIEU OF THE REQUIRED 25' FOR RESIDENTIAL DWELLINGS IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.	1103 & 1105 N. BROUGHTON ST. (M&G HOMEBUILDERS, LLC) (TABLED)

Martin Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 1103 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Covarrubias explained, "I am requesting a 15' front setback for two single-family homes because a City sewer line runs through the property and there is also a 20' easement." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if he knew there was a sewer line that ran through the property when you bought it.

Mr. Covarrubias responded, "no."

Chairman Mahone asked if there was also a creek on the east side of the property.

Mr. Covarrubias responded, "yes, the creek is on the east side of the sewer line; it runs parallel."

Commission Member Sims asked if he got a survey when he purchased the property.

Mr. Covarrubias responded, "no."

Commission Member Davis asked about parking; "four parking in front and two on the side. You have a lot of stuff going on these properties."

Mr. Covarrubias responded, "in between both properties, yes. We have met with the Engineering Department for the parking."

Chairman Mahone asked if there were any other structures in the area that are 15' off the front property line.

Mr. Covarrubias did not know, "across the street there is an empty lot, at the corner is a church; there is a neighbor to the north."

Chairman Mahone asked Mr. Rae if the neighbor to the north was in compliance.

Mr. Rae responded, "I am not aware of that; 15' deep is not a lot."

Mr. Covarrubias explained, "I want to point out there is about 15' from the property to the curb that is easement that you cannot build in, so there would be approximately 30' to the structure from the curb."

Chairman Mahone stated, "I feel sympathetic to the 50' lot width in a neighborhood where there are several lots that are 50'. I just don't see the rest of the neighborhood being that close to the street."

Mr. Covarrubias explained, "the sewer line is what is coming into play."

Commission Member Blagg stated, "it looks like this is an exceptional lot, there is a creek and a sanitary sewer line that takes up the majority of the lot. I think he is presenting a best use for the property, otherwise the property would just stay vacant for a long time. I'm sure it takes a lot to move a sewer line easement."

Mr. Lee explained, "they would have to see how deep the line is, how big the line is and another option would the Developer moving the line."

Commission Member Davis stated, "the drawing is not to scale, you are telling me your measurements don't work, without this being to scale, it is hard for me to believe."

Chairman Mahone agreed; "I don't think we can consider this without this being to scale. Would you consider tabling this item and providing a better drawing to scale?"

Mr. Covarrubias agreed to table the request.

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

ACTION TAKEN.

> **Motion by Commission Member Davis to table the request for a variance to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District at 1103 and 1105 North Broughton Street. Second by Vice-Chairman Downtain.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
ABSTAIN: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

ZONE CHANGE – C-2 TO R-1
213 E. HILL ST.
(ROBERTO MERAZ)

ZONE CHANGE
THE REQUEST OF ROBERTO MERAZ (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 213 EAST HILL STREET, BEING 0.172 ACRES IN THE 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 A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Lisseth Lara, 1101 E. Cherry St., Sherman, TX
Mrs. Lara appeared to represent the request and answer any questions. The property is located at 213 East Hill Street between Walnut and Montgomery Streets. The property is zoned a C-2 (General Commercial) District.

Mrs. Lara explained, "my father owns the lot and he would like to rezone the property to an R-1 (One Family Residential) District for a single-family home. When we bought the lot, we were under the impression that it was zoned for a residential dwelling, later we found out it was zoned commercial. There are several residential homes in the area." She had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District subject to the Staff Review Letter at 213 East Hill Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – LOT WIDTHS

FINAL PLAT – OBARA & ODWESSO ADDN.
1331 W. MOORE ST.
(PETER OBARA & PAUL ODWESSO)

EXCEPTION & FINAL PLAT
THE REQUEST OF PETER OBARA & PAUL ODWESSO (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1331 WEST MOORE STREET, BEING 1.01 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 652, AS FOLLOWS:
BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR RESIDENTIAL DWELLINGS IN THE PROPOSED OBARA AND ODWESSO ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
LOT 1 – 59.39'
LOT 2 – 59.39'
LOT 3 – 59.40'
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF OBARA AND ODWESSO ADDITION.

Doug Underwood, 3404 Interurban Rd., Denison, TX
Mr. Underwood appeared to represent the request and answer any questions. The property is located at 1331 West Moore Street, the northeast corner of Moore Street and Holly Avenue. The property is zoned an R-1 (One Family Residential) District.

Mr. Underwood explained, "the owners would like to plat the property into three lots for residential development. They are also requesting approval for exceptions for three lots less than 60' wide." 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 or Final Plat.

Board of Adjustments
ACTION TAKEN.

> **Motion by Commission Member Manley to approve the Exception to allow the following lots widths in lieu of the required 60' lot widths in the proposed Obara and Odwesso Addition in an R-1 (One-Family Residential) District: Lot 1 – 59.39', Lot 2 – 59.39' and Lot 3 – 59.40' at 1331 West Moore Street. Second by Commission Member Davis.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

> **Motion by Commission Member Davis to approve the Final Plat of Obara and Odwesso Addition subject to the Staff Review Letter at 1331 West Moore Street. Second by Commission Member Manley.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

SPEVIFIC USE PERMIT
THE REQUEST OF VICTRON STORES LP (OWNERS), KOFI ADDO, BOWMAN CONSULTING (REPRESENTATIVE) AND MERRIMAN ANDERSON (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 3100 NORTH U.S. HIGHWAY 75, BEING LOT 1, K SEVEN CORNER, 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 CARWASH (WASH MASTERS CARWASH) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

SUP - CARWASH
3100 NORTH U.S. HIGHWAY 75
(VICTRON STORES, LP)

(TABLED)

Mohamed Sharaf, 3412 Ovilla Rd., Red Oak, TX and Kofi Addo, Bowman Consulting, 8201 Preston Rd., Ste. 700B, Dallas, TX
Mr. Sharaf and Mr. Addo appeared to represent the request and answer any questions. The property is located at 3100 North U.S. Highway 75; the northwest corner of Highways 75 & 82, currently a convenience store and fueling station. The property is zoned a C-2 (General Commercial) District and in the O-1 (75 & 82) Overlay District.

Mr. Sharaf explained, "this is my family's company and we are proposing a rebuild of a convenience store we have owned for many years and convert it into a first class car wash facility. The convenience store is not too profitable, the gas market in Sherman is quite competitive and we thought there was a potential to fill a void in the market for a first class tunnel car wash facility. A couple of the amenities we are going to have are a Dock U Layer which allows any size vehicles such as big dually trucks to come in and wash your car through the tunnel. A full detail center where you can come anytime to wash your car, boat or RV and we can detail it spic and span. We think it is a great location at Highway 75 and 82 in front of the Walmart that would be better served for us as well as providing something different to the community if it were a tunnel carwash."

"We acquired the convenience store about twenty years ago, it has an automatic carwash. We think we will be able to employ more people, provide better service and provide something more aesthetically pleasing than a convenience store right next door to another convenience store (Murphy)." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained, "you will have to comply with the Fire Marshal's request as far as fire lanes. The parking lot in the center, where I assume is where the vacuum cleaners will be will be a tight turn-around."

Mr. Addo explained, "we are trying to propose a different design. What he is proposing is to link the fire lane, extend all the way to the southbound lane of Highway 75. The problem with that is when we do that we will have to widen that access and it allows vehicles to enter the site, which is what we are trying to prevent because it goes against the flow of the traffic for the carwash to work. We have been in talks with the Engineering Department and they are fine with our latest design."

Chairman Mahone explained "you will need the Fire Marshal's approval for the new design."

Mr. Sharaf responded, "we understand and we have received TXDOT's conceptual approval for access. The two access points that are existing on Highway 75 frontage are not conducive or safe for the flow of traffic. It is kind of a tight property for vehicles to ingress and egress all in one direction."

Commission Member Davis stated, "it looks like when you pull out of the carwash you pull into a one-way in, one-way out vacuum center; it all exits on the southwest, in and out, the southwest."

Mr. Sharaf responded, "yes, in and out or you can egress only onto Highway 75. You can come in and out from Highway 82, but you can only go out onto the Highway 75 service road."

Mr. Rae informed the board, "we had a development review meeting, at that time Fire Marshal Hartsfield informed the Engineer the City of Sherman requires no in and out, like they had it designed; it has to be through. The Fire Marshal emphasized at the time trying to make the outbound lane onto Highway 75 frontage as 24' wide to be able to accommodate the fire lane access to the out."

Chairman Mahone asked if that was on the drawing.

Mr. Addo responded, "no, it is not. When we do that, it is going against what we are trying to do. We are not able to enter from Highway 75 and it goes against the flow of traffic."

Mr. Rae explained, "the Fire Marshal did not seem to be onboard with that."

Chairman Mahone explained, "even if we said yes, the Fire Marshal has to approve it."

Mr. Addo explained, "the problem with what he is asking goes against what is there, we only have one access off Highway 75. If we are providing the 24', it is going to make it easier for everybody."

Mr. Lee explained, "Mr. Addo has worked with me from an Engineering standpoint, what they have proposed from an exit only complies with our desires to make it one-way only. I cannot speak for the Fire Marshal and what he still wants to see or if he is okay with the current layout."

Mr. Sharaf explained, "that was in line with what TXDOT was asking for when we were going to get reapproved for access, they would approve us, but they would really like to see a one-way ingress on Highway 75 access road for safety reasons."

Commission Member Davis stated, "I would venture to say the Fire Marshal trumps everyone."

Mr. Sharaf stated, "we are not asking you to override the Fire Marshal's decision. We will adjust our site plan to accommodate the Fire Marshal and work with TXDOT to make that happen. We are here today to get approval for the use."

Mr. Rae stated, "one comment you made was the number of employees. I was told there was only going to be one employee here and part of our requirement was to have three parking spaces which are not shown. The vacuum spaces do not count. Can you address how many employees will be at this location?"

Mr. Sharaf explained, "it would vary ranging from 5-10 people. I was not aware of the parking requirement. We will probably have to go back and look at that. I am comfortable tabling this request and coming back to address these items."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to table the request for a Specific Use Permit to allow a carwash in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 3100 North U.S. Highway 75. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION – LOT WIDTHS

EXCEPTION & REPLAT
THE REQUEST OF THOMAS L. SHIELDS (OWNER), PAUL TERRELL (REPRESENTATIVE), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 323,

325, 329, 331 AND 333 WEST JONES STREET, BEING ALL OF LOTS 14 & 16 AND THE WEST 2' OF LOT 12 OF A R LOVING'S ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 50' LOT WIDTHS ON LOTS 12R AND 14R IN LIEU OF THE REQUIRED 60' LOT WIDTHS FOR TWO-FAMILY DWELLINGS (DUPLEXES) AND SECTION 6.5, SUBSECTION (1) TO ALLOW A 44' LOT WIDTH ON LOT 16R IN THE PROPOSED REPLAT OF LOTS 14, 16 & W/2 OF LOT 12, A.R. LOVING'S ADDITION IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 14, 16 & THE W/2 OF 12, A. R. LOVING'S ADDITION

REPLAT – LOTS 14, 16 & THE W/2 OF 12, A.R. LOVING'S ADDN 323, 325, 329, 331 & 333 W. JONES ST. (THOMAS L. SHIELDS)

<u>Paul Terrell, 1207 N. Hopson, Sherman, TX and Tom Shields, 402 W. Lamar, Sherman, TX</u>
Mr. Terrell and Mr. Shields appeared to represent the request and answer any questions. The property is located at 323, 325, 329 331 and 333 West Jones Street; the northeast corner of Rusk and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Terrell explained, "there are four lots, all four lots are owned by Mr. Shields. He would like to Replat the property into three lots for commercial and residential development. We are requesting an exception to allow a 44' lot width on the corner lot that has the existing structure, we want to extend that on to the back alley. We would like to Replat the other two lots to 50' lot widths with a lot depth of 144'." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley asked if the Four Rivers Dental Clinic would stay or will it be removed.

Mr. Terrell responded, "it will stay."

Vice-Chairman Downtain asked about the duplex language in the request; it sounds like he is asking for duplexes.

Mr. Terrell explained, "this item is to Replat the lots and ask for the exceptions for lots widths. The next item we will be asking for duplexes for two of these lots."

Mr. Pittman stated, "make sure the motion language is only referencing to change the lot size.

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to deny the request for the the exception to allow 50' lot widths on Lots 12R and 14R in lieu of the required 60' lot widths for Two-Family Dwellings (Duplexes) and Section 6.5, Subsection (1) to allow a 44' lot width on Lot 16R in the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District subject to the Staff Review Letter at 323, 325, 329, 331 and 333 West Jones Street. THE MOTION DIED FOR A LACK OF A SECOND.

Board of Adjustments
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the exception to allow 50' lot widths on Lots 12R and 14R in lieu of the required 60' lot widths and to allow a 44' lot width on Lot 16R in the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District subject to the Staff Review Letter at 323, 325, 329, 331 and 333 West Jones Street Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS AND MANLEY.
VOTING NAY: DAVIS
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Replat of Lots 14, 16 and the W/2 of 12, A. R. Loving's Addition subject to the Staff Review Letter at 323, 325, 329, 331 and 333 West Jones Street Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF THOMAS L. SHIELDS (OWNER), PAUL TERRELL (REPRESENTATIVE), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 323, 325, 329 AND 331 WEST JONES STREET, BEING ALL OF LOTS 14 & 16 AND THE WEST 2' OF LOT 12 OF A R LOVING'S ADDITION, AS FOLLOWS;

SUP – TWO DUPLEXES 323, 325, 329 & 331 W. JONES ST. (THOMAS L. SHIELDS)

(TABLED)

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-FAMILY DWELLINGS (DUPLEXES)

ON LOTS 12R AND 14R OF THE PROPOSED REPLAT OF LOTS 14, 16 & W/2 OF LOT 12, A.R. LOVING'S ADDITION IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Paul Terrell, 1207 N. Hopson, Sherman, TX
Mr. Terrell appeared to represent the request and answer any questions. The property is located at 323, 325, 329, 331 and 333 West Jones Street; the northeast corner of Rusk and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Terrell explained, "the north side of the street is zoned a C-2 (General Commercial) District and the south side is zoned an R-2 (Multi-Family Residential) District. The area is a very residential neighborhood. Jones Street is a very low traffic street, it tees off to Elm Street before dead-ending into the Grayson County Jail; it is not a heavy traffic flow street. We want to add something that is attractive to the neighborhood. We are proposing duplexes on two of the lots, there is something similar that was built on 602-616 North College Street and Throckmorton Street. The duplexes will be hardy board siding with a masonry wainscot. Each duplex will be approximately 1,260 square foot, three-bedrooms, two-baths per unit, with a single-car garage and two parking spaces located in front of each unit." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, "if you have someone parked in front of the duplex and you needed a car out of the garage, it looks like you have to move two cars to get one out. Parking is always a concern. The way it lines up, it doesn't look like you are going to make that work either."

Chairman Mahone stated," I don't know of any duplexes on this block or the adjacent residential blocks."

Mr. Terrell, agreed," I don't off hand. There are vacant lots across the street though and they are currently zoned an R-2 (Multi-Family Residential) District."

Mr. Rae explained, "a large majority of this part of Sherman is zoned R-2 (Multi-Family Residential) District, but they still need to the follow the requirement for lot widths, size and setbacks."

Mr. Terrell explained, "we will have average setbacks and will have room for a backyard."

Commission Member Manley asked, "where you have the four parking spaces, is that all concrete all the way to the sidewalk."

Mr. Terrell responded, "yes, we would have to extend the sidewalk. If you look where the Four Rivers Dental Clinic is, we would replace the sidewalk from there and extend it to the other two lots."

Chairman Mahone asked if there are any other lots on that block that have front yards that are parking lots.

Mr. Terrell explained, "all the houses have parking in the front."

Chairman Mahone stated, "parking is not the whole width of the house and the entire front yard. Is there an alley you could use for parking?"

Mr. Shields responded, "there is an alley access in the back."

Mr. Rae explained, "the alley is relatively maintained compared to alleys in Sherman; it actually has asphalt on it. The City does not maintain alleys."

Commission Member Davis asked if they had another plan for parking.

Mr. Terrell explained, "that is something to consider, the idea was to have parking out front so they could have backyards. Our first option would be to have parking in front. We would like to do duplexes here, but if we had to rearrange the site plan to put parking in the back we would be fine with that."

Mr. Rae stated, "the setback on the house next door is about 25', the setback on this would be more like 40', having parking in the back would help with that consistency between the neighboring houses."

Vice-Chairman Downtain asked if there were six bedrooms per lot; twelve bedrooms for both lots.

Mr. Terrell responded, "yes."

Vice-Chairman Downtain stated," just an observation, this would look completely different with rear parking; it wouldn't be nearly as congested. It would be easier for us if we had a site plan that was slightly altered. You could table this and provide a new site plan."

Mr. Terrell stated, "we could table it and come back with a different site plan."

Chairman Mahone stated, "you could request that we table it, but you don't have to."

Mr. Terrell understood. "If it gets denied, then I have to wait a year to come back."

Mr. Rae stated, "or you could build one-family dwellings."

Mr. Terrell stated, "we are certainly interested in doing duplexes, so if we need to rearrange the site plan where we would have parking in the back, that is something we could look at if that is more appealing to everyone."

Commission Member Blagg stated, "I'm a fan of a backyard."

Mr. Shields explained, "the dental office has concrete in the front yard all the way across."

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

ACTION TAKEN.

Motion by Commission Member Blagg to approve the request for a Specific Use Permit to allow Two-Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District subject to the Staff Review Letter at 323, 325, 329 and 331 West Jones Street. Second by Commission Member Manley.

VOTING AYE: SIMS, MANLEY, AND BLAGG.
VOTING NAY: MAHONE, DOWNTAIN, DAVIS AND WHITAKER
MOTION FAILED.

Mr. Terrell asked if he is able to table the request and come back next month.

Mr. Pittman stated, "I think it is possible to have a motion to table the request, the motion to approve was not approved, but the item is still alive, so there could be a motion to table or a motion to deny; those are still viable options."

Commission Member Blagg asked Mr. Terrell if he would like to table the request.

Mr. Terrell responded, "yes."

Chairman Mahone stated, "historically, denial of an approval has been action for denial on this board."

Mr. Pittman stated, "that is difference in opinion of how it has been done in the past."

ACTION TAKEN.

Motion by Commission Member Whitaker to table the request for a Specific Use Permit to allow Two-

Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District at 323, 325, 329 and 331 West Jones Street. Second by Commission Member Vice-Chairman Downtain.

VOTING AYE: SIMS, MANLEY, BLAGG, MAHONE, DOWNTAIN, DAVIS AND WHITAKER.
VOTING NAY:
MOTION CARRIED.

THE REQUEST WAS TABLED.

EXCEPTION - FENCE 2905 CANYON CREEK DR. (J. BRIAN & DONNA SMITH)

EXCEPTION
THE REQUEST OF J. BRIAN & DONNA SMITH (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2905 CANYON CREEK DRIVE, BEING LOT 2, BLOCK C, O'HANLON RANCH ADDITION, PHASE 1, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(1 & 2) TO ALLOW AN 8' PRIVACY FENCE WITH DECORATIVE CEDAR LATTICE IN THE SIDE AND REAR YARDS IN LIEU OF THE PREVIOUSLY APPROVED 6' IN HEIGHT, 12'6" FROM THE SIDE STREET PROPERTY LINE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Brian & Donna Smith, 2905 Canyon Creek Dr., Sherman, TX
Mr. & Mrs. Smith appeared to represent the request and answer any questions. The property is located at 2905 Canyon Creek Drive; the northeast corner of Canyon Creek Drive and Goodnight Circle. The property is zoned an R-1 (One Family Residential) District. A variance was approved December 22, 2009 to allow a 12' 6" side street setback for a 6' privacy fence.

Mr. Smith explained, "our house sits on a hill and we have a 5' retaining wall in the back. We just put a swimming pool in and we are wanting to add some privacy for us and our neighbors. We would like to add 2 feet of decorative cedar lattice on top of the existing fence." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District at 2905

Canyon Creek Drive subject to the Staff Review Letter. Second by Commission Member Manley.
VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTIONS & SPECIFIC USE PERMIT

THE REQUEST OF ASPIRE TWO LLC (OWNER), RYAN JOHNSON (REPRESENTATIVE), COVENANT DEVELOPMENT (DEVELOPER), CROSS ARCHITECTS (ARCHITECT), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER), LEE ENGINEERING (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1111 GALLAGHER DRIVE, BEING LOT 1, BLOCK 1, JACKSON WALKER ADDITION, BEING A REPLAT OF ALL OF LOT 7, BLOCK 1, GLECKLER PLAZA ADDITION AND ALL OF LOTS 5 & 6, BLOCK 1, OF THE PARTIAL REPLAT OF GLECKLER PLAZA ADDITION, AS FOLLOWS:

SUP – MULTI-FAMILY RESIDENTIAL COMPLEX

EXCEPTION – PARKING

EXCEPTION - SCREENING

1111 GALLAGHER DR.
(ASPIRE TWO LLC)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MULTI-FAMILY RESIDENTIAL COMPLEX (ASPIRE AT SHERMAN APARTMENTS) IN A C-1 (RETAIL BUSINESS) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (4) TO ALLOW 438 PARKING SPACES IN LIEU OF THE REQUIRED 472 FOR A MULTI-FAMILY RESIDENTIAL COMPLEX IN A C-1 (RETAIL BUSINESS) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WELDED TUBULAR STEEL (WROUGHT IRON) PERIMETER FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL SURROUNDING A MULTI-FAMILY RESIDENTIAL COMPLEX IN A C-1 (RETAIL BUSINESS) DISTRICT.

Ryan Johnson, Covenant Development, 5523 W. Houston, Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The property is located at 1111 Gallagher Drive, the northwest corner of Calais and Gallagher Drive; formerly Community Hospital. The property is zoned a C-1 (Retail Business) District.

Mr. Johnson explained, "this formerly was the Specialty Hospital at 1111 Gallagher, just east of Sam's Club. Over the last year, we have worked with City Staff, this was an abandoned, blighted piece of property, we worked to tear

down, and it was a haven for criminal activity, a lot of trespassers there. When we presented our plan to the City, our vision to redevelop this infill lot, the City got really excited for this productive piece of property in the future. They gave us some direction to look at a mixed-use development there; so looking at the highest and best use for a mixed-use development for a multi-family development and office use. The City's vision was to create more of a dense, urban family development for the infill location; it is adjacent to the Sherman retail corridor."

"Along Gallagher, you will see ten acres for multi-family, the northeast corner would be office complexes on about three and one-half acres. The multi-family will have access off of Gallagher, there is another secondary exit onto Loy Lake Road. This is a market rate project, there is no affordable or subsidized product to this project, and it is all market rate. There are 234 units consisting of efficiency units, one bedrooms and two-bedroom units. We have conducted a traffic impact analysis with Lee Engineering and compared to the previous use of the hospital and the multi-family, we are actually generating 958 fewer trips on a daily basis for the new use versus the previous use of the hospital."

"We are requesting two variances, the first one is for the parking ratio. Because this is an infill location we are bounded with property and the City's desire for more urban and the project is a mixed use. Our parking ratio sits at 1.87, so we are about 34 spaces short of the required ordinance. Originally in your packet there were 143 efficiency one-bedrooms, 87 two-bedrooms and 43 three-bedrooms. At 1.87 we are committed to trying to make that better than we can, so we have decided to eliminate the three-bedroom units, so we are all efficiency one-bedroom and two-bedrooms now; that gives back four parking spaces which slightly improves the parking ratio. To keep things simple we will stick with the 1.87 ratio. This parking ratio is consistent with some of the other recently approved Planned Developments that was approved by this Commission and the City Council; the Bel Air Development, the Munson Development and the Heritage Ranch Planned Development. We all exceed those new parking ratios. There are also a parking summaries in your packet from other Cities that we meet or exceed the parking ratio there. In our projects throughout the State, we see a 1.6 to a 1.9 parking ratio; that is the range we try to fall within and even within that range we have zero parking complaints from residents. You will also see a parking distribution map showing the number of parking spaces per building and how that is distributed and how we have adequate parking for the number of units."

"The last variance request is in lieu of the 6' masonry wall all the way around the property, we provide a wrought iron or tubular fencing. In our experience when you do the

masonry wall, it gives it a very compound style feel where residents can't see out, it blocks wind, so it creates a very sterile cold environment for the project. The urban project, we are trying to achieve here, an urban core, small buildings, having an open environment with wrought iron fencing is very conducive, it makes for a successful project. There are quite a few other multi-family projects in Sherman that have the wrought iron fencing that is aesthetically pleasing and are still in good shape." He had seen the Staff Review Letter and would abide by the Recommendations.

Vice-Chairman Downtain asked for the breakdown in units.

Mr. Johnson responded, "87 two-bedrooms, 24 efficiencies, 137 one-bedrooms. The efficiency units are 550 square foot units and typically have a single person in each unit. Applying the two parking spaces to an efficiency unit, if you back that out, we are actually three to six spaces short instead of the 27-30."

Commission Member Davis asked Mr. Rae if the City of Sherman's numbers for the requirement of parking high.

Mr. Rae stated, "our numbers for multi-family are on the high-end compared to cities in the DFW area. It is by design, when you only have three or four unit apartments and they are single rented out bedrooms like a college dorm or something like that, you have four cars per unit. I asked Mr. Johnson to come up with similar type multi-family developments and what their parking rates were to show the board to see where they fit. If parking starts to overflow on the street, that's an issue for the City to enforce. I would believe an apartment complex would want to make sure their parking is adequate."

Mr. Johnson explained, "parking is one of the things we look at in the design because it is an issue for us as owners. We are very confident in that 1.6-1.9 ratio. We have projects currently now with zero complaints with similar number or more units with the same parking ratio. I don't foresee an issue with parking on the street. It won't ever be rented by the bedroom, only by the unit. We have built up to seven developments like this in the past five to six years. We are long term holders, this is in an opportunity zone so we are holders for at least ten years here for the tax benefits. We develop here, we live locally, so we are going to make sure it is a great, first-class project."

"This is a three-story with urban looks, fewer buildings, bigger buildings with "U" shaped with open space. It differs from your traditional garden variety as seen here in Sherman. The buildings will have double sided views with

windows looking out over Gallagher and Calais. We expect to start construction later this year."
Commission Member Blagg asked about the wrought iron fence.

Mr. Johnson explained, "typically you see a screen wall adjacent to residential, but this development is surrounded by commercial properties. We feel the use is compatible with the wrought iron fences."

Commission Member Davis stated, "we have done a lot of these where we require columns every so often."

Mr. Johnson explained, "it won't be solid wrought iron fence, we are going to break it up every so often having some decorative columns."

Appearing from the audience:
Brenda Ragland, 3218 N. Calais, Sherman, TX
Mrs. Ragland explained "I live directly across the street where all the construction has taken place. All the trash has been in my yard. All the trucks that were taking out the demo were blocking Gallagher Drive all the time and the lanes during and after school. The three story-buildings, I believe since there has been some thefts in the neighborhood that gives a better view for people to look into our backyards to see what we own for it to disappear. I also think they need to take into consideration, if they are going to have multi-family in these apartments they need to have playgrounds for any children, they need to increase the sidewalks from the schools to the apartments for the kids that can occasionally walk home. My driveway is blocked a lot. When they were doing the construction, I had to plan my day after 10 to accommodate the school but also the trucks. I think there is a lot to be considered. I think the City has already decided to let him build, but I think there are a lot of other things that need to be taken into consideration for the people that already live there. I hope the City takes into account the Police Department. I know there is one fire hydrant in my yard and I don't think that one will accommodate the apartment complex. I think there are other things to consider."

Stacy Diamond Rake, 808 E. Pecan Grove Rd., Sherman, TX
"I am so excited about this building, it is nothing but positive things. I can see all the demolition and what will be the building from my office. We are very excited at my office. What we have been looking at for eleven years is a damaged building and I think has been attracting a lot of theft. What we will be looking at and drawing to our neighborhood is beauty."

Mr. Johnson explained, "fire hydrants will be added in the complex and on the north and south side of the property. We tried to be good neighbors we were out there consistently during the demolition, I didn't notice any major

traffic disruptions, but we are sensitive and want to be good neighbors. Going forward, we will make sure our Contractor is aware of some of these issues. I think this property is better off than what the property was there because what was there attracted the criminal mischief. Now that the building is gone, I think it will be more productive for this community with this development."

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

Letters received:
Larry Jordan, 3229 Bordeaux, Sherman, TX
"I am absolutely adamantly opposed to this! I can't believe that the Planning and Zoning Board would introduce this to the homeowner, taxpaying citizens, even as demolition and construction has been going on for over a month now! This confirms what I knew from the start. The City of Sherman doesn't give a rat's behind about its taxpaying home owners, other than what they can gouge out of them!"

"You know, as well as anyone that has any brains at all, what this is going to cause. First off, property values will decrease, (big time), and the crime rate will increase (big time) as riff raft settles in. I bet you don't live in this neighborhood, do you, Mr. Rae? This has to stop! Put your multi-family Section 8 on the outskirts of town, not right smack in the middle of decent neighborhoods! Asinine! Absolutely no common sense or regard for the neighborhood citizens, whatsoever! Put it beside the Mayor's house or your house, then your story would change. This is all about money, regardless of whose lives or neighborhood you ruin! Larry Jordan, Pissed off homeowner."

Brenda Ragland, 3218 N. Calais, Sherman, TX
"Increase traffic, location of main entrance on Gallagher will hinder driveways and intersection and turn lane safety. Disruption of quiet neighborhood with extra 1,000+ people. School traffic increase. Trash in street and neighbors yards, not to mention trash from demolition and construction. Increase in crime and no law enforcement in area now. Speeding and wrecks will increase at Gallagher and Calais. Postage will be delayed more; it comes about 4 p.m. now. If you had at least enclosed an envelope you might have received more responses."

C&C Rental Properties, Ronald Campbell, 4111 W. Crawford, Denison, TX
"I own the property at 1116 Gallagher. If they build a multi-residential complex catty-corner from me. They need to have at least the 472 parking spaces; in fact, they need more than 472 spaces. As some apartments have more

than on vehicle per unit. Please do not let them have less parking than the ordinance calls for."

"As for a 6' iron fence. No. They need a masonry wall around the parking area, not a fence that you can see through. Please make them put 6'ish stone or brick fence around parking lot as required."

Larry Jordan, 3229 Bordeaux, Sherman, TX
"First of all, let me congratulate you for having your PHD in, not giving a damn about the Sherman Homeowners degree. I see at least three potential lawsuits here. Let me start by enlightening you on the definition of the word, required. Required – Mandatory officially compulsory, essential, indispensable. If it's required, there is no in lieu of. Also on the term in lieu of, why didn't you just put the words, instead of, which is what it means. I'll tell you why. Because in lieu of makes it sound like the requirements will be added later on. Right Robbie? To start with, the fact that you're putting a residential complex in a zoned business district is asinine to begin with, plus it devalues homeowner's property and drives up crime. But, you already know that, don't you, Robbie? Then to add fuel to the fire, you want to put 438 parking spaces in a required 472 parking spaces. Have any idea where those extra 34 vehicle are going to park, Robbie? I bet it's not in front of your house, is it, Robbie? Out of all the places in this City, to put something like this, why would you go out your way to put a Section 8, residential complex in a zoned business district?

Don't you think that the homeowner's on the south side of Gallagher have enough to worry about, without this asinine, insane stunt? How you acquired the position that you have is for beyond comprehension. You've heard the old saying, what goes around, comes around. You lit the fuse; now don't complain when fireworks fly, Robbie."

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow a Multi-Family Residential Complex in a C-1 (Retail Business) District subject to the Staff Review Letter at 1111 Gallagher Drive. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

Board of Adjustments
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for exceptions to allow 438 parking spaces

in lieu of the required 472 and to allow a 6' welded tubular steel (wrought iron) perimeter fence with masonry columns every 24-foot for a Multi-Family Residential Complex in a C-1 (Retail Business) District subject to the Staff Review Letter at 1111 Gallagher Drive. Second by Commission Member Davis

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

RECESS

RECESS
Chairman Mahone called a 10 minute recess at 6:50 p.m.

RECONVENE MEETING

RECONVENE MEETING
Chairman Mahone reconvened the meeting at 7:00 p.m.

EXCEPTION

EXCEPTION – SIGN 133 E. WALL ST. (THOMAS L. SHIELDS)

THE REQUEST OF THOMAS L. SHIELDS (OWNER), SHANNAN ROWLEY (APPLICANT), THE WIG & GAVEL (TENANT) AND NORTHSTAR SIGNS & GRAPHICS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 133 EAST WALL STREET, BEING PART OF LOT 7, BLOCK D, T.J. SHANNON SUPPLEMENT, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(5) TO ALLOW A WALL SIGN TO PROJECT 32" FROM THE BUILDING OVER THE SIDEWALK IN LIEU OF THE ALLOWED 18" IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT

Shannan Rowley and Robert Mellor, 126 Golden Rd., Sherman, TX, Trace Calverley, Northstar Signs, 316 W. Lamar, Sherman, TX and Tom Shields, 402 W. Lamar, Sherman, TX
Mrs. Rowley, Mr. Mellor, Mr. Shields and Mr. Calverley appeared to represent the request and answer any questions. The property is located at 133 East Wall Street, the northwest corner of Wall and Walnut Streets; The Wig & Gavel are tenants. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Shields stated, "I am excited about Robert and Shannan putting in the Wig and Gavel. It is going to be a new business in downtown Sherman on the east end of Wall Street."

Mr. Mellor explained, "this sign will be on front of the pub, it will represent the Old English nature of what we intend to do with the building. The sign will be about 12-13 feet in the air."

Mrs. Mellor explained, "the actual sign is only 24 inches out, the bar will be 32 inches. It is a 6 square foot non-swinging sign. The sign will not be lit; it has no lights to it. A single light from the wall of the building will project onto the sign." They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Calverley stated, "the awning is 38 inches wide."

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

Planning and Zoning Commission
ACTION TAKEN.

> **Motion by Vice-Chairman Downtain to approve the request for an exception to allow a wall sign to project 32" from the building over the sidewalk in lieu of the allowed 18" in a C-2 (General Commercial) District/Central Business District subject to the Staff Review Letter at 133 East Wall Street. Second by Commission Member Manley.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTIONS, SPECIFIC USE PERMIT & SITE PLAN

EXCEPTION – OFF-PREMISE PARKING

SUP – ATHLETIC FIELD (OUTDOOR COMMERCIAL AMUSEMENT)

1360 E. LEWIS ST. (BOYS & GIRLS CLUB OF SHERMAN INC.)

THE REQUEST OF THE BOYS AND GIRLS CLUB OF SHERMAN INC, (OWNER), TODD YOUNG, YOUNG ENTERPRISES (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1360 EAST LEWIS STREET, BEING LOTS 1-3, BLOCK 4, LUCKETT PARK ADDITION AND LOTS 4-6, BLOCK 4, MILDRED HEIGHTS ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) AND SECTION 6.2, SUBSECTION (4) AND SECTION 7, SUBSECTION (10) TO ALLOW OFF PREMISE PARKING IN LIEU OF THE REQUIRED PARKING (28) SPACES ON THE SAME LOT AS AN OUTDOOR COMMERCIAL AMUSEMENT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION

(5)(A) TO ALLOW AN ATHLETIC FIELD (OUTDOOR COMMERCIAL AMUSEMENTS) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Todd Young, 5414 N. FM 1417 (Heritage Parkway), Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 1360 East Lewis Street, the southwest corner of Lewis and Luckett Streets; across the street from the Boys and Girls Club. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Young explained, "we are working with a local family to create a sports memorial field on a tract of land in close proximity to The Boys and Girls Club at 1500 North Luckett Street. They would like to create a football field layout and also utilize that layout for youth soccer games. Currently, the site is divided into two tracts divided by a gravel alley, which was recently abandoned by the City. Parking for the field will be provided on the Boys and Girls Club parking lot. They feel there would be no conflict in sharing access to the parking area between the club operations and the field occupancy. The majority of the time use will be on the weekend when the club's main operations are closed. The first phase will be to provide a wrought iron and privacy screen on the south side adjacent to the residential." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if the Boys and Girls Club had more parking than what is required for the Boys and Girls Club that would allow you to have additional spaces to service this field.

Mr. Young responded, "I don't know what the ratios are for the existing building but I do know with their operation, they do not utilize more than 15% of the existing parking."

Mr. Rae explained, "the parking ratio is based on the square footage of the building and the use. I am not aware the size of the building. I don't know how this building was categorized. We know the athletic field, the parking ratio is one space for every 2,000 square feet of field area."

Commission Member Manley asked if the field was for exclusive use by the Boys and Girls Club.

Mr. Young responded, "yes."

Vice-Chairman Downtain asked the square footage of the field.

Mr. Young responded, "the field is roughly 64,000 square feet."

Chairman Mahone stated, "the site plan shows 75 existing parking spaces, total."

Mr. Young explained, "that is total spaces; 28 parking spaces is required for the athletic field."

Commission Member Davis stated, "I have been up during normal business hours and there is about three cars parked in the parking lot."

Mr. Young explained, "we did away with a lot of the league sports, so that has taken away a lot of traffic on weekends and night. Most of the time, the kids are dropped off and picked up."

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

Board of Adjustments
ACTION TAKEN.

> **Motion by Commission Member Manley to approve the request for an exception to allow off premise parking in lieu of the required parking (28) spaces on the same lot as an Outdoor Commercial Amusement in an R-1 (One-Family Residential) District/College Park Overlay District subject to the Staff Review Letter at 1360 East Lewis Street. Second by Commission Member Davis.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

Planning and Zoning Commission
ACTION TAKEN.

> **Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow an Athletic field (Outdoor Commercial Amusements) in an R-1 (One-Family Residential) District/College Park Overlay District subject to the Staff Review Letter at 1360 East Lewis Street. Second by Commission Member Whitaker.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTION – SCREENING 4016 BELMONT BLVD (WYLDEWOOD HOMES LLC)

EXCEPTION
THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4016 BELMONT BOULEVARD, BEING LOT 1, BLOCK 4, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe, Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 4016 Belmont Drive; the southeast corner of Belmont Boulevard and Saratoga Drive. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, "we would like to erect a 6' privacy fence on the corner lot property line." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District subject to the Staff Review Letter at 4016 Belmont Boulevard. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTION – LOT WIDTHS

FINAL PLAT – THE GROVE ADDITION

EXCEPTIONS & FINAL PLAT
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), CIVIL POINT ENGINEERS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) FOR THE PROPERTY IN THE 2100 BLOCK OF WEST MOORE

STREET, BEING 56.650 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

2100 BLK. W. MOORE ST. (SSCGC HOLDINGS, LLC)

BOARD OF ADJUSTMENTS
AMENDING A PREVIOUSLY APPROVED EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR A RESIDENTIAL DWELLING FOR THE PROPOSED THE GROVE ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
LOT 10, BLOCK B – 36.61'
LOT 11, BLOCK B – 28.72'
LOT 22, BLOCK B - 35.55'
LOT 23, BLOCK B – 35.29'
LOT 41, BLOCK B – 52.86'
LOT 4, BLOCK H – 35.64'
LOT 5, BLOCK H – 37.50'
LOT 6, BLOCK H - 37.50'
LOT 7, BLOCK H – 36.09
LOT 13, BLOCK H – 55.31'
LOT 14, BLOCK H – 45.33'
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE GROVE ADDITION

Joe Gilbert, 801 E. Taylor St., Sherman, TX
Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "we are here for the Final Plat approval of The Grove Addition. We are also asking to amend a previously approved exception. The exception was approved January 12, 2021 to allow six lots to have less than 60' lot widths. The lots we are requesting the exception on are cul-de-sac lots. We are dedicating 14 acres to the City for a hike and bike trail as part of this development. It will connect with the trails at Herman Baker Park. In doing so, a portion of the land changed the layout of the plat. He had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed The Grove Addition in an R-1 (One-Family Residential) District:
Lot 10, Block B – 36.61'
Lot 11, Block B – 28.72'

Lot 22, Block B - 35.55'
Lot 23, Block B – 35.29'
Lot 41, Block B – 52.86'
Lot 4, Block H – 35.64'
Lot 5, Block H – 37.50'
Lot 6, Block H - 37.50'
Lot 7, Block H – 36.09
Lot 13, Block H – 55.31'
Lot 14, Block H – 45.33'
subject to the Staff Review Letter in the 2100 block of West Moore Street. Second by Commission Member Davis.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Sims to approve the Final Plat of the Grove Addition subject to the Staff Review Letter in the 2100 block of West Moore Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

AMENDING SUP – PATIO HOMES 2100 BLOCK W. MOORE ST. (SSCGC HOLDINGS, LLC)

AMENDING SPECIFIC USE PERMIT
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), CIVIL POINT ENGINEERS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) FOR THE PROPERTY IN THE 2100 BLOCK OF WEST MOORE STREET, BEING LOTS 1-19, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-22, BLOCK F AND LOTS 1-22, BLOCK G OF THE PROPOSED THE GROVE ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDING A SPECIFIC USE PERMIT AND SITE PLAN APPROVAL (ORD. 6358) UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 72 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Joe Gilbert, 801 E. Taylor St., Sherman, TX
Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit to allow 48 patio homes was approved by Ordinance 6358, February 1, 2021.

Mr. Gilbert explained, "we are requesting an amendment to a Specific Use Permit to allow patio homes on 72 lots in the proposed The Grove Addition. It was brought to my attention, since we are dedicating more than 10% of the gross platted area, the 14 acres of dedicated land space would allow us to conform to the patio home ordinance that allows us to plat more than 50 patio home lots as we are dedicating the additional green space. The lot numbers changed and we are adding an additional block to be considered for patio homes. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, "who will maintain the land dedicated to the City."

Mr. Rae responded, "the patio home ordinance is written to create and maintain the open area. In this case, the City has agreed to the maintenance and creation of the hike and bike trail. We do not have a Development Agreement in place yet, but that is a part of this development."

Mr. Gilbert explained, "we will move forward after our civil plans have been completed, we will enter into a Developers Agreement. I think it is the City's intention to gather the right-of-way to put together the comprehensive park plan. This one has worked out because it is located within an existing residential community."

A letter was received from:
William Magers, 4 Timber Creek, Sherman, TX
"Since I have a conflict this evening and may not be in attendance when this item is discussed, I am writing on behalf of SSCGC Holdings, LLP to support the above initiatives for the Grove Addition on Moore Street. This development is a partnership between the City of Sherman, SSCGC Holdings, LLP and Grove Addition Joint Venture. SSCGC agreed to donate land to significantly expand Baker Park and its natural hike and bike trail from Center Street to Park Avenue. SSCGC also agreed to dedicate needed ROW to the City of Sherman in order to expedite the expansion of Moore Rd. In return, the City agreed to extend water service along Moore Rd. to serve this development and position the area north for utility services."

"As the attachments demonstrate, the original configuration, which was previously approved by Planning and Zoning Commission, anticipated that an approximate +/- 10 acres of "park land" would be dedicated. Further analysis revealed that, in order for accommodate the trail network, an additional +/- 4 acres would be needed. This reduced the expected developable acreage from +/- 60 acres to +/- 56 acres. Thus, the increase in green space drives the developer's request for the SUP to simply help recoup the lost revenues from the lot reduction, In short,

the developer needs to reconfigure the development to make fiscal sense."

"This project serves to drive quality development along Moore Road and around the new Sherman High School, benefits the developer, new homeowners and the surrounding neighbors and enhances, expands and improves an existing amenity for Sherman taxpayers and all Grayson County residents while increasing property tax revenues for the City. After reviewing the above and attached, please let me know if you have any questions or need more information. Thank you for your service and your consideration and approval of this request."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow 72 patio homes in an R-1 (One-Family Residential) District subject to the Staff Review Letter in the 2100 block of West Moore Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTION - SCREENING 3201 NORTH U.S. HIGHWAY 75, STE. 101 (75/82 SHERMAN CROSSING LTD)

(NO ACTION TAKEN)

EXCEPTION
THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNERS), TRACTOR SUPPLY (TENANT), ONYX CREATIVE (ARCHITECT) AND AARON BLUE, (REPRESENTATIVE) FOR THE PROPERTY LOCATED AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (7)(D)(3) TO ALLOW A BLACK VINYL-COATED CHAIN LINK FENCE TO SCREEN AN OUTDOOR STORAGE/DISPLAY AREA IN LIEU OF THE REQUIRED SOLID SCREENING FROM ALL PUBLIC THOROUGHFARES AND ABUTTING USES IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Justin Wood, 1784 Santos Drive, Murfreesboro, TN
Mr. Wood appeared to represent the request and answer any questions. The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of U.S.

Highway 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. An exception to allow an overhead door facing the front of residentially zoned property was approved March 20, 2018. A Specific Use Permit to allow outdoor displays was approved February 1, 2021 (Ord. 6355). This item was tabled at the January 12, 2021 Planning and Zoning Commission Meeting.

Mr. Wood explained, "Tractor Supply is requesting an Exception to allow a black vinyl-coated chain link fence to be located around the new outdoor storage area in front of the existing fenced in outdoor sales area. The intent is for the merchandise to be visible while also not obstructing the view of the existing building. The need for the additional fenced in area is to allow Tractor Supply the ability to construct a proposed greenhouse within the existing fenced outdoor sales area. The purpose for surrounding the new outdoor sales area is to provide security to merchandise from loss prevention." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, "the only thing different from the last request is the word vinyl coated."

Mr. Wood responded, "that is correct, the Architect asked if we could do a black coated fence for the aesthetics than a typical chain link fence."

Chairman Mahone stated, "you already have items displayed in the lot currently."

Mr. Rae explained, "all the home improvement uses that we have, Home Depot, Lowes, Orscheln are either in the process or have been approved for a Specific Use Permit for storage."

Commission Member Davis stated, "there is pretty much a see-through fence, a chain link fence or no fence for you, is there a Plan B."

Mr. Wood responded, "there's really not. We would be open to an ornamental if we need to go in that direction of some kind with possibility brick block to match the building. I know it is not what the Architect sent in for this variance, but nothing could be solid. Our sales include fences and t-post and without that additional space, we would not have the space to build the greenhouse."

Chairman Mahone stated, "they have already been approved to have outdoor displays so the question for us is it really better for the City to have the black coated chain link fence around those displays or not."

Mr. Rae explained, "their original request in January was for a chain link fence; this is a change in the exception. They talked about slats also."

Chairman Mahone stated, "I don't think the owner's want the slats or a solid fence."

Mr. Wood responded, "that was correct. Tractor Supply would be fine with the slats but the building owner said we had to have visibility for the other tenants."

Commission Member Blagg stated, "Lowe's has a whole aisle of their mulch and nothing is screened. This applicant wants screening for security. Our ordinance is for a solid fence, which the building owner doesn't want."

Mr. Rae stated, "Lowe's will be at the next meeting. Part of our Overlay District requirements is that displays be screened".

Commission Member Davis stated, "Lowe's is all over the parking lot, they just don't have a fence around it."

Commission Member Blagg stated, "the highway is real low and you don't see the displays from the highway and when you are on the service road, I feel like the business owner is not wanting to do the solid fence didn't make sense to me because I'm not looking back as I am driving west."

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

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for an exception to allow a black vinyl-coated chain link fence to screen an outdoor storage/display area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter at 3201 North U.S. Highway 75, Suite 101. Second by Commission Member Manley.

VOTING AYE: DAVIS AND MANLEY.
VOTING NAY: MAHONE, DOWNTAIN AND SIMS
MOTION FAILED.

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to allow a black vinyl-coated chain link fence to screen an outdoor storage/display area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review

Letter at 3201 North U.S. Highway 75, Suite 101. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN AND SIMS
VOTING NAY: DAVIS AND MANLEY.
MOTION FAILED.

Mr. Pittman explained, "you can choose to not take action unless there is another motion that could provide a condition or something like that."

Commission Member Manley asked if there were a location for the storage that is not on the frontage of Highway 82; "what about a storage in front of your building."

Mr. Wood responded, "like shifting it over to the center of the lot. I could bring that up with the owner of the building. I think they wanted it pushed to the side to keep it open for us and the neighboring tenants."

Commission Member Manley asked if the first few rows of parking spots could not be your storage area instead of pushing it out on the road.

Commission Member Blagg asked if there were containers out there.

Mr. Rae stated, "I went to Tractor Supply on Friday. They do have 2 or 3 shipping containers out there. The Assistant Manager that I spoke to said they are part of the renovation. I asked him to move them to the back and out of site. The Specific Use Permit for outdoor storage has already been approved; this item is just for the exception for the screening. If the location were to change they would have to go back to amend the Specific Use Permit."

ACTION TAKEN.

Motion by Commission Member Davis to not take action on the request for an exception to allow a black vinyl-coated chain link fence to screen an outdoor storage/display area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter at 3201 North U.S. Highway 75, Suite 101. Second by Commission Member Manley.

VOTING AYE: MAHONE, DAVIS AND MANLEY.
VOTING NAY: SIMS AND DOWNTAIN
MOTION FAILED.

Mr. Pittman explained, "if there are not any motions that gain the sufficient number of votes, at some point you just have to declare no action."

Commission Member Manley stated, "if we are taking no action, then their options are to build a solid screen around the displays."

Chairman Mahone stated, "they already have permission to store the items there."

Mr. Rae explained, "they don't have permission to store the items there, they have permission to store the items there fully screened. One thing that was discussed was not to have a screen as an exception. That was something Tractor Supply was not comfortable with because of theft. That is the way it is on the parking lot right now, it is scattered over 20-30 parking spaces. Consolidating that onto one location where it is approved would be a better situation than they currently have."

Mr. Wood stated, "that was one thing for the additional fence. The big thing to push this fence is constructing a greenhouse. We were in a hurry to increase our business, provide more for the community. That is going to push our product that is in our fence out somewhere."

Commission Member Manley asked Rob Rae, "since they are already violating their Specific Use Permit and we should approve this so they are not violating that anymore."

Mr. Rae explained, "no, they have not located their outdoor storage into the area they were approved. They have been nonconforming for a number of years. This would put them in conformance. We could enforce their parking lot as they have it now."

Vice-Chairman Downtain asked if they could table this request and come back with another option.

Commission Member Davis stated, "two months have passed and they came back with vinyl coating. You weren't here, but your company was and they knew what we were looking for and you showed up with the same thing."

Chairman Mahone asked the City Attorney if he legally could declare this dead and more on.

Mr. Pittman responded, "I believe you do as the Chair."

Chairman Mahone declared, "we are taking no action on this item."

NO ACTION WAS TAKEN.

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF TOBAR PROPERTIES LLC (OWNER), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND HELVEY –WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4209, 4213, 4217 AND 4221 COX STREET, BEING LOT 6B OF THE REPLAT OF LOT 6, BLOCK 31, HILLTOP ESTATES, 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 AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**
- **SITE PLAN APPROVAL FOR TWO TWO-FAMILY DWELLINGS (DUPLEXES)**

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' CEDAR PRIVACY FENCE IN THE SIDE AND REAR YARDS IN LIEU OF THE REQUIRED 6' MASONRY PERIMETER WALL SURROUNDING THE DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT

ZONE CHANGE – R-1 TO R-2
SITE PLAN – TWO-FAMILY DWELLINGS (DUPLEXES)
EXCEPTION-SCREENING
4209, 4213, 4217 & 4221 COX ST.
(TOBAR PROPERTIES, LLC)

(DENIED)

Mario Tobar, 635 Preston Meadows Rd., Sherman, TX and Nathan Gray, NBS Drafting & Design, 122 S. Bryant, Sherman, TX

Mr. Tobar and Mr. Gray appeared to represent the request and answer any questions. The property is located at 4209, 4213, 4217 and 4221 Cox Street; the northeast corner of Dripping Springs Road and Cox Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gray explained, "we are requesting a zone change to an R-2 (Multi-Family Residential) District to construct two duplexes on the lot. The duplexes will be two-story, three bedroom, two-bath, and one-car garage per unit for a total of six-bedrooms per duplex. Parking will be provided for twelve spaces. He is also requesting an exception to allow a 6' cedar privacy fence in the side and rear yards in lieu of the required 6' masonry perimeter wall surrounding the development." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, "it looks like in the vicinity there are fairly large lots with single-family homes."

Mr. Gray responded, "there is a big lot that is comparable to this lot and there is a single-family home next to this one. There are some apartments a couple of blocks away."

Chairman Mahone stated," it looks like the whole front of the building is going to be parking spaces."

Mr. Gray responded, "pretty much. We tried to get some maneuvering room so people could back out of the driveway. We have a little bit of play there to widen that and add some green space."

Commission Member Davis asked if the homes are 7' apart.

Mr. Rae explained, "it's all one lot so the distance between buildings is 6'."

Commission Member Manley asked if the sanitary sewer easement goes all the way to the south property line.

Mr. Gray responded, "yes, the easement goes all the way through there."

Vice-Chairman Downtain asked if he owns both the lots.

Mr. Gray responded, "yes. There is an existing house on the other lot."

Commission Member Davis stated, "looking at the same layout, you have a garage and you have to move two cars to get out of the garage. We are back to a front yard full of concrete. How are you going to get a car out of the garage when there is two blocking it?"

Mr. Gray explained, "it is similar to a regular house, you have a two-car garage and you park two cars in front of it."

Commission Member Davis stated, "you have one garage and you park two cars in front of it; they are not centered, you have to move two cars to get that one out of the garage, your two spaces divide the garage."

Mr. Gray asked if parking was allowed in the side yard.

Mr. Rae explained, "parking can be inside the front and side yard setback."

Commission Member Davis asked if there were any other duplexes in the area.

Mr. Rae responded, "what I saw, everything was large lot, single-family homes."

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Manley to deny the request for a zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for Two-Family Dwellings (Duplexes) subject to the Staff Review Letter at 4209, 4213, 4217 and 4221 Cox Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to deny the request for an exception to allow a 6' cedar privacy fence in the side and rear yard in lieu of the required 6' masonry perimeter wall surrounding the development in an R-2 (Multi-Family Residential) District at 4209, 4213, 4217 and 4221 Cox Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

RENEW SUP – TIRE SALES & REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS & OIL CHANGES
207 & 209 S. DEWEY AVE.
(MIGUEL A. AVALOS)

<u>RENEW SPECIFIC USE PERMIT</u>
THE REQUEST OF MIGUEL A. AVALOS (OWNER), MIGUEL AVALOS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 207 AND 209 SOUTH DEWEY AVENUE, BEING 1.091 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963 DESCRIBED AS LOTS 3, 4 & PART OF LOT 5 INCLUDING THE ALLEY LYING BETWEEN LOTS 3 & 4, BLOCK 3, J. P. LOVING'S 2ND ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
RENEW SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NEW AND USED TIRE SALES AND REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS AND OIL CHANGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

<u>Miguel Avalos, 207 & 209 S. Dewey Ave., Sherman, TX</u>
Mr. Avalos appeared to represent the request and answer any questions. The property is located at 207 and 209 South Dewey Avenue between Lamar and Cherry Streets and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow new and used tire sales and repair, general maintenance with alignments and oil changes was approved March 16, 2020 (Ordinance No. 6287) limited to a one-year time period.

Mr. Avalos explained, "I am requesting to renew the Specific Use Permit to continue my business providing new and used tires sales, service and repair, as well as general maintenance with alignments and oil changes. I have built a wood fence on the back side and the south

side of the property where the residential is located." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if the City has received any complaints.

Mr. Rae responded, "just the letters we have received recently. I walked the property with Miguel last week, the fence he put up is significate and it looks good. How much did it cost?"

Mr. Avalos responded," $8,000 to $10,000. Our neighbor at the gas station, there was a really old fence there and we split the cost on that fence as well."

Mr. Rae explained, "he also has maintained no outdoor storage, tires, wheels or anything like that. He has been in compliance with the City."

Commission Member Davis asked if they were installing train horns.

Mr. Avalos responded, "no, we do not. I wouldn't know how to do it, I would mess it up if I tried to install it. Mr. Rae brought that up when he came in to visit me. The reason something like that would be sent, it is a very busy area, you have a lot of traffic and a lot of bad stuff going on in that area. You have people speeding like it is a race track. You have the very busy gas station. We are not blowing horns, we don't have the time for it; we have been greatly busy now, we don't have time to do that stuff at all."

Chairman Mahone stated, "some automotive places honk their horn when backing out as a safety precaution."

Mr. Avalos responded, "we may do that, but not train horns. We get a lot of traffic in front of our shop, they will honk and wave at us, but there is nothing we can do about that."

Chairman Mahone asked, "how would you protect the soil from contaminates."

Mr. Avalos responded, "we would get with a distributor that would distribute us the oil and there would be a charge to recycle the oil; the same as we do for tires as well."

<u>Appearing from the audience:</u>
<u>James Douglas, 215 S. Dewey, Sherman, TX</u>
"I live at the south corner of their property. As far as the noise and stuff, I live next door and there is not noise coming from their property; the noise is coming from the street. There are people flying down that street and we

don't ever get a Policeman out there. They put up the fence just like y'all told them to and they have done everything they were told to do."

Linda Robertson, 311 S. Dewey, Sherman, TX
"I thought I knew everyone in Sherman TX but I don't know any of y'all and you are doing a hell of a job. I appreciate the job that you do. I have lived at 311 S. Dewey for forty years. I have seen that place used as a race track and you can't get any Police over there to chase them down to give them a ticket. When Tom's Paint and Body was there, they were bringing cars all day and all night and you could smell the blood. When the wind got out of the north you could smell it. I don't smell that no more. I don't smell tires, filth. I used to be nosey and someone put up a fence and I can't see nothing anymore. The only thing I smell now is a little food truck and it smells wonderful and I wish y'all had something to eat now because I know you are tired, I can see it in your face."

"We used to have rats and I'm not talking little rats, big rats when Tom was there. He put up the screen on your windows, the car windows, I could smell that and I think they made them put a filter up on the roof. I never hear the machine that takes the tires off. I'm three doors down and I love to see how they have cleaned this place up and they keep it clean."

"We do have traffic, we have one car when he drives by everything on my walls fall down because he is playing instruments, he has got to be in that car. The people that work there are very nice and polite. I did not know these people before they came there. I had a disaster at my house, my husband is deceased and he gave me a windmill and I run them down to see if they could fix my windmill, it was all in pieces, they fixed it and didn't charge me nothing and I appreciate that."

"They close down early at night, they are gone, their family members are gone, its quiet, it's lit up. I can go in my backyard and it is lit up and I appreciate that. So what they are doing is a hell of a job there and I appreciate it. I realize we are on Dewey Street and if we could get the Police over there we would all be eating donuts right now. I am asking y'all as professional people to really take this into consideration for this gentleman and his workers. I appreciate your time, I know you are tired, I can see it in your little faces and I know your Momma's are very proud of you."

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

Mr. Rae explained, "part of the ordinance is if he does not comply with the rules of the Specific Use Permit, it can be taken away by City Staff."

Email received from:
Tim Jones, 310 S. Dewey Ave., Sherman, TX
"Thank you for the notice of the hearing on the day of March 16, 2021 concerning business located at 207 and 209 S. Dewey Avenue, 200 foot or less from my Homestead. In the letter, it says that I do not have to appear but I may voice my views to you."

"The applicant Miguel A. Avlos (owner/representative) has not specified Sales and Installation of Truck Accessory's, specifically Air Horns/Train Horns. It is possible that the Horns are personal property of Miguel A. Avlos and not a part of his services; it is unclear until you speak with him. I do see the Modified Trucks frequent the business and I am going to send a link to help you understand exactly what type of service I am referring to. https://hornblasters.com"
"I am not the only person disturbed by these horns, I have been in the General Dollar as the employees were startled by this also and it does occur after dark as well. Most people know we can't even honk regular horns after dark unless necessary to ensure safe operation which would make it a service provided by Mr. Avlos. To save you time, seconds probably I am including the Ordinance I believe closely corresponds to this Infraction. Texas Transportation Code § 547.501. Audible Warning Devices - (a) A motor vehicle shall be equipped with a horn in good working condition that emits a sound audible under normal conditions at a distance of at least 200 feet. (b) A vehicle may not be equipped with and a person may not use on a vehicle a siren, whistle, or bell unless the vehicle is: (1) a commercial vehicle that is equipped with a theft alarm signal device arranged so that the device cannot be used as an ordinary warning signal; or (2) an authorized emergency vehicle that is equipped with a siren, whistle, or bell that complies with Section 547.702. (c) A motor vehicle operator shall use a horn to provide audible warning only when necessary to ensure safe operation. (d) A warning device, including a horn, may not emit any unreasonably loud or harsh sound or a whistle. I have no problems with the services he has listed."

Letter received from:
Sherman Investment of WA LLC, Harley D. O'Neil, Jr., PO Box 60218, Shoreline, WA
"What precautions will be taken to protect the soil from contamination from petroleum products?"

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for to renew a Specific Use Permit to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District subject to the Staff Review Letter at 207 and 209 South Dewey Avenue. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

SUP – PATIO HOME 4000-4300 BLKS. HUMMINGBIRD DR. & 700 BLK. SWAN RIDGE DR (WESTAR HOME BUILDERS)

SPECIFIC USE PERMIT
THE REQUEST OF WESTAR HOME BUILDERS (OWNER), RON WESTERVELT (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE, AND THE 700 BLOCK OF SWAN RIDGE DRIVE, BEING LOTS 14-38, BLOCK 11, LOTS 1-14, BLOCK 12, LOTS 1-10 AND 16-23, BLOCK 13 OF THE PROPOSED THE PRESERVE ADDITION, PHASE III, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Ron Westervelt, 1716 Davy Lane, Denison, TX and Casey McBroom, 1720 W. Virginia St., McKinney, TX
Mr. Westervelt and Mr. McBroom appeared to represent the request and answer any questions. The property is located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive; the southeast corner of Swan Ridge Drive and Hummingbird Drive. The property is zoned an R-1 (One Family Residential) District.

Mr. Westervelt explained, "I am requesting a Specific Use Permit to allow patio homes on 57 lots in The Preserve, Phase III Addition. We started with a 26 acre site and we have started Phase II which Highland Homes has purchased under a take-down agreement. We are now moving onto Phase III. We have some patio homes in Phase II and we have two potential buyers on this project; DR Horton and Highland Homes. The product they are trying to build will not fit on these lots; they are requesting the patio homes, most of it is the depth and the width". He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Rae the requirement for open space when you have over 50 patio homes.

Mr. Rae explained, "10% of the platted area, not including major thoroughfares; open improved space. It is defined in our ordinance as usable space, there are examples of what is considered usable."

Chairman Rae asked Mr. Westervelt if they had plans for that.

Mr. Westervelt stated, "when I read the ordinance, there are 50 lots, and these are 50 contiguous lots. Your definition in here is properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. I think there are 10 lots that are separated by and 80' easement on Phase II."

Commission Member Davis stated, "it sounds like you don't have green space."

Mr. Westervelt responded, "you are right; we don't."

Chairman Mahone stated, "this is just for a Specific Use Permit, you are not necessarily doing a plat or anything. If the Specific Use Permit is granted, then you would have to comply."

Mr. Rae stated from what we see, "it doesn't comply the way it is laid out."

Chairman Mahone stated, "I guess that would be an issue for City Staff to deal with later to make a determination of whether you needed that green space or not."

Mr. McBroom stated, "if you are reading this right, when both phases are constructed you are dealing with two separate contiguous properties that are under 50 lots is our thoughts because there is an 80' utility easement dissecting the property."

Mr. Rae explained, "that easement includes the platted lots."

Mr. Westervelt stated, "if this was approved, we need to comply with it."

Mr. Rae explained, "in the Staff Review Letter, we specified that would be needed for this approval."

<u>Doug Underwood, 3404 Interurban Rd., Denison, TX</u>
"How can that easement not be all private ownership, they are always going to own that land. In 100% of the easements across the United States, that easement is under private ownership, so how can that be a division."

Chairman Mahone explained, "that is not a part of this Specific Use Permit whether he is the owner of that easement. How you comply with that Specific Use Permit if it was granted is another discussion."

Commission Member Manley stated, "he is also asking for site plan approval."

Chairman Mahone asked if the direction of City Staff is the site plan is not in compliance.

Mr. Rae explained, "in most cases, if they address the items on the Staff Review Letter, we consider that a part of the site plan to not have to come back; we have that for a lot of our items. They could come back to the office that meets the Staff Review Letter. My calculation of the platted area is they would be required to provide 1.6 acres of open space for the patio home lots or they have to change it to be under 50 lots for patio homes."

Mr. Westervelt stated, "they would have the option to reduce the lots from 57 to under 50. There are several lots because of cul-de-sacs that are oddly sized that they can build on, it's the ones on the higher sections that we have trouble so we could pull some of the other lots out because they don't really need the additional room. We could pull seven lots out that are on the cul-de-sac."

Commission Member Davis stated, "theoretically, the bulk of this is they are normal lots, you are trying to get patio homes. You have seven and most of them are big fronts; they are your big lots."

Mr. Westervelt explained, "they don't need more room on those; it is mainly the depth they need for DR Horton's. So if we pull Lots 1-5, Block 13 out and Lots 20 and 21, Block 13 out, that would be 50."

Chairman Mahone stated, "they could approve that since it is fewer than what was advertised."

Mr. Rae stated, "I assume that is the case."

Commission Member Davis stated, "I rather they pick up 1.6 acres of green space."

Commission Member Manley asked if they could approve the Specific Use Permit and not the site plan.

Chairman Mahone stated, "we would just see them back here at some time."

Commission Member Sims stated, "we could just approve it and they can work with the City for a site plan that works with the Staff Review Letter."

Chairman Mahone stated, "we can approve this site plan and they change it as long as it meets the Staff Review Letter."

Commission Member Davis stated, "if we are going to continue to let stuff slide as a first line of defense; what do they need us for."

Commission Member Blagg stated, "we are not letting stuff slide, it is covered in Item 8 on the Staff Review Letter

and our motions are always contingent on the Staff Review Letter. We are not letting anything slide."

Vice—Chairman Downtain stated, "I'm confused, because it seems we pass a lot of them where one block is patio homes and the next lot and block is not. How is that any different if they remove these lots and blocks?"

Mr. Rae explained, "that is up to an interpretation that we can look at. Phase II has a number of patio home units in it; 20 out of 41. So the concern about patio homes, which we will all discuss at the next meeting is if a Developer comes in phases of their development they could skirt the 50-unit rule by breaking it up into multiple phases."

Vice-Chairman Downtain asked if the ordinance could be written in a way to circumvent that.

Mr. Rae stated, "the way it is written now could make that determination; Phase II counts toward the total number of patio homes. I think Staff would like to see open space provided when they have a development like this when you have a lot of smaller lots; that would be the goal."

Mr. Westervelt explained, "it is kind of a dead duck if we don't get this because DR Horton's houses won't fit on our lots. Highland has done a great job out there, it is a beautiful neighborhood. Whoever ends up with it, I think they are good homebuilders for our community."

Vice-Chairman Downtain asked, "if one of them is related to just the side setbacks; which one is that."

Mr. Westervelt responded, "Highland Homes. Right now DR Horton is first place, assuming we get this done. I don't think either one of them is going to make their products work on our lots; so we are kind of hodge- podging around to individuals."

Chairman Mahone was concerned that the request has been advertised a specific way that does not include that open space; so if we approved it, I don't really know if that matters to the public or not. Basically, City Staff is saying they could approve that open space later if we approve the Specific Use Permit."

<u>Appearing from the audience:</u>
<u>Elyse Hogan, 4405 Hummingbird Dr., Sherman, TX</u>
"I live two houses down from this request. I don't know about Phase II, there has been no communication to our Home Owner's Association (HOA) about any of the additional builds going on. Our HOA President has reached out and is not receiving any communication back. As a homeowner in this neighborhood, we have received zero information of what is going on in this neighborhood. Just hearing about the patio homes from the mail out two

weeks ago. We had a HOA meeting tonight, which I missed because I'm here. There are a lot of upset people in our neighborhood. We are single-family homes. Highland Homes is doing a great job of what they are building there on Quail Run; they are beautiful. We are a single-family home neighborhood and I disagree that patio homes are the right answer for that space. I don't know if the City has plans to extend Swan Ridge out, my kids would love that because they could ride their bikes to school instead of just walking through the field. Traffic is really bad, kids are out running around on sidewalks. It's a great neighborhood and I'm just concerned about traffic; there are no real stop signs there at that corner. If patio homes move in there is more cars and more traffic."

Chairman Mahone what street she was on.

Mrs. Hogan responded, "Hummingbird, Swan Ridge and Cormorant."

Commission Member Davis stated, "it looks like someone owns this property and they are not in your HOA; but I don't know where they stop."

Mrs. Hogan explained, "the HOA was created in Phase I."

Commission Member Davis stated, "it has no bearing on this phase."

Mrs. Hogan responded, "no, it shouldn't, but as a friendly neighbor coming in we weren't provided any information about additions coming on; so I don't know anything about Phase II patio homes in our neighborhood. If our HOA President reaches out and ask, we would expect a response. I don't think patio homes are the right answer."

Shawn Rennwanz, 801 S. Cormorant, Sherman, TX
"I live in Phase I of this development. There is a big field behind my house. My concern is Phase II that they put patio homes in seems really congested. They have like a "U" shape in there and the homes are right on top of each other which is not like our homes. They are talking about adding these patio homes to the corner of our phase which directly impacts our houses. I feel the patio homes are not suited for our neighborhood. We have gotten no communication from them regarding the different phases. I feel if it is directly affecting our neighborhood, we should be notified especially if a patio homes is going next to a single family home."

Chairman Mahone explained, "a patio home is a single family home with different setbacks; closer together."

Mr. Rennwanz stated, "so you are going to put a patio home on the corner where there are not patio homes; it will not be lined up going down Hummingbird or Swan

Ridge. It is going to look off, the homes are not going to match and they are not going to be a part of our HOA. We have no say so on those houses, but they are connected to our neighborhood, whereas Phase II, I admit those houses are nice and they are up front in the turning, but that doesn't affect my neighborhood because I pass right by them when I go into my neighborhood. Phase III will affect my neighborhood."

Peter Tracey, 700 S. Valentine, Sherman, TX
"I would like clarification on patio homes, I looked at this and one time y'all have approved homes previously on a patio home format because they didn't comply with a standard building code. My understanding is a patio home have a shared wall between two homes."

Chairman Mahone responded, "not necessarily."

Mr. Tracey asked, "are they going to be single-family homes that are not connected to each other."

Mr. Rae explained, "in no cases would there be a shared wall. There could be a shared property line or in the sense one of the buildings could be on the property line, or side yard setbacks 5' and 5' or 0 and 10'. That is the requirement in our patio home ordinance."

Mr. Tracey stated, "Sherman's patio home ordinance. When you go to a broad definition, a patio home is when you have a shared wall, which when you look at a duplex is two units, single-family units that are connected to one another. A patio home could be where there could be multiple homes that are all interconnected."

Mr. Rae explained, "that would be a townhome."

Mr. Tracey stated, "you need to come up with some different kind of definition of a patio home."

Mr. Westervelt wanted to clarify, "we are not building smaller homes; the problem is our homes are too big. We need the patio home designation to allow the setbacks to be slightly smaller."

Commission Member Davis stated, "they are too big for 60' standard lots?"

Mr. Westervelt responded, "yes because of the depth, these lots are only about 110' deep, so DR Horton's houses are slightly too long. That is the main reason for the request to give a little bit more room for the homes; not to build patio homes."

Commission Member Davis stated, "I thought these were 50' lots."

Mr. Westervelt stated, "these are 60' lots."

Chairman Mahone stated, "you could build a larger home on these larger lots if you wanted to and not have the patio home designation."

Mr. Westervelt explained, "this is coming because of the homebuilder's product. It is not a desire to build smaller homes, patio homes in a single-family neighborhood; it is to build on less land, slightly bigger single-family homes."

Vice-Chairman Downtain asked Mr. Rae, "how many lots were at Magnolia Village. They came in with something similar and we did a blanket patio home on that."

Mr. Rae responded," I don't know for sure, but it was under 50 lots. Council has instructed me and Planning and Zoning to look at the patio home ordinance because of the requests that have been coming in for a patio homes instead of doing variances."

Commission Member Davis stated, "this one reads to me like we are giving them patio homes on whatever lot he wants."

Chairman Mahone stated, "as outlined in the plat in whatever area he wants."

Commission Member Davis stated, "then make them plat and do something different."

Commission Member Manley stated, "if we approve the Specific Use Permit and they come back with a different plat, it could have 50' lot lines and we would already approved it."

Commission Member Davis stated, "that's my fear."

Mr. Rae explained, "just like Joe Gilbert's, he had to come back because the lots were revised. The Specific Use Permit is tied to certain lots and blocks. So if the plat is revised, they would need to come back."

Commission Member Manley asked if they were open to the tabling the request until you work out the green space issue.

Commission Member Blagg, "stated we have already approved the plat, it was on the consent agenda. They can't change the plat without coming back, but they have to achieve this open space for the patio homes."

Mr. Rae explained, "if they get approved for the Specific Use Permit, they would have to comply with the open space requirement."

Commission Member Davis stated, "they are going to come back wanting 49 patio homes and they are going to put enough on the big lots to build the bigger homes and the green space is gone and we have let it go. That is what it is and I don't blame you, get every cent you can; I want you to. I feel we are going to give you a blanket approval and you are going to adjust it and you come back and you are going to have forty-nine patio homes and Sherman does not get the green space."

Mr. Westervelt stated, "we will have 49 lots with looser setbacks. We will still have the large home; it won't be patio homes, we will not be building any patio homes, we are just asking for that designation."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow 57 patio homes in an R-1 (One-Family Residential) District subject to the Staff Review Letter in the 4000-4300 blocks of Hummingbird Drive and 700 block Swan Ridge Drive. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: DAVIS
MOTION CARRIED.

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

ZONE CHANGE – R-1 TO R-2
CONCEPTUAL SITE PLAN – APARTMENTS
4601 N. TRAVIS ST.
(BMT GLOBAL, LLC)

ZONE CHANGE & CONCEPTUAL SITE PLAN
THE REQUEST OF BMT GLOBAL LLC (OWNER), HOWARD AKIN, JR. (PROSPECTIVE BUYER), HUMPHREYS & PARTNERS ARCHITECTS LP (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4601 NORTH TRAVIS STREET, BEING 21.799 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Howard Akin, Jr. 418 Jones St. #300, Lewisville, TX
Mr. Akin appeared to represent the request and answer any questions. The property is located at 4601 North Travis Street between Forest Creek Drive and North Creek Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to rezone the

property to an R-2 (Multi-Family Residential) District for development of an apartment community to be completed in two phases of approximately 260 units each. The site plan is conceptual and will require a more detailed site before construction begins.

Mr. Akin explained, "I understand traffic was an issue in one of the letters. Travis Street is a TXDOT road and they will need to give approval for a decel lane in front of the property. I understand Northcreek Drive is about to get a traffic light at some point. I think they have already bought the right-of-ways or in the process to widen Travis Street. We want it to be a safe property to get in and out of just like everybody else does."

"I know one of the other concerns was Forest Creek Drive that comes to the back side of our property. When we submitted the site plan, I thought we would make an entrance there, but it would be more like a knock down gate for emergency use only. We would not plan on our residents exit from that end. I understand there have been some trash trucks coming down there and it is tough for them to make the turn-around. I would love it if we could work something out if we could put a cul-de-sac there; that would solve that problem. We typically use compactors so it is normally serviced once a week and they would be able to access that there as well. That is ideally what we would like to do if it fit the ordinance and Staff takes a final look at it."

"We are going to build it out like steel; that is a product that we have hit on. We have started a company where we panelize all panels and truck them out to the site so it goes up really quick. It is a very clean environment; it is totally different than building with wood. We hope to end up where it is totally all noncombustible so that will be another positive green aspect for the residents that live there. Hoping to get it close to net zero. We want these to be where people can move into and not pumping a bunch of money into utility bills. The buildings will be very well insulated. It looks like a lot of units on that site."

"We have talked to two different Hydrologist about getting together with FEMA. The detention pond that is north of us in the single-family development has changed a lot as how the water flow goes down. Our intention would be to get with one of those Hydrologist and get with FEMA to figure out what we can do, ideally would be to put another water feature in or something, whether it is a pond or something so when it comes out of that pond it freezes in our pond. I think a couple of those lots we have some drainage issues. We plan to reach out to them and I think if we grade it right we can solve their problem too; we have always been good neighbors wherever we are at and we intend to be that here as well."

"Our communities have lots of amenities such as a swimming pool, if we end up with a good sized pond, we will put lights and a fountain in it. I wouldn't be opposed to tying into hiking and biking trails if there are any in the area."

Commission Member Davis asked if they are looking for an entrance/exit on Travis Street.

Mr. Akin responded, "yes, everybody would go out that same entrance. Allowing that knock down gate on the private street would be used as a second entrance for the Police and Fire Departments. The good news is the City recently put in a big water line there."

Chairman Mahone asked about parking. "On the conceptual site plan, it is shows 684 spaces required and 650 provided; are you expecting to ask for an exception on that."

Mr. Akin responded, "no, but I haven't checked the Architect's numbers yet. The gentleman before that was asking for the exception, his numbers were right on 1.6 – 1.9. We did two very similar projects and people were storing their boats there. We don't plan on asking for an exception; we will provide 2 spaces if we can do it because it is not that much more money. We are going to do this in phases, so we will probably start Phase I while we work through the FEMA process because that could take a while."

"As far as the fence, I'm probably not going to come back with an exception for the fence. I just came across a product where you put these panels up and you stucco them and it looks fantastic. I think it is lower cost than wrought iron. I personally like the wrought iron fence, I like the air flow. Where we are backing up to neighbors, I would probably want a very screened wrought iron fence."

Commission Member Davis asked if all the buildings will be three-story.

Mr. Akin explained, "the big house was all two-story. If we can add a three bedroom, if we can figure out the parking. This design is 70/30, I'm going to guess we are going to come back with a 5 to 3 percent three-bedrooms. It has been my experience, if people have fires and they need to rebuild, they come in for a year to two years while they rebuild. It is things like that where usually families are coming in for a short stay. If it was 10% then we would do 45/45; I like an even split; I don't like front load onto ones."

Commission Member Manley asked, "if I am correct there are two entrances and exits; there is one on Forest Creek and the other on Travis. If you don't resolve the floodplain

issue, both entrances and exits could potentially be flooded out."

Mr. Akin responded, "the detention pond is on the top corner and my gut is we are going to end up with box culverts to resolve that issue and get it above any issue of it being flooded. The floodplain is the area we didn't put a building in. My Civil Engineer has looked at this too and the request to go to FEMA would be to reclaim some of this other land, but we will absolutely be able to get across there, he did not have any issues with that." He had seen the Staff Review Letter and would abide by the Recommendations.

<u>Appearing from the audience:</u>
<u>Roy Whisenant, 201 Forest Creek Dr., Sherman, TX</u>
"We have been here many times regarding this property and the property behind here. It comes down to the same thing. I would like you to deny the zone request because of traffic issues, entrance and exit points, knock down gates coming off of Forest Creek."

"The same thing happened on the Creed Canyon Apartments on North Travis, there was supposed to be an entry point for emergency personnel only and that is everyone's entry and exit point now. I see the same thing happening on Forest Creek. Forest Creek is a single drive, there are thirty-three homes down in that location. There is no entry and there is no exit, it is a dead-end. It is quiet, it can't sustain a lot of traffic during a construction phase or after 520 units are built and approved when all the phases are done; it just can't sustain that. I see a choke point on Travis and it is already a nightmare at Travis and Northcreek Drive. I hear a potential traffic light and 55 mph speed zone, people don't slow down until you get to the Crisis Center on North Travis where it is 45 mph; we call it the race track. I'm surprised no one has been seriously injured or killed there."

"I am asking as a resident that has lived there 27 years to deny the zone change. It is a conceptual plan again, and every time they come and this is the third or fourth time since I have lived here. Conceptual site plans are a whole lot of ifs, maybes and they might do this and might do that and how we are going to do this and how we are going to do that. I don't see how you can approve that on maybes. Look at the choke point coming off of Travis. I don't know what that frontage is but that is not a lot of frontage."

Commission Member Davis pointed out, "we don't do traffic. If there are enough accidents there, the State will do something about it."

Mr. Whisenant understood, "but I am talking about the choke point; it narrows down right behind where Magnolia starts where some of the houses in Magnolia Village

begin, it comes in right behind them, there is a choke point right there and heads back toward Town Center. If that is their entrance and exit point for the other units that are down in the floodplain; for the ones that are not in the floodplain, that is going to be a terrible place for people to try to get through."

"Speaking of FEMA and flooding in the area, we have had three, 100-year floods in the last fifteen years. You are not going to cross that creek. If we get another 100-year flood, there is nothing going across it; Forest Creek, we shut it down. As I understand it, it is not the floodplain just south of that; that's why people were allowed to build there. I'm not in the floodplain either, but you are not going to get across there. The last thing is safety, prospective builders should be aware, I have walked that property behind us with my daughter when she was doing nature trips, bring your hip boots, it's a marsh. There are old ponds and tanks back in there. It is going to create a real nightmare as far as construction goes and all the parking and so, it flows somewhere, it flows into that neighborhood. My request is to deny the zone change and the conceptual site plan."

Chairman Mahone asked Mr. Rae if there was anything on the conceptual site plan that restricts them from Forest Creek Drive without a break down gate or something like that. "They say they don't want people to go through there, they want to have a gate or something; is there anything that would stop them from going through there."

Mr. Lee stated, "that would be an enforcement issue. It is a right-of-way street. With plan submittals we would request it to be locked for emergency only."

Mr. Akin stated, "we have done that before in Dallas where we have purchased a street where we wanted it to not have traffic as well. We will make the knock down gate with Knox box."

Mr. Lee explained, "the original site plan in the development review meeting did not have that connection. The Fire Marshal insisted on a second entrance."

<u>Terry Miller, 822 N. FM 1417 (Heritage Parkway), Sherman, TX</u>
"Evidently if the Fire Department has trouble if they have to come down that street and turn around so we are trying to help by giving them a place to pull in and turnaround."

Mr. Rae explained, "the second entrance, the emergency entrance, that road has a tendency to flood already so if there is a situation of a flood event."

Mr. Lee explained, "you are not going to cure that problem because Forest Creek Drive itself is in a 100-year flood

area. We would have to make sure the internal roadway to the north, the pavement is outside the 100-year floodway."

Commission Member Blagg asked Mr. Rae about the density; "what is the density requirement in the R-2 (Multi-Family Residential) District."

Mr. Rae explained, "it varies, a lot of times developers are held to the parking requirement; that's what keeps them under a certain amount."

Chairman Mahone stated, "you have spoken about talking to FEMA about the floodplain. Are you expecting to change the floodplain somehow by grading it; how does that work."

Mr. Akin explained, "if we could get them to agree with a detention pond and we could run box culverts. The part that comes down and makes an L, that's the area I want to get dry. It is not that far to run that box culvert where the road would come for us and release it into a large pond, detect it and let it drain slowly. One of the first things we are going to do is clear out some of that bramble to see what we really have on the ground so we can get with FEMA; it may require another detention pond further down. It does cross that other property that is adjacent to ours; it is a ten-acre slice, but the back 5 acres shows in the floodplain. Who knows if we can put another shared detention pond there to free up some, his land and ours? FEMA is expensive to deal with; the first bid was $80,000 for a Hydrologist."

Commission Member Blagg asked how long BMT has been the owner of the property.

Mr. Miller responded, "3 years."

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

<u>Email from David Reeder, 308 Forest Creek Dr., Sherman, TX</u>
"I am writing you regarding the proposed zoning issue on the change from R-1 to R-2 for the property located at 4601 North Travis, Sherman, TX."

<u>"I AM AGAINST THIS PROPOSAL."</u>

<u>"REASON:</u>
North Travis already a highly traveled street and this will only ADD to the congestion. I live in the secluded neighborhood off Travis Street on Forest Creek Drive and live at the end of the street. We have a highly wooded area that provides refuge for wildlife. I do NOT Want this area to be disturbed. (This area that is beside our house is in a

flood plain and I do NOT see how anything could be built in that area and would OPPOSE the building In this area. Also, I do NOT want Forest Creek Drive to become a through street to Towne Center. This is a very narrow neighborhood street and we do NOT need added traffic. I would NOT want to see any access from our neighborhood to the proposed apartment Neighborhood."

"I feel that the current proposal of the number of apartment buildings is EXCESSIVE for this area. I know that Sherman has a shortage of housing and I would rather see SINGLE FAMILY HOMES Built in this area and leave the zoning at its current status of R-1. Leaving it at this status will create enough traffic on North Travis Street."

"Building all these apartments crammed into such a small area would create additional traffic and would effect our home values in this secluded neighborhood."

"Please register my vote as NO to changing zoning to R-2."

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and conceptual site plan approval subject to the Staff Review Letter at 4601 North Travis Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

VARIANCE – REAR SETBACK 801 S. CORMORANT DR. (SHAWN & SHANNON RENNWANZ)

VARIANCE
THE REQUEST OF SHAWN AND SHANNON RENNWANZ (OWNERS) AND PROLINE SURVEYING, LTD. (SURVEYOR) CONCERNING THE PROPERTY AT 801 SOUTH CORMORANT DRIVE, BEING LOT 5, BLOCK 9, THE PRESERVE, PHASE I, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW 15' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR AN ATTACHED PATIO COVER IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Shawn Rennwanz, 801 S. Cormorant, Sherman, TX
Mr. Rennwanz appeared to represent the request and answer any questions. The property is located at 801 South Cormorant Drive between Seasons West Avenue and Quail

Run Road. The property is zoned an R-1 (One Family Residential) District.

Mr. Rennwanz explained, "we would like to construct a patio cover over an existing 10' X 16' concrete slab, 15' from the rear property line. The patio cover will be treated wood, stained dark walnut with shingles matching the existing house." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a variance to allow a 15' rear setback for an attached patio cover in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 4601 North Travis Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
MOTION CARRIED.

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

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 9:03 p.m.

_____
CHAIRMAN

_____
SECRETARY

Planning & Zoning Commission and Board of Adjustments **5.**

Meeting Date: 04/20/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

CONSENT AGENDA (ITEMS 11, 14, 19, 21, 23, 24, 25, 26 & 28)

List of Agenda Items:

11. * 1916 GALLAGHER DRIVE

The request of Feed Sources, LLC (Owner), Kevin Finnerty (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1916 Gallagher Drive, being all of Block 18 an part of Block 17 of the Replat of Lots 20-27, Block 11 and all of Block 12, 13, 14, 15 and 16, Town North Addition, as follows;

Planning and Zoning Commission

Site plan approval for a 50' x 100' addition for Feed Sources

14. * 2800-3200 BLOCKS TEXOMA PARKWAY

The request of Sherman NEC Texoma & 82, LP (Owners), Jim Duggan (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 2800-3200 blocks of Texoma Parkway, being 44.249 acres in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sheraden Mall Addition

19. * 509 SOUTH GRIBBLE STREET

The request of Jose & Maria Lara (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 509 South Gribble Street, being 0.246 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Lara South Gribble Addition

21. * 500 BLOCK NORTH MONTGOMERY STREET

The request of Polar Star Lodge #33 (Owner), Leafy Goddess Ventures (Developer), Jaquita L. Edwards (Prospective Buyer) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 500 block of North Montgomery Street, being 0.430 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2, as follows;

Planning and Zoning Commission

Replat approval Lux on Pacific Addition, a Replat of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2

23. * 5800-6100 BLOCKS SWAMY DRIVE

The request of One Ganesha LTD (Owner), Vilbig & Associates, Inc. (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 5800-6100 blocks of Swamy Drive, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swamy Addition, Phase II

24. * 2774 PLAINVIEW ROAD (ETJ)

The request of Courtney and Jay Goode (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2774 Plainview Road, being 9.355 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition No. 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

25. * 2511 SWAMY DRIVE

The request of Sanjay Singhania (Owner), Peloton Land Solutions (Civil Engineer/Architect) concerning the property located at 2511 Swamy Drive, being Lot 1, Block A, Dr. Swamy Addition III, a Replat of Lot 5, Block A of the Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site plan approval Texoma Plaza Medical Office Building

26. * 900 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of FL Country Village LTD (Owners), Joe Gilbert (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being 5.14 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Reserve at Country Village

28. * 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 61.772 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Bel-Air Village, Phase 1

Planning & Zoning Commission and Board of Adjustments **6.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1103 & 1105 NORTH BROUGHTON STREET (EMAIL WAS RECEIVED FROM MARTIN COVARRUBIAS, 4/12/21 AT 11:06 A.M. REQUESTING TO TABLE THE REQUEST).

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District.

Background:

This item was tabled at the March 16, 2021 meeting. The property is located at 1103 and 1105 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance for 15' front setbacks on the lots because a City sewer line runs through the property.

Adjacent Zoning:

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

Origination:

M&G Homebuilders, LLC (Owners)
Martin Covarrubias (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Mora's Addition
Plat Over Aerial
Site Plan
Building Elevations



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 & 1105 North Broughton Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1103 & 1105 North Broughton Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

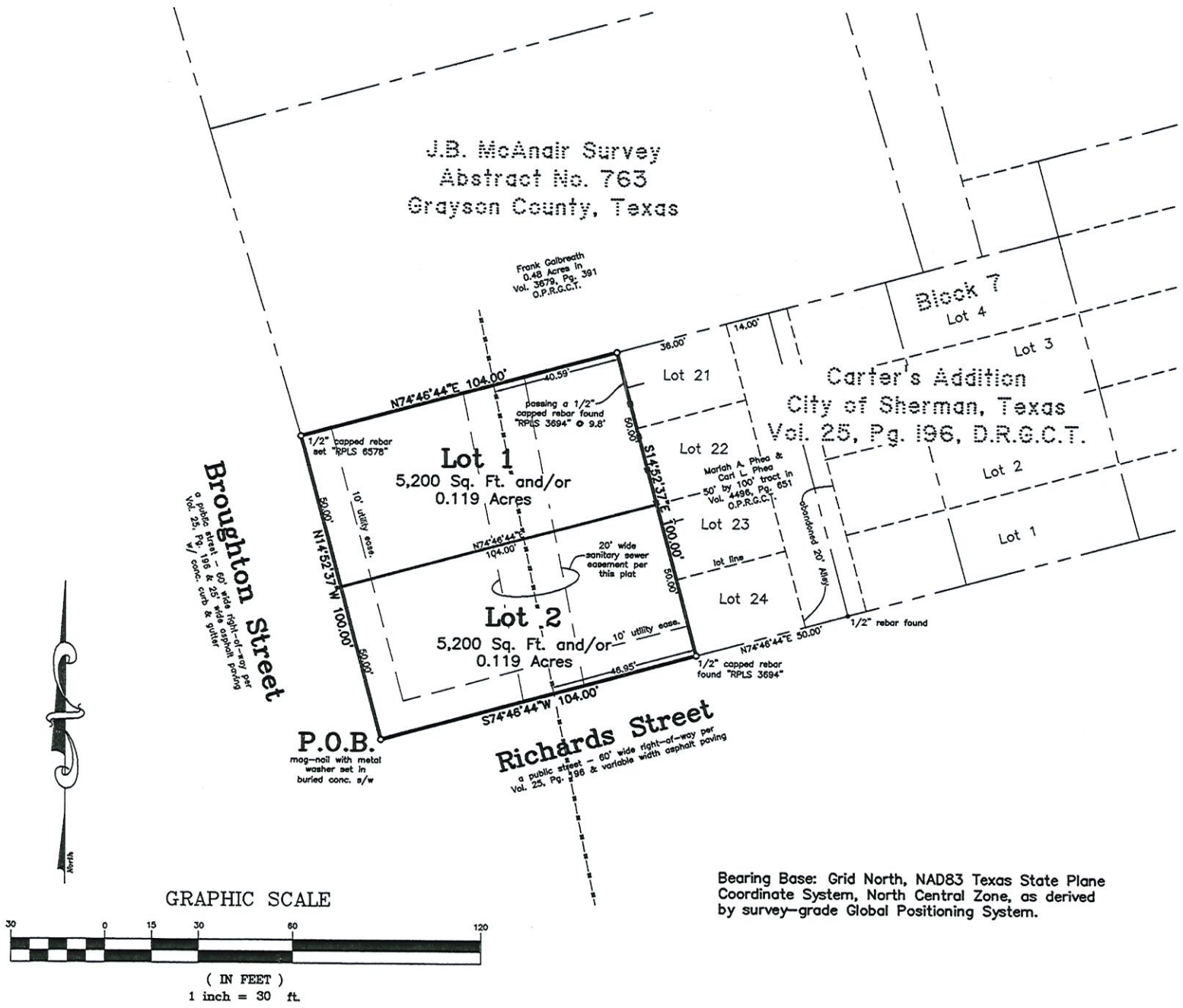
City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 100 ft

1103 & 1105 North Broughton Street





Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Mora's Addition

(being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition) to the City of Sherman, Texas

0.239 Acres

in the

J.B. McAnair Survey Abstract No. 763

Job No. CGS501120

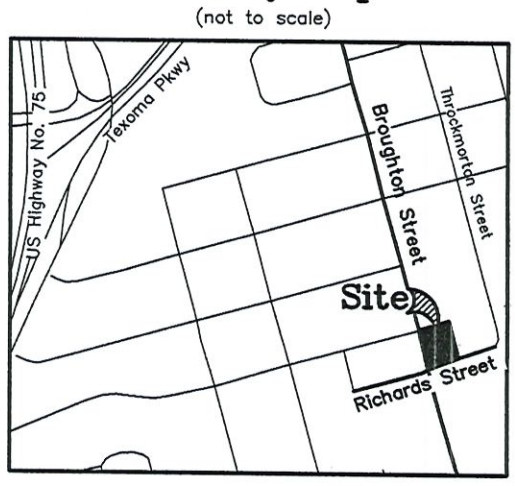
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.

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

Owner:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

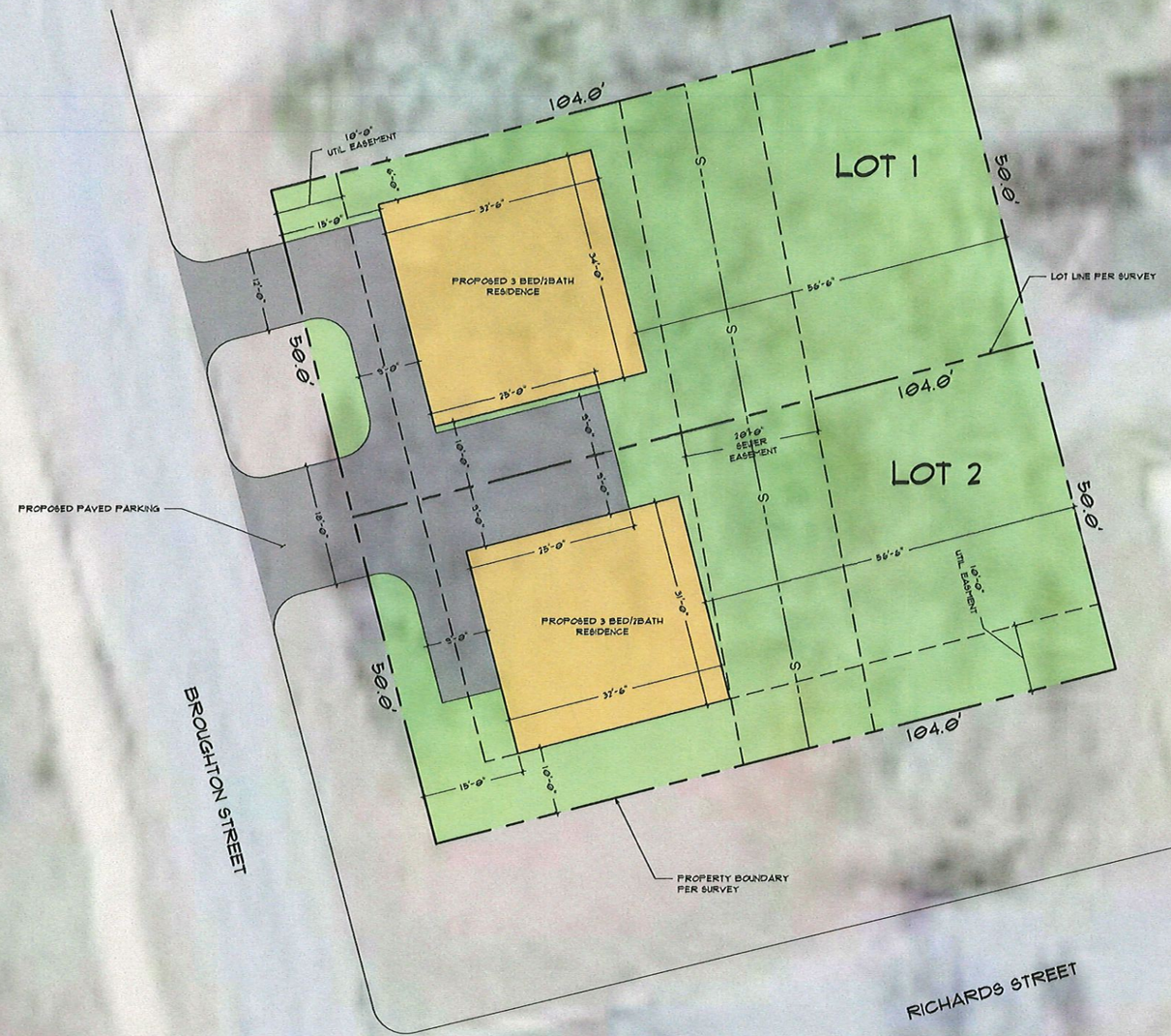
Vicinity Map
(not to scale)



S:\Land Projects R2\West-104-ft-of-Lots-21-thru-24-Blk-7-WP-Carters-Addition\Civil 3D\1103-n-broughton.dwg Layout: Plat Plot Date Jan 15 21 Time: 9:47 AM


J.B. McAnair Survey
Abstract No. 763
Grayson County, Texas
Frank Galbreath
0.48 Acres in
Vol. 3679, Pg. 391
O.P.R.C.C.T.
Block 7
Lot 4
Lot 3
Lot 2
Lot 1
Carter's Addition
City of Sherman, Texas
Vol. 25, Pg. 196, D.R.C.C.T.
Lot 21
Lot 22
Lot 23
Lot 24
36.00'
14.00'
N74°46'44"E 104.00'
40.59'
passing a 1/2" capped rebar found "RPLS 3694" @ 9.8'
15.9'
1/2" capped rebar set "RPLS 6578"
Lot 1
5,200 Sq. Ft. and/or
0.119 Acres
50.00'
S14°52'37"E 100.00'
10' utility easem.
N74°46'44"E
104.00'
20' wide sanitary sewer easement per this plat
Mariah A. Phea & Carl L. Phea
50' by 100' tract in
Vol. 4496, Pg. 651
O.P.R.C.C.T.
abandoned 20' Alley
lot line
N14°52'37"W 100.00'
Lot 2
5,200 Sq. Ft. and/or
0.119 Acres
10' utility easem.
N74°46'44"E 50.00'
1/2" rebar found
1/2" capped rebar found "RPLS 3694"
46.95'
S74°46'44"W 104.00'
15.7'
28.6'
P.O.B.
mag-nail with metal washer set in buried conc. s/w
Broughton Street
a public street - 60' wide right-of-way per Vol. 25, Pg. 196 & 25' wide asphalt paving w/ conc. curb & gutter
Richards Street
a public street - 60' wide right-of-way per Vol. 25, Pg. 196 & variable width asphalt paving
North
Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

1103 & 1105 N. BROUGHTON
CARTERS W P ADDN,
BLOCK 7, LOT W 104' 21
THRU 24, ACRES 0.3223

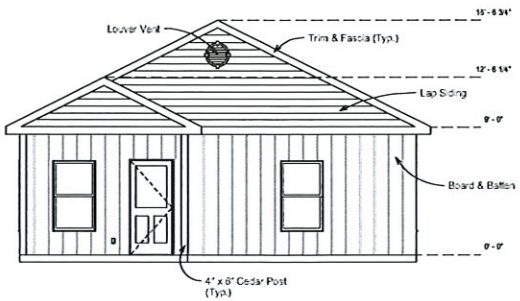


GENERAL SITE PLAN NOTES:

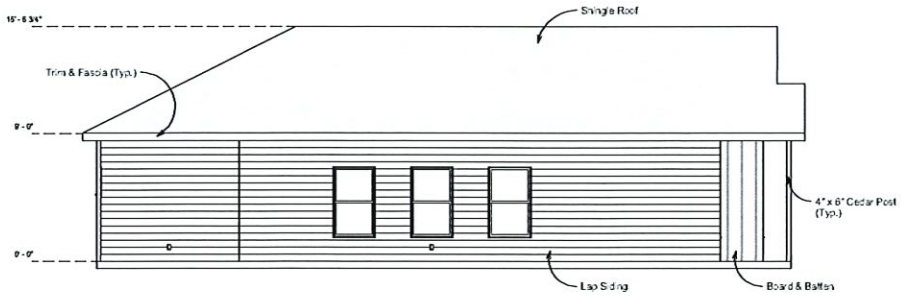
1. PROPERTY BOUNDARY & EASEMENTS OBTAINED FROM CUSTOMER PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"
0 10' 20'

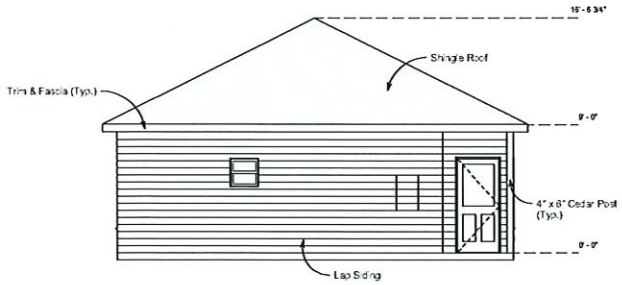
SIAS Drafting & Design
115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com



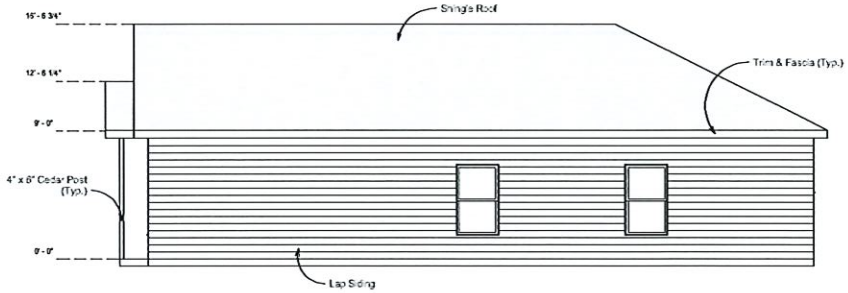
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Elevation Views

Project Address:
Sherman, TX 75090

Planning & Zoning Commission and Board of Adjustments **7.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2200 NORTH HICKORY STREET

The request of Steadman Investments (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition, as follows:

Board of Adjustments

Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' front setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District

Planning and Zoning Commission

- Replat approval of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) on Lot 10R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District.

Background:

This item was tabled at the March 16, 2021 meeting. The property is located at 2200 North Hickory Street; the northwest corner of Hickory Street and Dupree Avenue; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into two lots for residential development. There is an existing one-story house located on one of the lots; they would like to remove an addition to the existing house and request a variance for a 20' front setback. They would also like to construct a 2,600 square foot, six-bedroom, two-car garage duplex on the other lot. Parking will be provided for six cars.

Adjacent Zoning:
R-1 (One Family Residential) District

Origination:
Steadman Investments (Owner)
Preston Trail Land 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.

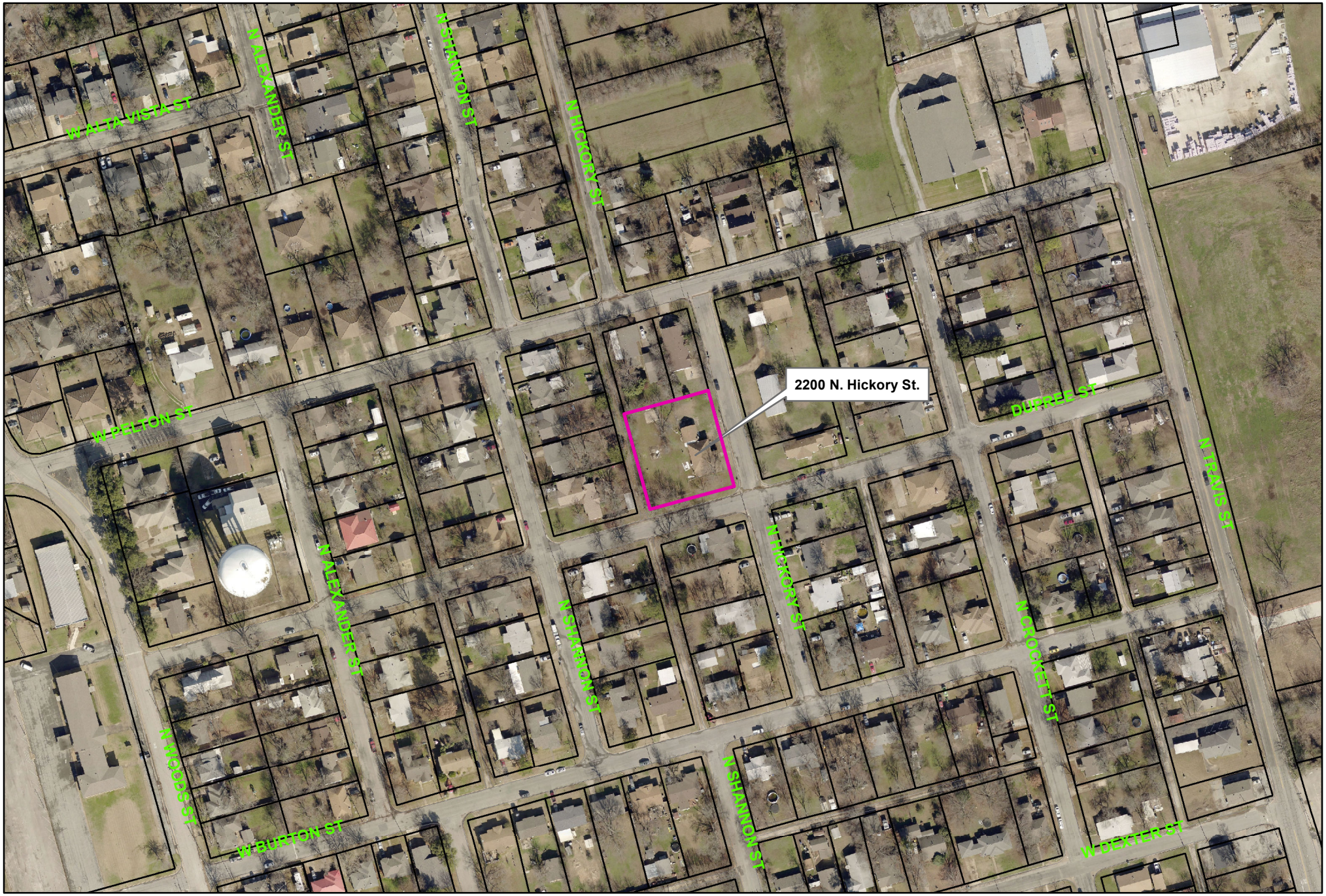
Number of notices mailed:
Replat - 136
Variance & SUP - 22

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Shannon Heights Replat
Site Plan
Building Elevations
Floor Plan
Staff Review Letter - Replat
Staff Review Letter - SUP



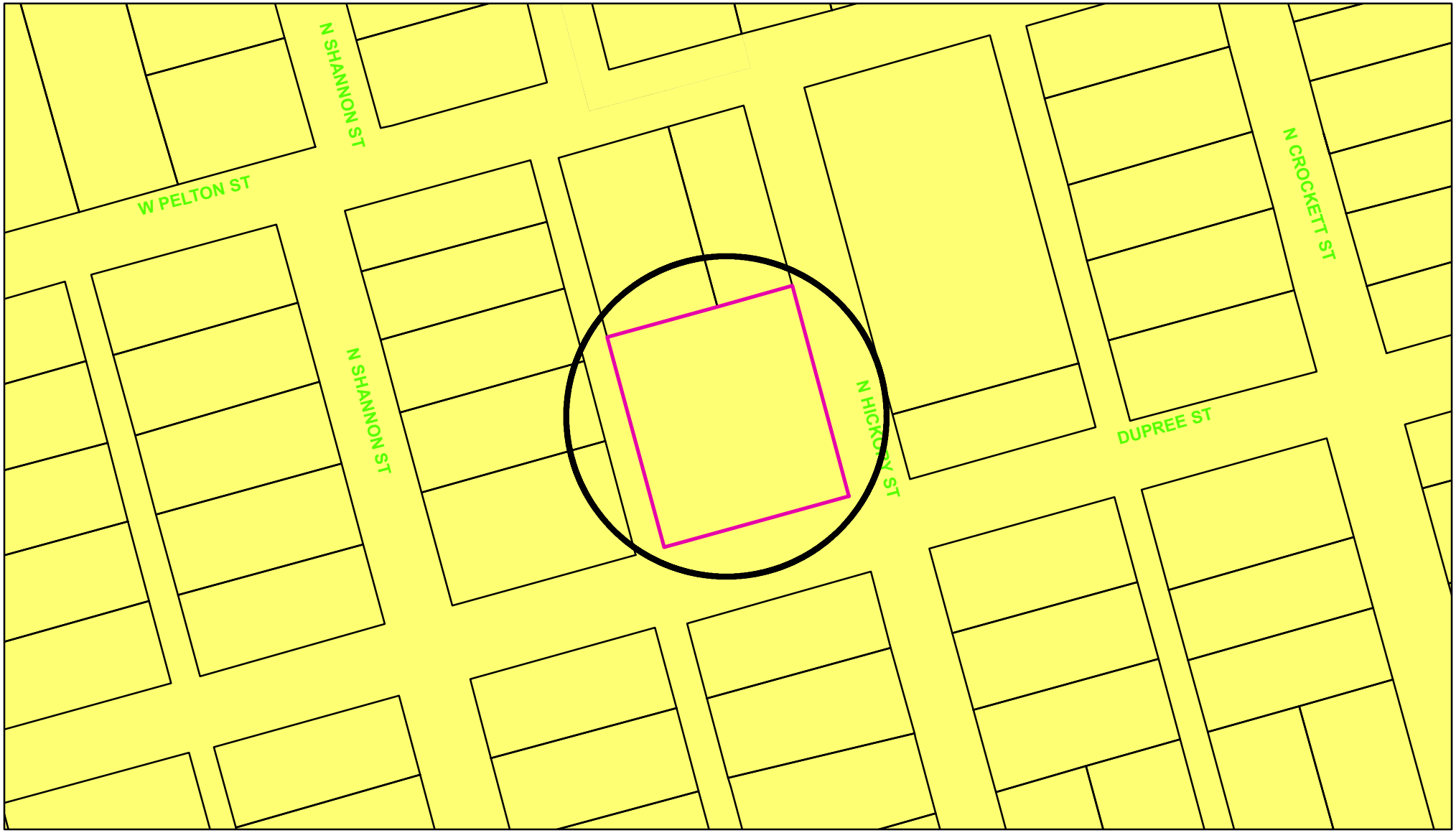
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2200 North Hickory Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2200 North Hickory Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

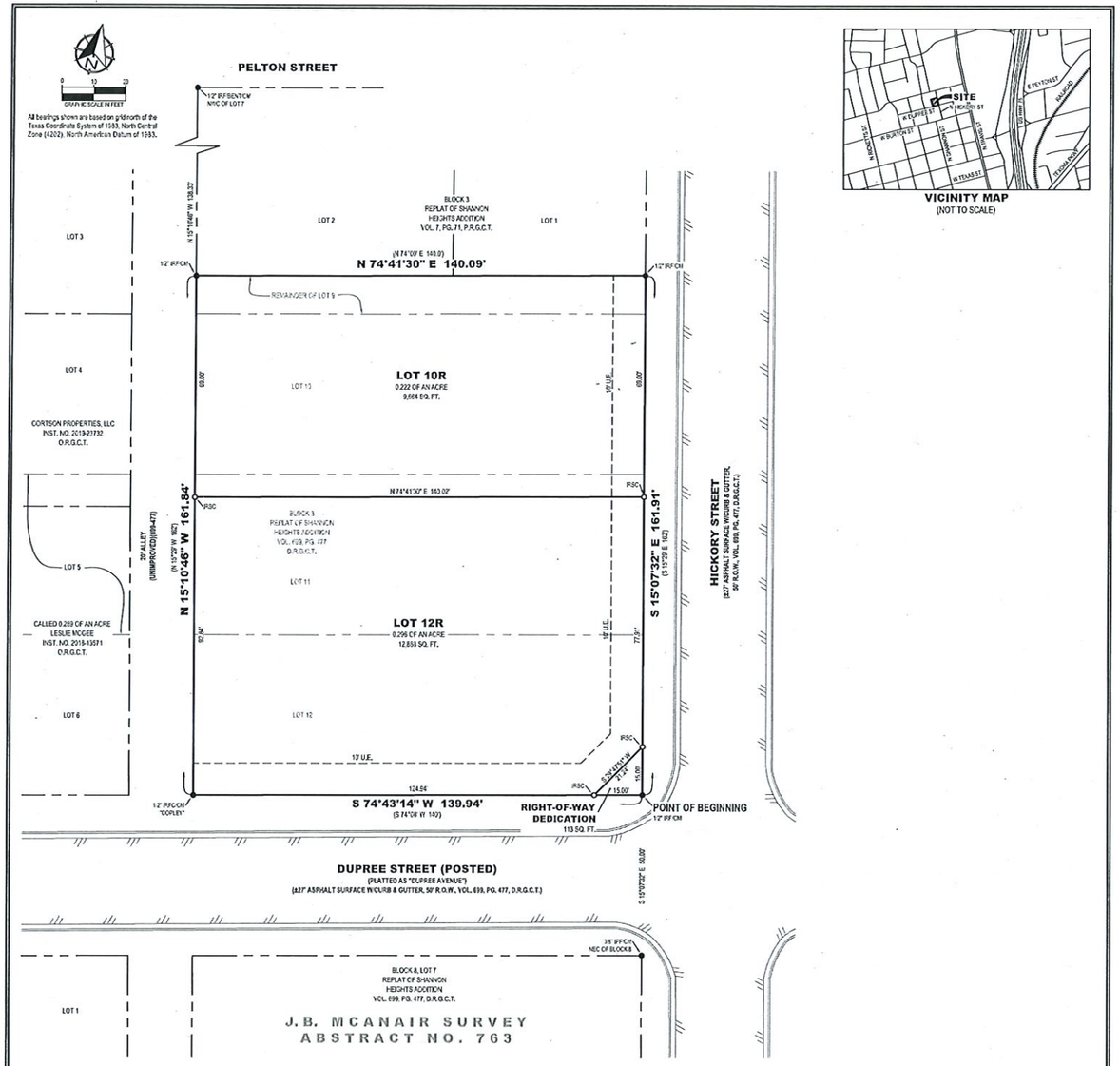
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2200 North Hickory Street





VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	U.E.	UTILITY EASEMENT
O	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND		
IRFC	IRON ROD FOUND W/PLASTIC CAP	R.O.W.	RIGHT-OF-WAY
IPF	IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
XS	'X' SCRIBED IN CONCRETE SET	INST. NO.	INSTRUMENT NO.
CM	CONTROLLING MONUMENT	NEC	NORTHEAST CORNER
( )	DEED OR PLAT CALL	NWC	NORTHWEST CORNER
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
			ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

OWNER/DEVELOPER:
Steadman Investments, Inc
2200 North Hickory Street
Sherman, TX 75092
Contact: Devon Lewis
Ph: 214-687-2060

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-766-6029

REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 10R & 12R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-766-6029

TBPLS Firm No. 10194015	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 09/29/2021	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS STEADMAN INVESTMENTS INC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 9 and all of Lots 10, 11 and 12 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 699, Page 477, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Steadman Investments, Inc, recorded in Instrument No. 2021-4563, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 12, common to the southeast corner of said Block 3, and at the intersection of the westerly right-of-way line of North Hickory Street and with the northerly right-of-way line of West Dupree Street;

THENCE South 74°43'14" West, with the southerly line of said Lot 12, and with the northerly right-of-way line of said West Dupree Street, a distance of 139.94 feet to a 1/24-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said Lot 12, and at the intersection of the northerly right-of-way line of said West Dupree Street and the easterly line of a 20-foot alley in said Block 3;

THENCE North 15°10'45" West, with the westerly line of said Lot 12, and with the easterly line of said 20-foot alley, along or near a fence, passing en route at a distance of 50.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Lot 12, and continuing on said course, with the westerly line of aforesaid Lot 11, passing en route at a distance of 100.00 feet a Capped Iron Rod set for the northwest corner of said Lot 11, and continuing on said course, with the westerly line of aforesaid Lot 10, passing en route at a distance of 150.00 feet a Capped Iron Rod set for the northwest corner of said Lot 10, and continuing on said course, with the westerly line of aforesaid Lot 9, a total distance of 161.84 feet to a 1/2-inch iron rod found for the northwest corner of aforesaid Kelley Tract, common to the southwest corner of Lot 2 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 7, Page 71, Plat Records, Grayson County, Texas;

THENCE North 74°41'30" East, with the northerly line of said Kelley Tract, and with the southerly line of said Lot 2, and with the southerly line of Lot 1 of said Replat of Shannon Heights Addition (Vol.7, Pg. 71), and crossing said Lot 9, a distance of 140.09 feet to a 1/2-inch iron rod found for the northeast corner of said Kelley Tract, common to the southeast corner of said Lot 1, and on the easterly line of said Lot 9, and on the westerly right-of-way line of aforesaid North Hickory Street;

THENCE South 15°07'32" East, with the easterly line of said Lot 9, and with the westerly right-of-way line of said North Hickory Street, passing en route at a distance of 11.91 feet a Capped Iron Rod set for the southeast corner of said Lot 9, and continuing on said course, with the easterly line of aforesaid Lot 10, passing en route at distance of 61.91 feet an 'X' scribed in concrete set for the southeast corner of said Lot 10, and continuing on said course, with the easterly line of aforesaid Lot 11, passing en route of a distance of 111.91 feet a Capped Iron Rod set for the southeast corner of said Lot 11, and continuing on said course, a total distance of 161.91 feet to the POINT OF BEGINNING and enclosing 0.520 of an acre (22,664 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **STEADMAN INVESTMENTS INC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 10R & 12R**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: STEADMAN INVESTMENTS INC

BY: _____
Devon Lewis

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 10R & 12R** to the City of Sherman was submitted to the City Council on the _____ day of _____ 20_____, 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 _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNER/DEVELOPER:
Steadman Investments, Inc
2200 North Hickory Street
Sherman, TX 75092
Contact: Devon Lewis
Ph: 214-687-2060

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-766-6029

REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 10R & 12R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

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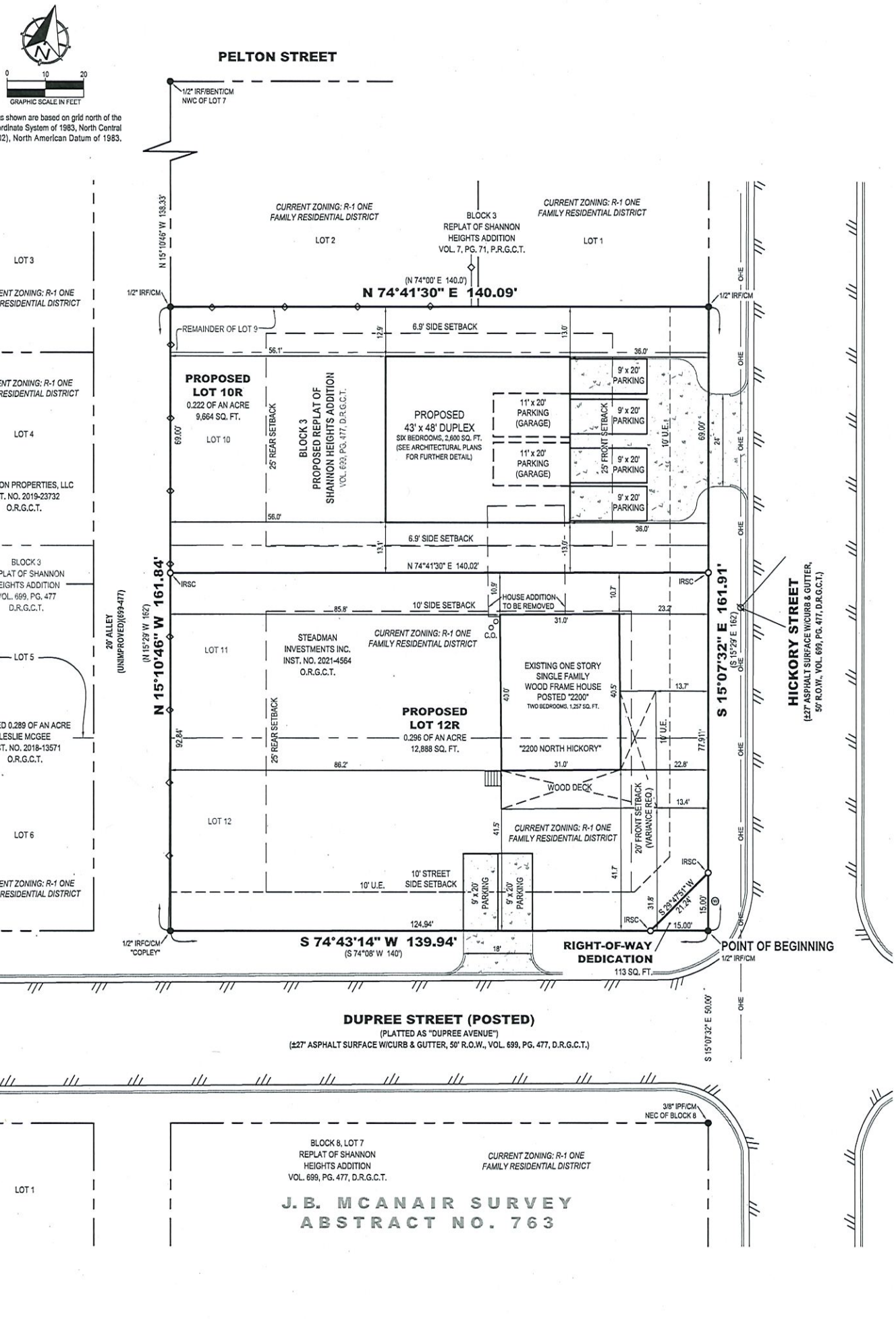
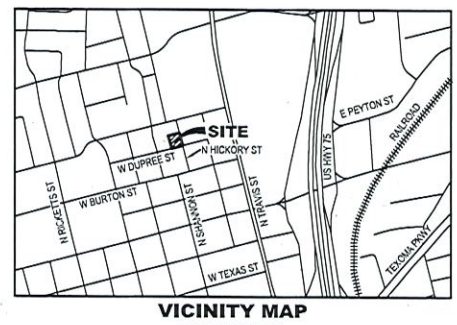
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-766-6029

TBPLS Firm No. 10194015	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 09/29/2021	Sheet No. 2 of 2





VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	CM	CONTROLLING MONUMENT
○	SET MONUMENT	B.L.	BUILDING LINE
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	U.E.	UTILITY EASEMENT
		⊘	UTILITY/POWER POLE
IRF	IRON ROD FOUND	ⓦ	WATER METER
IRFC	IRON ROD FOUND W/PLASTIC CAP	C.O.	CLEAN OUT
IPF	IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
XS	'X' SCRIBED IN CONCRETE SET	INST. NO.	INSTRUMENT NO.
( )	DEED OR PLAT CALL	NEC	NORTHEAST CORNER
R.O.W.	RIGHT-OF-WAY	NWC	NORTHWEST CORNER
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		ASPHALT
			CHAIN LINK FENCE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BUILDING LINE
		OHE	OVERHEAD ELECTRIC/UTILITY

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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2200 North Hickory Street
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Contact: Devon Lewis
Ph: 214-687-2060

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

PRELIMINARY
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SITE PLAN
PROPOSED REPLAT OF SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 10R & 12R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

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Pottsboro, TX 75076
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903-786-6029

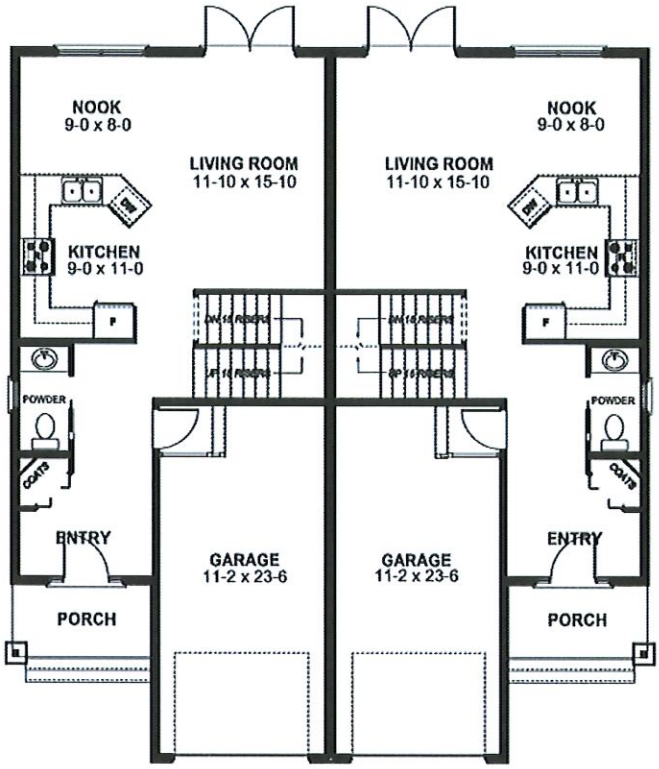
TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 03/25/2021	Project No. 20-0702.1 Sheet No. 1 of 1



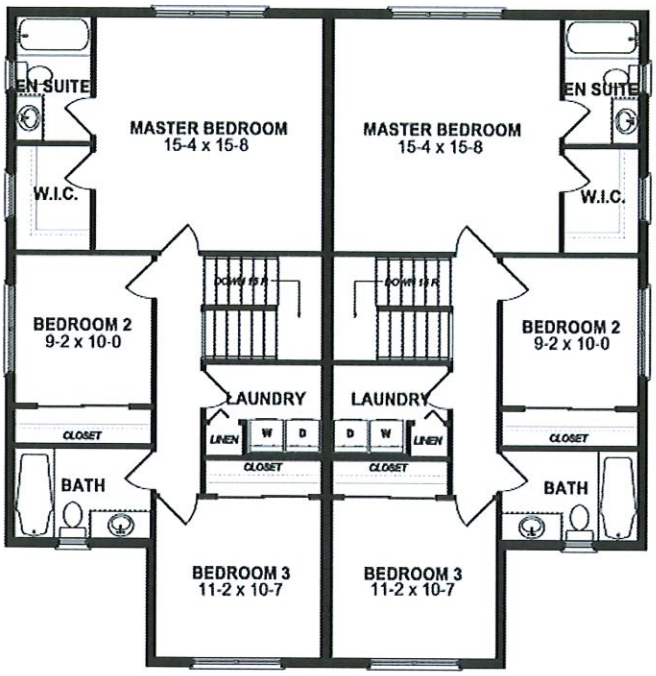
- 2600 Total Living Area
- 900 Main Level
- 833 Upper Level
- 440 Garage
- 6 Bedrooms
- 4 Full Bath(s)
- 2 Half Bath(s)
- 2 Car Garage

43' Wide x 48' Deep





MAIN FLOOR PLAN



SECOND FLOOR PLAN



Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Steadman Investments, Inc.
2200 North Hickory Street
Sherman, TX 75092

Preston Trail Land Surveying
83493 N. State Hwy. 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Shannon Heights Addition, Block 3, Lots 10R & 12R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. Change Dupree Street to Dupree Avenue in drawing and metes and bounds.
4. The City of Sherman does not maintain alleys.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Steadman Investments
Devon Lewis
2200 N. Hickory
Sherman, TX 75092

Preston Trail Land Surveying, LLC
83493 N. State Highway 289
Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Two-Family Dwelling (Duplex) on Lots 10R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 10R and 12R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District located at 2200 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6' fence is required abutting residentially zoned property.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **8.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

325 & 329 WEST JONES STREET

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 325 and 329 West Jones Street, being all of Lot 14 and the West 2' of Lot 12, Block 1, A R Loving's Addition, as follows;

Planning and Zoning Commission

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (6) to allow Single-Family Dwellings on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in lieu of residential occupancies shall not be allowed in the first half of the first floor of any building facing a front street in a C-2 (General Commercial) District/Central Business District.

Background:

This item was tabled at the March 16, 2021 meeting. The property is located at 325 and 329 West Jones Street; the northeast corner of Rusk and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The owner would like to build two single family homes on two lots. The homes will be approximately 1,596 square foot, three-bedrooms, two-baths, with a two-car garage and two parking spaces located in front of each home.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Thomas L. Shields (Owner)
Paul Terrell (Representative)
NBS Drafting and Design (Draftsman)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

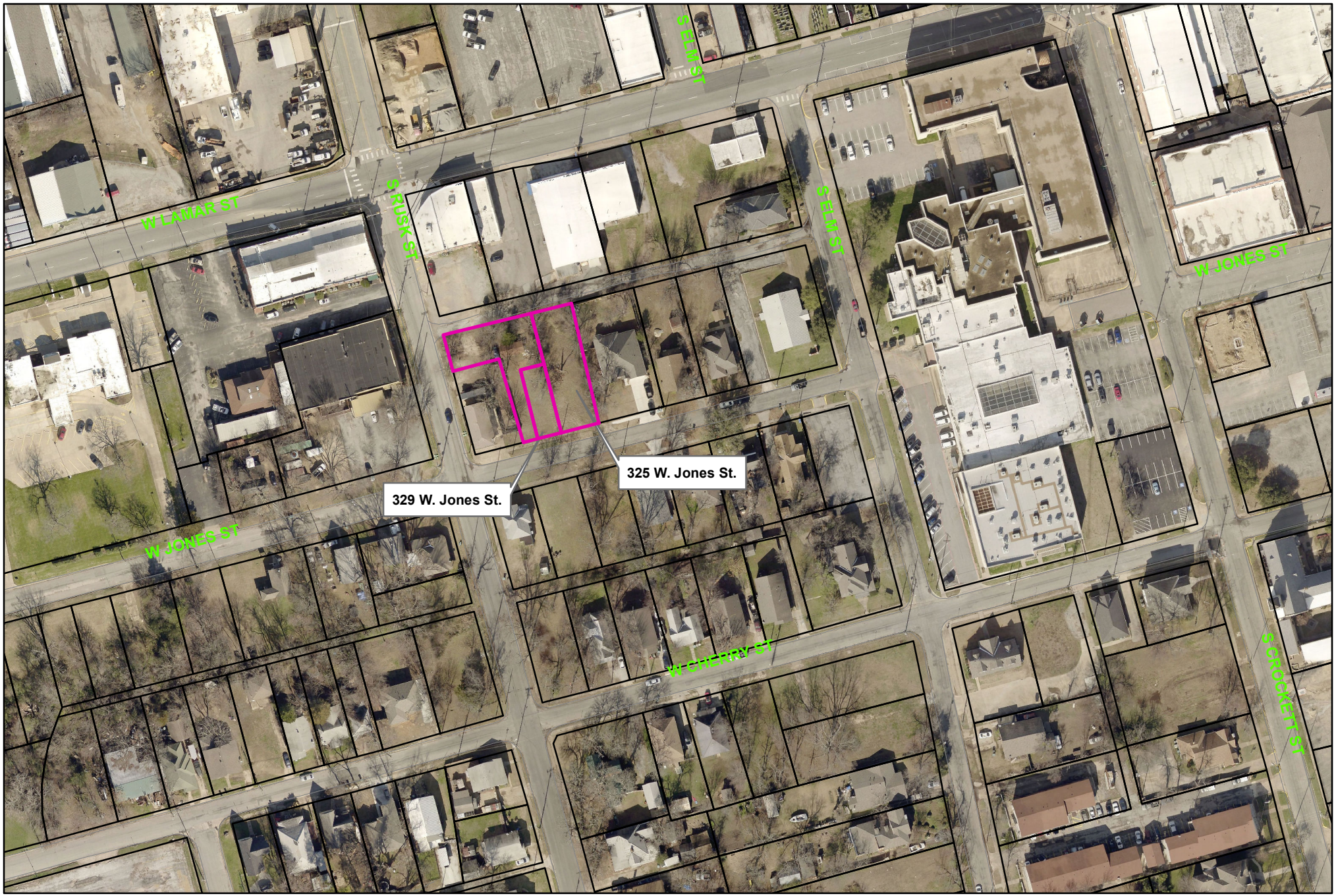
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
A. R. Loving's Addition Replat
Site Plan
Building Elevations
House Next Door
Staff Review Letter



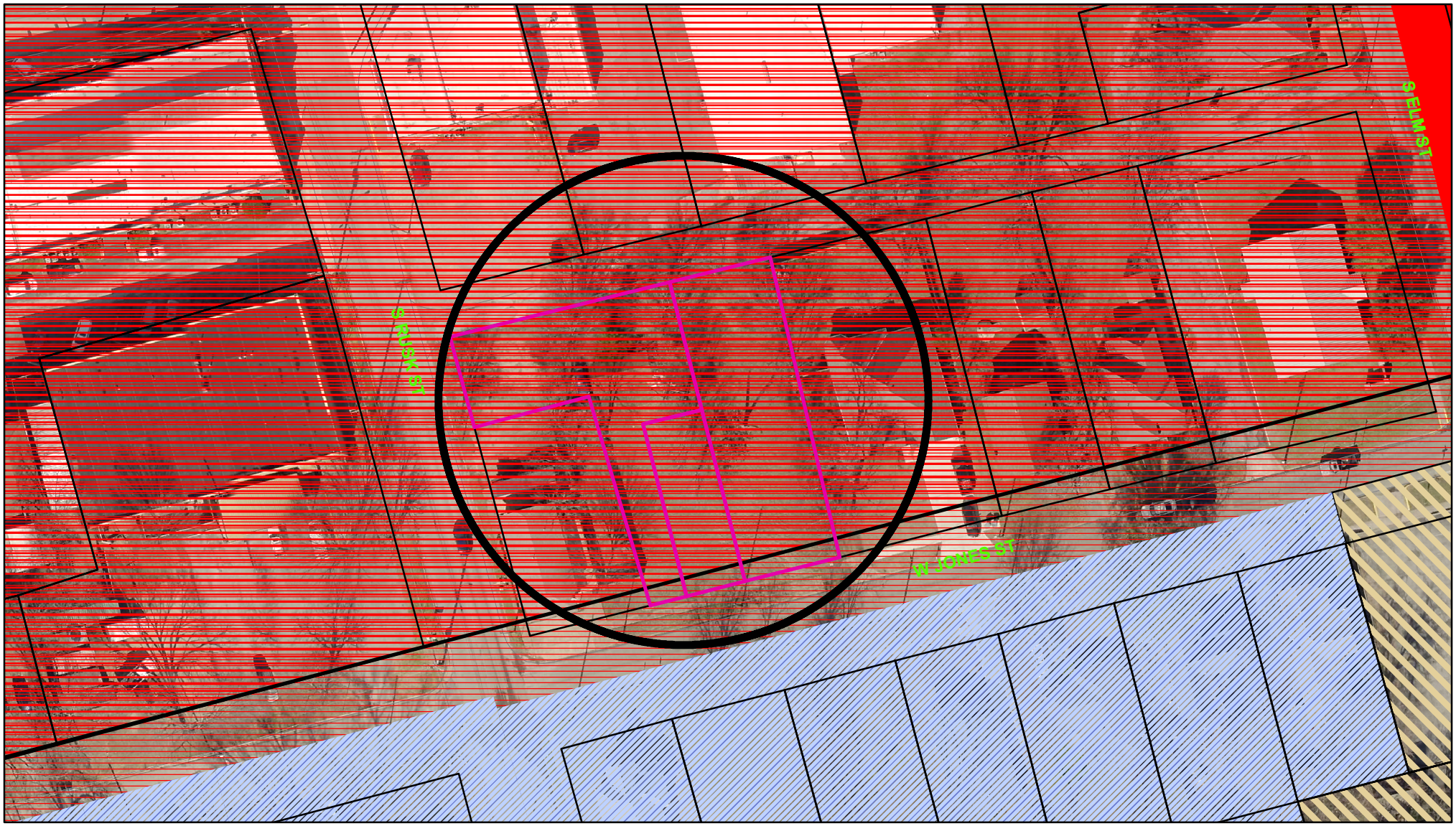
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

325 & 329 W. Jones Street

NOT TO SCALE

1 in = 147 ft



Zoning - 325 & 329 West Jones Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 64 ft

325 & 329 West Jones Street





N

W E

S

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

0 30 60

SCALE ~ 1" = 30'

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved.

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
402 W. LAMAR ST.
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being all of Lots 14 & 16 and the W/2 of Lot 12, of the A. R. Loving's Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 27, Page 117, Deed Records, Grayson County, Texas being the same Lots conveyed to Tom L. Shields by deed of record in Volume 4312, Page 894, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the north line of W. Jones Street and the east line of S. Rusk Street being the southwest corner of said Lot 16;*

Thence ***North 15°31'01" West****, along the east line of said S. Rusk Street and the west line of said Lot 16, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 16 in the south line of a 12' alley;*

Thence ***North 75°41'52" East****, along the north line of said Lots 16, 14, & 12 and the south line of said 12' alley, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said Lot 12 for the northeast corner of the herein described tract;*

Thence ***South 15°31'01" East****, over and across said Lot 12, a distance of* ***144.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 in the north line of said W. Jones Street maintaining the southwest corner of said Tom Shields Tract;*

Thence ***South 75°41'52" West****, along the north line of said W. Jones Street, a distance of* ***144.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.476 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

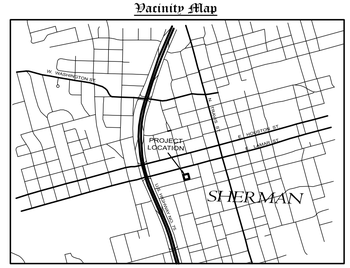
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

~ GENERAL NOTES ~

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

Purpose:
The purpose of this Replat is to adjust Lots 14, 16 & W/2 12 into 3 usable tracts.

Vicinity Map



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

We, TOM L. SHIELDS, Owner and Developer of the Replat of LOTS 14, 16 & the W/2 of 12, of the A.R. LOVING'S ADDITION, an addition to the City of Sherman, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Replat of LOTS 14, 16 & the W/2 of 12, A.R. LOVING'S ADDITION, an addition to the City of Sherman have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of_____, 2021.

TOM SHIELDS
PARTNER

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 TOM SHIELDS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ day of_____, 2021.

Notary Public in and for
the State of Texas

Acceptance of Dedication

Approved this____day of_____,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
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SURVEYOR
JOHN C. COPLEY
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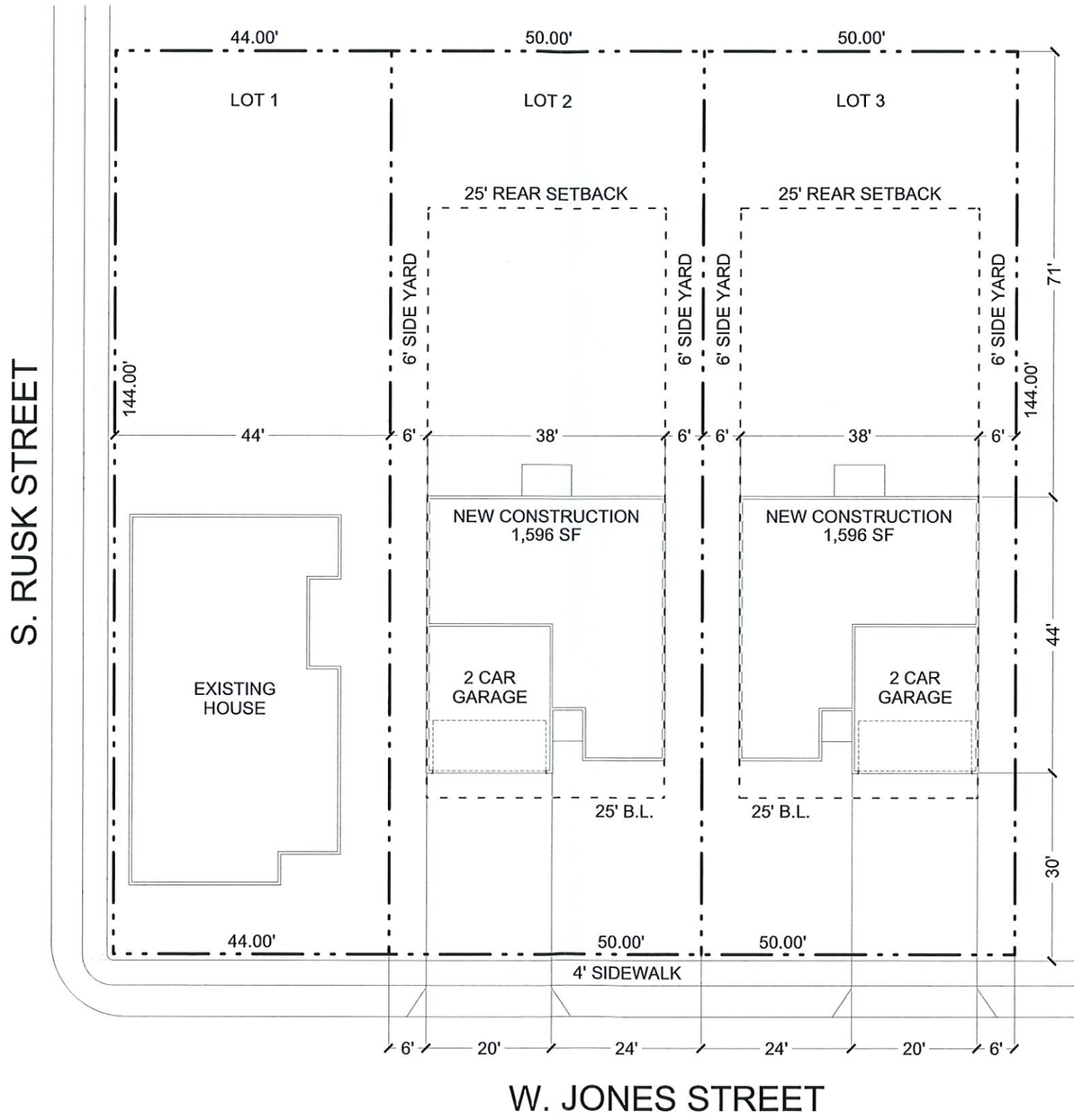


SITE PLAN

SCALE: 1" = 10'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

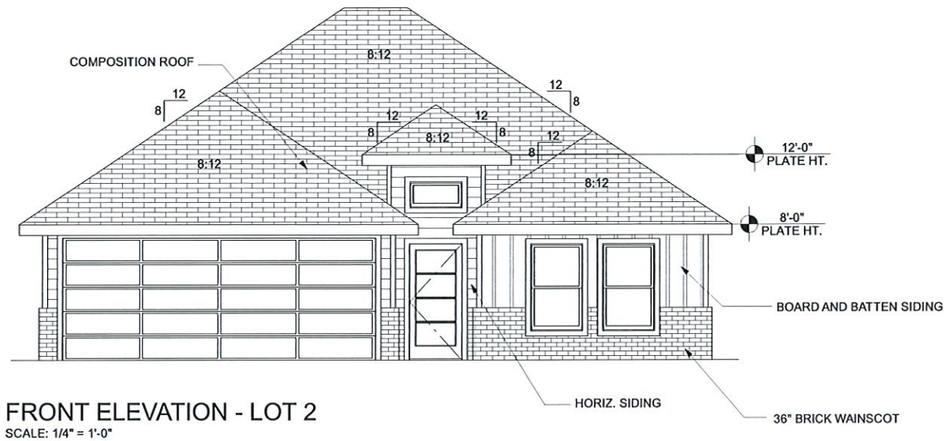
A New Site Plan For
PAUL TERRELL

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

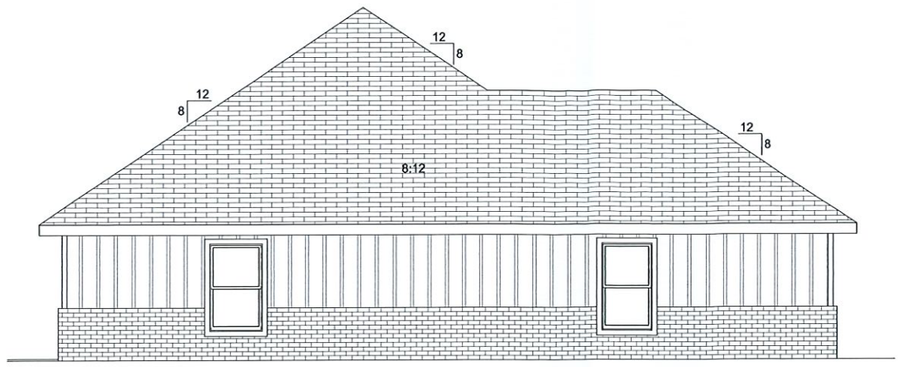
DATE:
3/25/2021

SCALE:

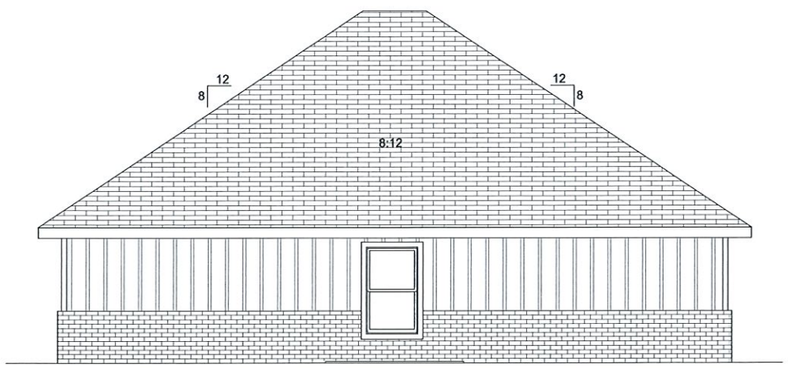
SHEET:
A-1



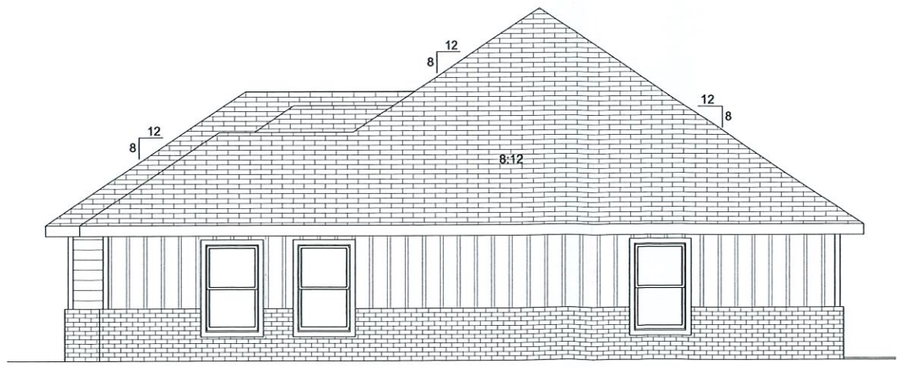
FRONT ELEVATION - LOT 2
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - LOT 2
SCALE: 1/4" = 1'-0"



REAR ELEVATION - LOT 2
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - LOT 2
SCALE: 1/4" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

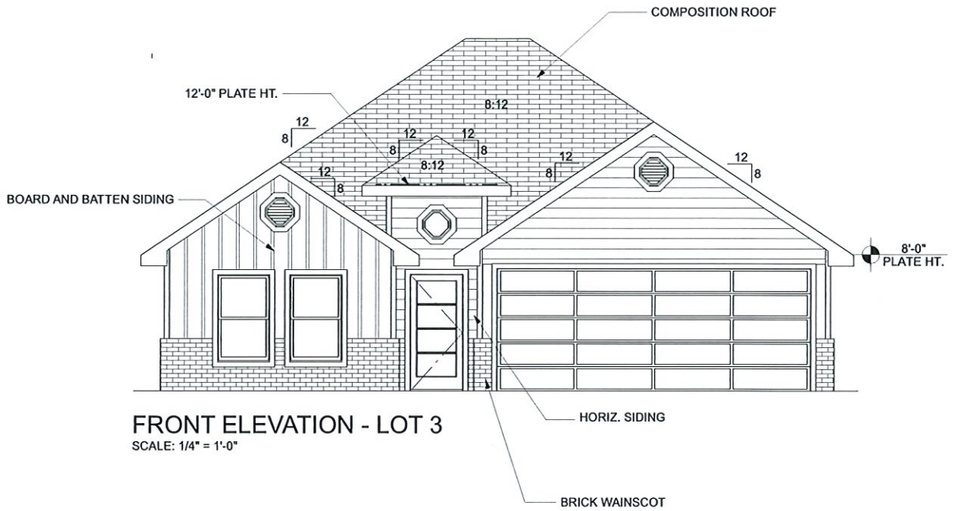
A New Site Plan For
PAUL TERRELL

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

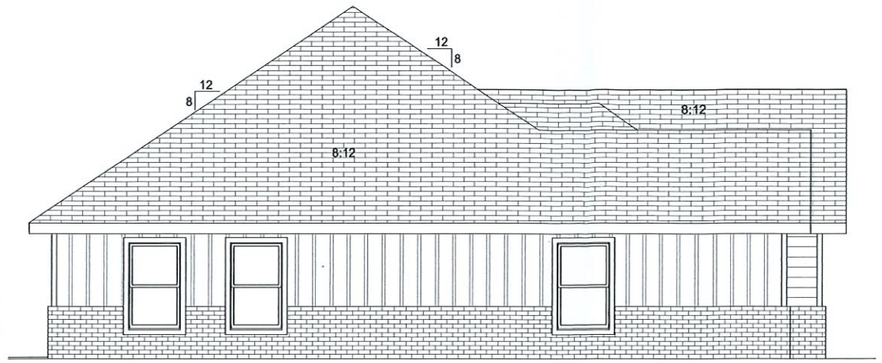
DATE:
3/25/2021

SCALE:

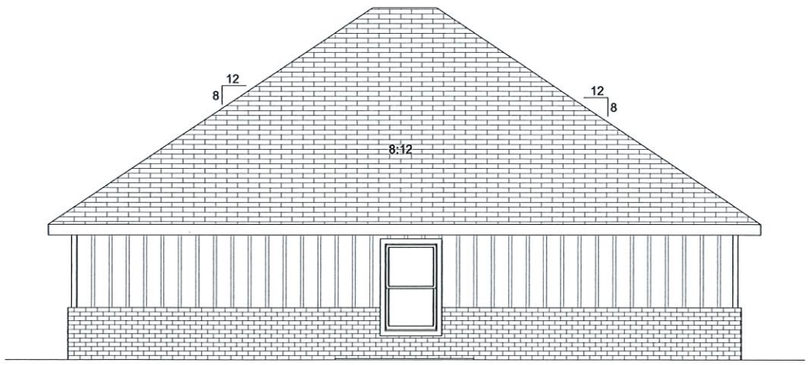
SHEET:
A-2



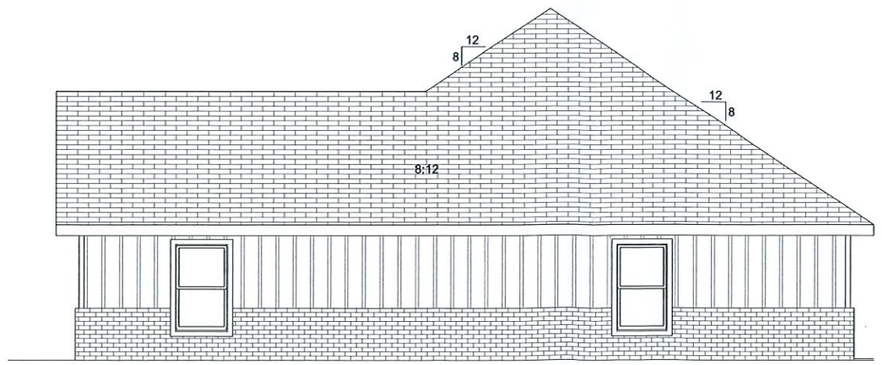
FRONT ELEVATION - LOT 3
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - LOT 3
SCALE: 1/4" = 1'-0"



REAR ELEVATION - LOT 3
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - LOT 3
SCALE: 1/4" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

A New Site Plan For
PAUL TERRELL

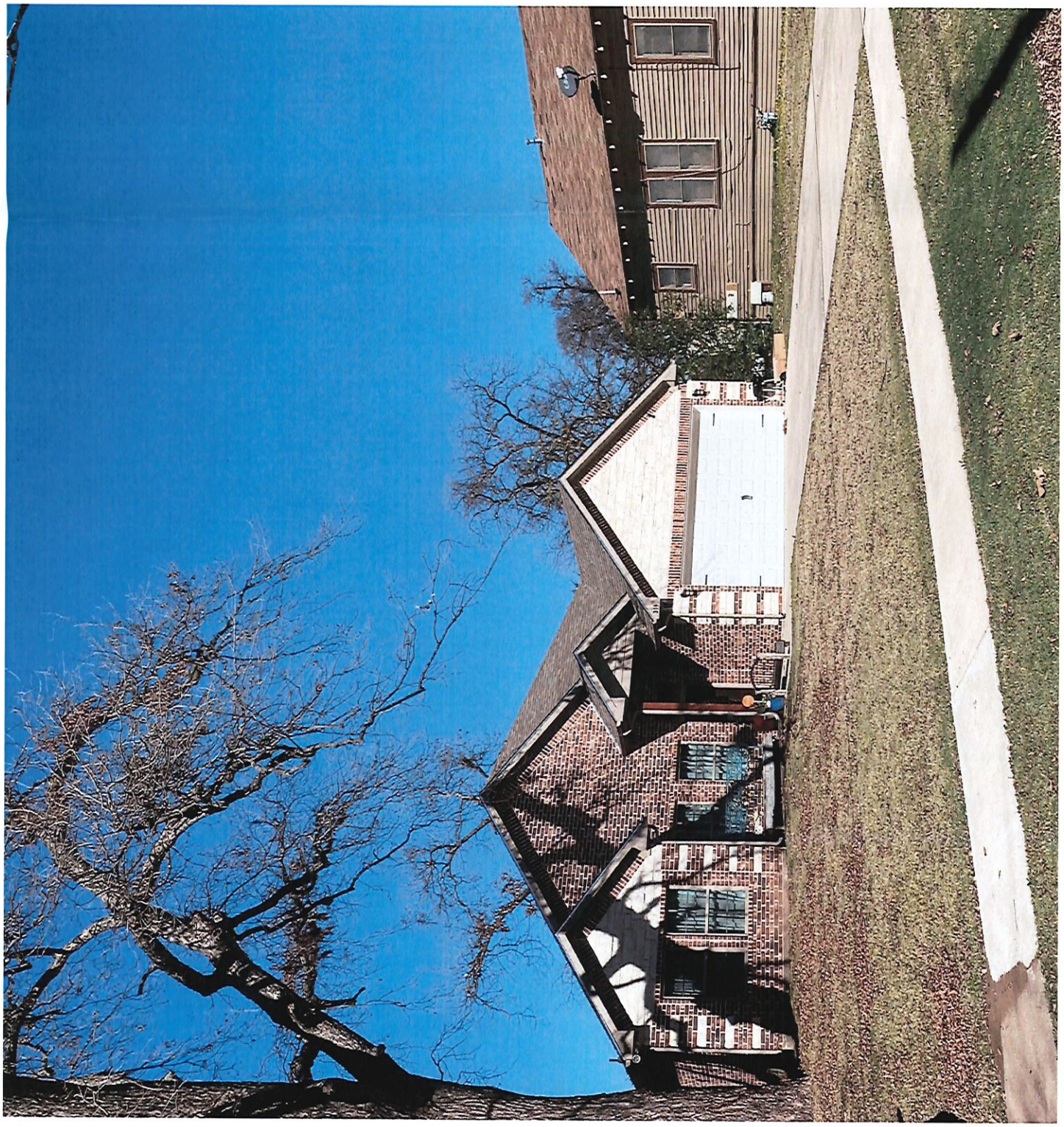
DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
3/25/2021

SCALE:

SHEET:

Mail body: 1



Sent from my iPhone

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you have received this messagein error, you are hereby notified that we do not consent to any reading, dissemination, distribution or copying of this message. If you have received this communication in error, please notify the sender immediately and destroy the transmitted information.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Thomas L. Shields
402 W. Lamar
Sherman, TX 75090

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

Paul Terrell
1207 N. Hopson St.
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for an Exception and site plan approval to allow Single-Family Dwellings on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in lieu of residential occupancies shall not be allowed in the first half of the first floor of any building facing a front street in a C-2 (General Commercial) District/Central Business District located at 325 and 329 West Jones Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Central Business District and the Fence Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

8. Replat of property must be filed in the Grayson County Official Public Records prior to building permits being issued.

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **9.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3100 NORTH U.S. HIGHWAY 75

The request of Victron Stores LP (Owners), Kofi Addo, Bowman Consulting (Representative) and Merriman Anderson (Architect) concerning the property located at 3100 North U.S. Highway 75, being Lot 1, K Seven Corner, as follows:

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5) to allow an 8' setback in lieu of the required 40' for a carwash canopy in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Amend a previously approved exception and variance under Ordinance No. 2280 Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(a)(1) to allow a 50' tall freestanding sign, with a 25' setback in lieu of 75' required in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

This item was tabled at the March 16, 2021 meeting. The property is located at 3100 North U.S. Highway 75; the northwest corner of Highways 75 & 82, currently a convenience store and fueling station. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. Background on the property:

- September, 1984 - Zone change to C-2 (General Commercial) District
- June 8, 1999 - Exception to allow overhead doors facing the highway and to substitute the 5' required landscaped buffer with planting and maintaining the right-of-way.
- July 16, 2013 - Exception and variance to allow an additional freestanding sign with a 25' setback in lieu fo the 75' required.

The owner would like to demolish the existing convenience store and fueling station to build a 2,282 square foot carwash with vacuum stations. They are requesting a variance to allow an 8' setback from the U.S. Highway 75 access road property line for the canopy and to amend an exception to allow a 50' tall freestanding sign with a 25' setback.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Victron Stores LP (Owners)
Kofi Addo, Bowman Consulting (Representative)
Merriman Anderson (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:

2

Objections Received:

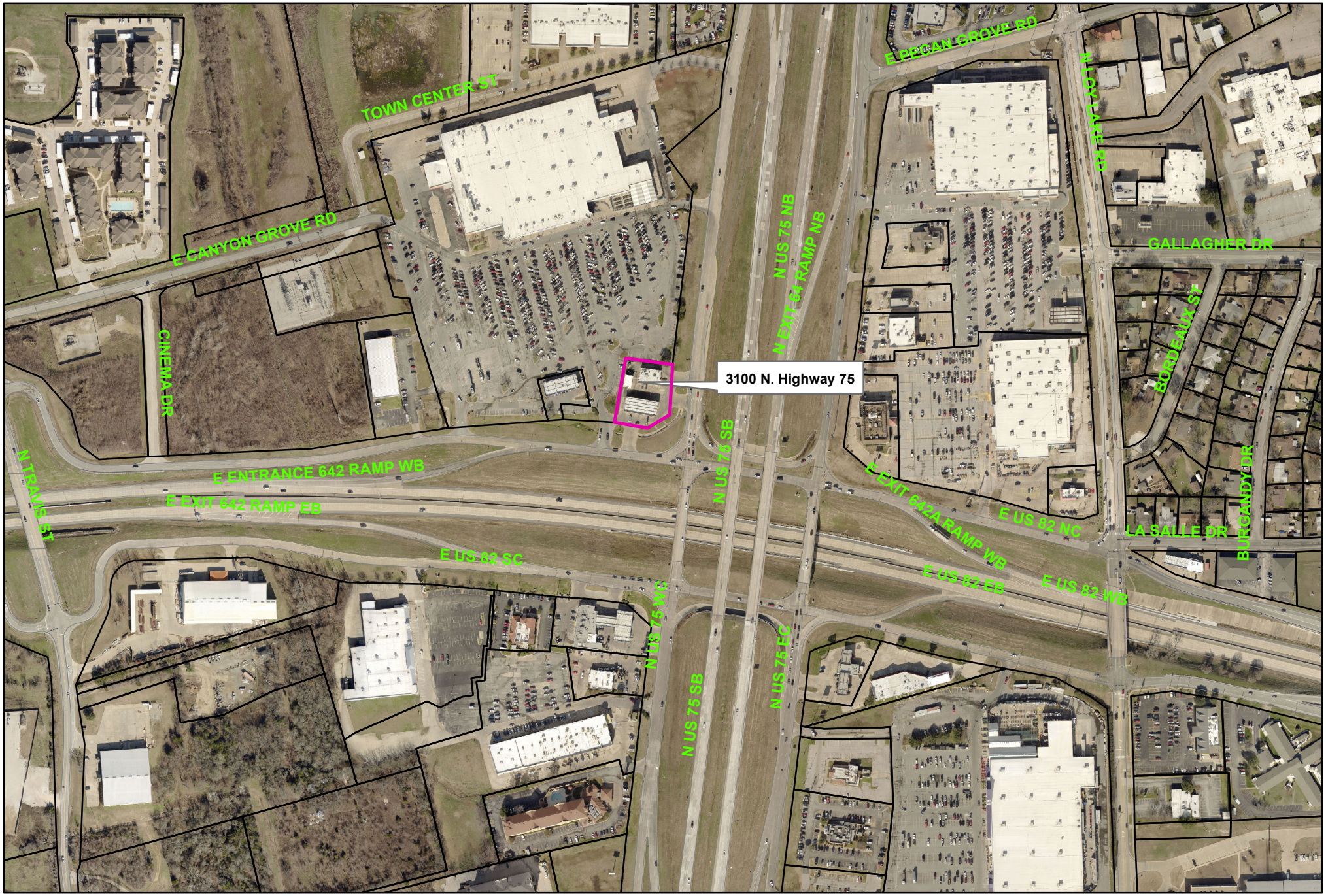
0

Development Review Meeting:

Yes

Attachments

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



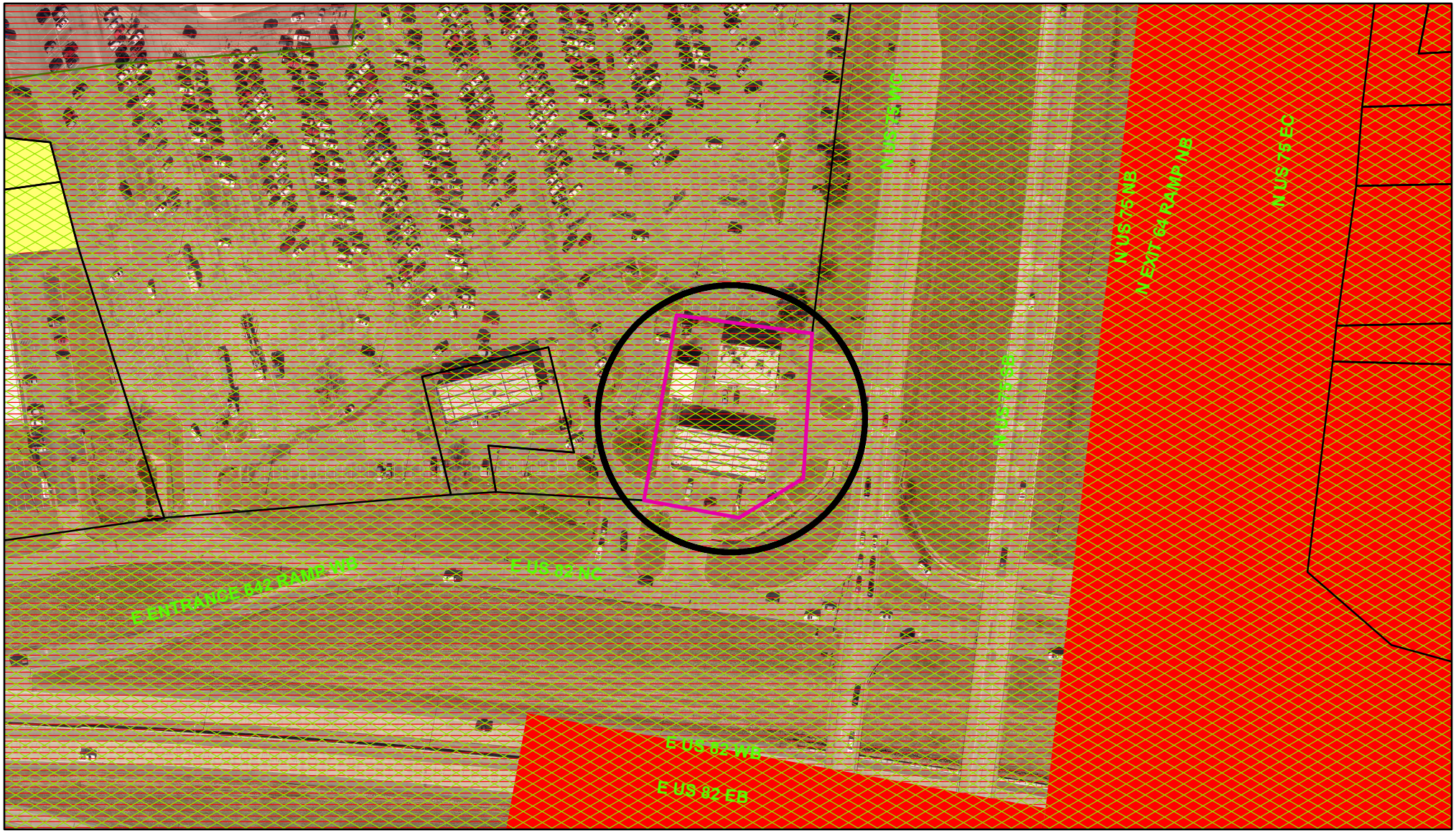
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3100 North U.S. Highway 75

NOT TO SCALE

1 in = 400 ft



Zoning - 3100 North U.S. Highway 75

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

3100 North U.S. Highway 75



Bowman
CONSULTING

Dallas Office
8201 Preston Rd., Suite 700B
Dallas, TX 75225
(972) 497-2992
www.bowmanconsulting.com

January 21, 2021
Project # 070393-01-001

City of Sherman
Rob Rae
Director of Development Services
220 W. Mulberry
Sherman, TX 75090

RE: Victron Car Wash – 3100 N. Hwy 75, Sherman, TX 75090
Project Narrative

Dear Mr. Rae:

Victron Stores, L.P. is proposing to develop a new car wash at 3110 N. Hwy 75, Sherman, TX 75090. This project consists of a new 2,282± SF car wash building, along with associated parking, vacuum stations, landscaping, and utilities. The site is zoned C-2 General Commercial and currently has a convenience store with a fueling station and car wash facility that will be demolished.

The intent of this letter is to request a specific use permit for the car wash. The developer is committed to a development that upholds high quality and innovative site designs compatible with the surrounding business community. The project will provide employment opportunities as well as a source of tax revenue for the City of Sherman.

We appreciate your consideration for this specific use application. Should you have any questions or concerns, please do not hesitate to contact me at (972) 497-2992 or kaddo@bowmanconsulting.com

Sincerely,

Kofi Addo
Team Lead
Bowman Consulting
kaddo@bowmanconsulting.com

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT K – SEVEN CORP., Dennis Koop, President being the sole owner of the hereinabove described property hereby adopt this plat designating said property as K – SEVEN CORNER an addition to the City of Sherman, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, 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 12 day of November, 1993.

K – SEVEN CORP.
Dennis Koop, President

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 Dennis Koop, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of November 1993.

Judy M. Horton
Notary Public in and for the
State of Texas

Commission Expires: 10/4/97

JUDY M. HORTON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 10-4-97

KNOW ALL MEN BY THESE PRESENTS,

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

Douglas W. Underwood 11/1/93
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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 Douglas A Underwood, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of November 1993.

Judy M. Horton
Notary Public in and for the
State of Texas

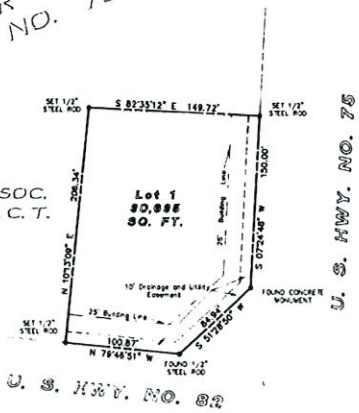
Commission Expires 10/4/97

JUDY M. HORTON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 10-4-97

11464

J. B. McANAIR SURVEY
ABSTRACT NO. 763

FIRST TEXAS SAVINGS ASSOC.
VOL. 1865, PG. 810, D.R.G.C.T.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

Field Notes

Situated in the County of Grayson, State of Texas being a part of the J. B. McAnair Survey, Abstract No. 763, also being a part of a 12.339 acre tract of land described in Substitute Trustee's Deed recorded in Volume 1865, Page 810, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in place at the most southerly southeast corner of said 12.339 acre tract, said steel rod also being at an angle point in the north right-of-way line of U. S. Highway No. 82;

Thence North 78°46'51" West with said north right-of-way line a distance of 100.87 feet to a set 1/2" steel rod;

Thence North 10°13'09" East a distance of 208.34 feet to a set 1/2" steel rod;

Thence South 82°35'12" East a distance of 149.72 to 1/2" steel rod set in the west right-of-way line of U. S. Highway No. 75;

Thence South 07°24'48" West with said west right-of-way line a distance of 150.00 feet to a found concrete monument;

Thence South 51°38'30" West a distance of 84.84 feet to the Point-of-Beginning and containing 30835 square feet.

Approved this 4th day of September 1993 by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary By RS

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas Date 3/9/94

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, K – SEVEN CORNER, addition to the City of Sherman, Texas, was submitted to the City Council on the 14 day of Dec, 1993 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 9 day of March 1994

City Clerk, City of Sherman, Texas

K – SEVEN CORNER

to the City of Sherman, Texas
a 0.703 Acre Addition
in the
J. B. McAnair Survey, Abstract No. 763
City of Sherman, Grayson County, Texas

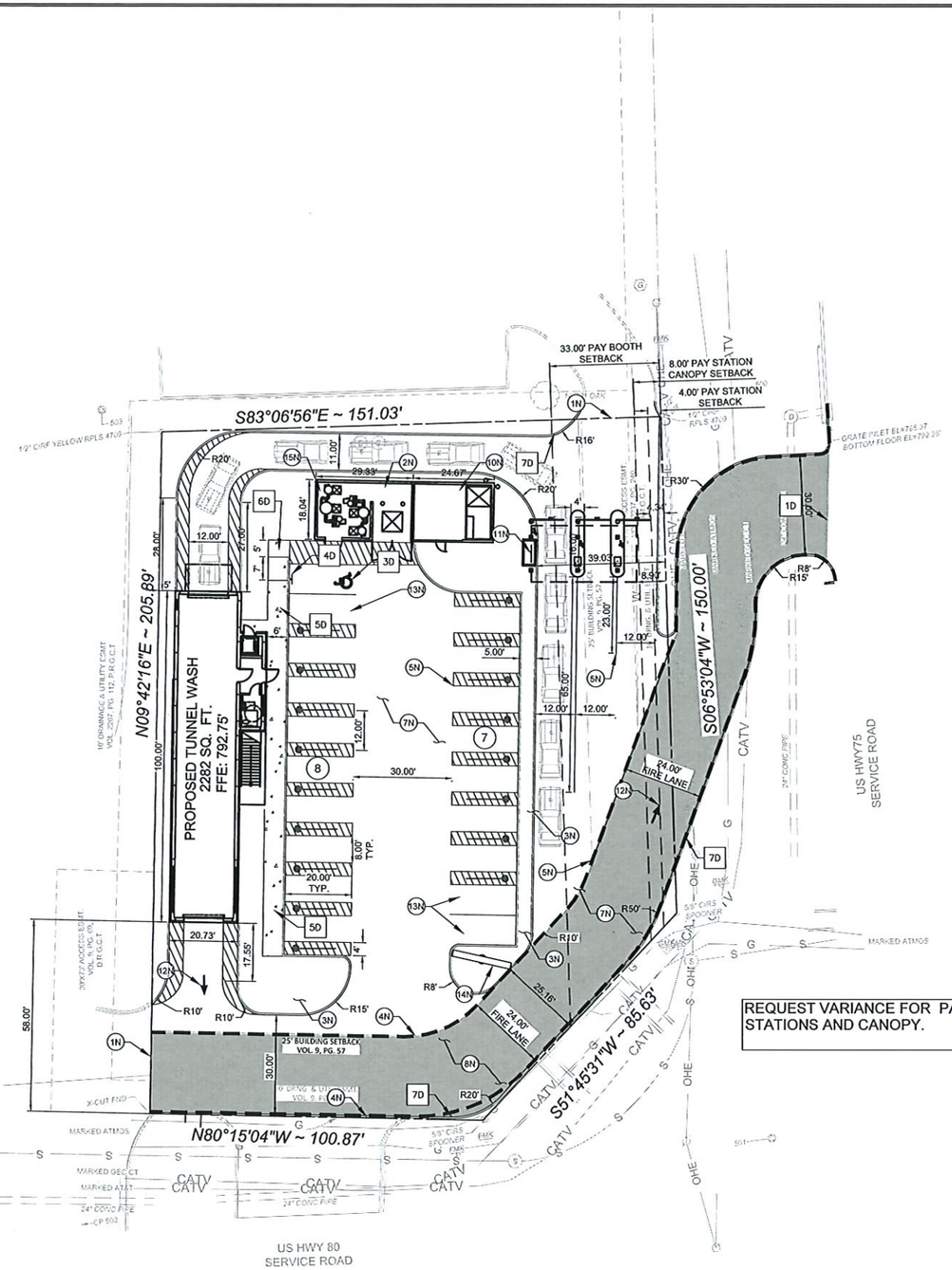
Owner
K – SEVEN CORP.

003R49

FILED FOR RECORD
at 9:30 o'clock A.M. on the 10th day of March A.D. 1994
duly recorded in Vol. 2 Page 52
of the Plat Records of Grayson County, Texas
BARA J. MCKAGEN
County Clerk, Grayson County, Texas
By Deputy

UNDERWOOD

City of Sherman



PROPOSED LEGEND

- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- VACUUM PARKING SPACE COUNT (1)

EXISTING LEGEND

- CONTROL POINT
- TEMPORARY BENCHMARK
- PROPERTY CORNER
- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE MARKER
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
- GAS MARKER
- GAS METER
- GAS TEST STATION
- TREE (AS DESCRIBED)
- WATER METER
- BOLLARD POST
- MONITORING WELL
- OVERHEAD ELEC.
- U.G. FIBER OPTIC
- U.G. GAS
- U.G. WATER
- U.G. SAN. SEWER
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- U.G. STORM SEWER
- STORM DRAIN MANHOLE
- WOOD FENCE
- X 555.55 SPOT ELEVATION
- EC 555.55 EDGE OF CONCRETE ELEVATION
- GT 555.55 GUTTER ELEVATION
- TC 555.55 TOP OF CURB ELEVATION
- (1) INVERT REFERENCE
- CANOPY - COVERED AREA
- SUBJECT PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- FIRELINE PAINT MARKS

20 0 20 40
SCALE: 1 INCH = 20 FT

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL) IN O-1 OVERLAY DISTRICT
CURRENT LOCAL JURISDICTION:	CITY OF SHERMAN
FLOOD ZONE CLASSIFICATION;	ZONE 'X'
FEMA PANEL:	48181C0290F (09/29/2010)
SITE AREA TOTAL:	30,825 SF (0.703 AC)
PROPOSED	
IMPERVIOUS AREA:	24,844 SF (0.566 AC)
PERVIOUS AREA OPEN SPACE:	5,981 SF (0.137 AC)

PARKING DATA

REQUIRED SPACES:	3/ WASH LANE	
SPACES PROVIDED:	15	VACUUM SPACES
	3	REGULAR SPACES
	1	ADA
	19	TOTAL

NOTES

1N SAWCUT 2' AND MATCH EXISTING
2N DUMPSTER ENCLOSURE (REFER TO BUILDING PLANS)
3N LANDSCAPE AREA
4N FIRE LANE MARKING PER CITY STANDARDS
5N 2" WIDE YELLOW STRIPING
6N SITE LIGHTING
7N STANDARD CONCRETE PAVING
8N HEAVY DUTY CONCRETE PAVING
9N NOT USED
10N WAITING ROOM (REFER TO BUILDING PLANS)
11N PAY BOOTH (REFER TO BUILDING PLANS)
12N DIRECTION PAVEMENT MARKING
13N REGULAR PARKING SPOT
14N HI-RISE SIGN (REFER TO BUILDING PLANS)
15N VACUUM ENCLOSURE (REFER TO BUILDING PLANS)

DETAILS

1D NOT USED
2D NOT USED
3D ADA PARKING
4D ADA SIGN
5D CONCRETE SIDEWALK
6D CURB RAMP
7D CONCRETE CURB & GUTTER

Bowman CONSULTING
TBPE Firm Registration No. F-14309
© Bowman Consulting Group, Ltd.
8201 Preston Road
Suite 700B
Dallas, Texas 75225
Phone: (972) 497-2992
Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS		
REVISION	DESCRIPTION	DATE
	—	

SITE PLAN

VICTRON CAR WASH
3100 N. HWY 75,
SHERMAN, TX 75090

811 Know what's below. Call before you dig.

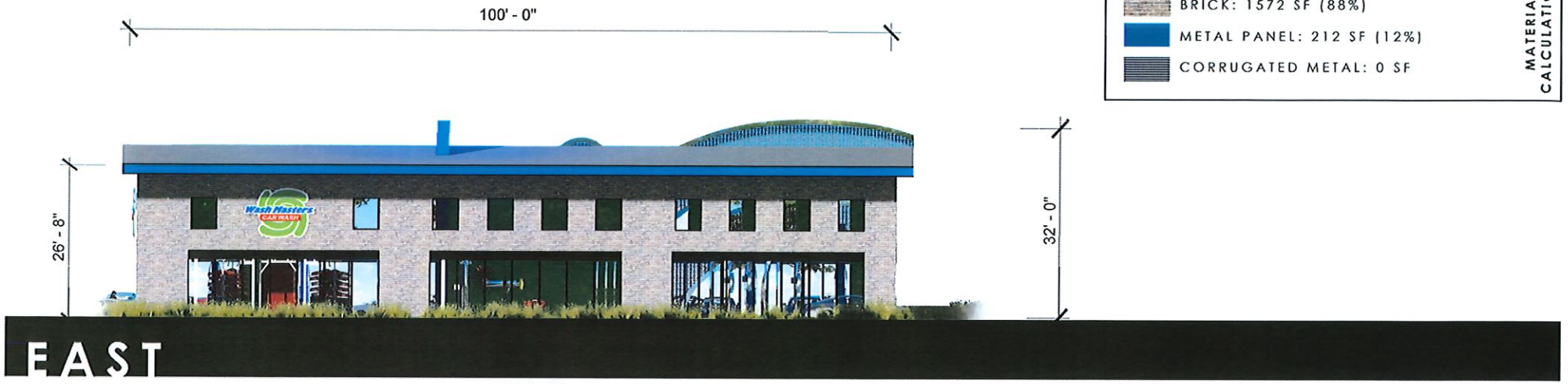
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DESIGN	DRAWN	CHKD
PK	PK	KAN

JOB No. 070393-01-001

C3.0

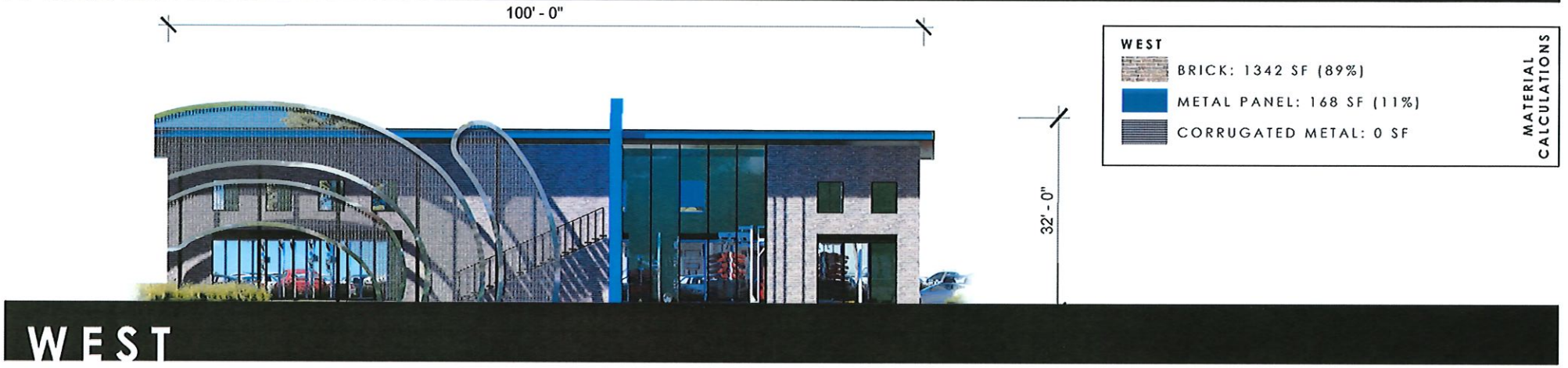
V:\070393 - Sherman Carwash N Hwy 75\Sherman TX\070393-01-001 (ENG)\Engineering\Engineering Plans\C3.0 - Site and Paving Plan.dwg, Site Plan, March 26, 2021, 2:49 PM, ptovo



EAST

- BRICK: 1572 SF (88%)
- METAL PANEL: 212 SF (12%)
- CORRUGATED METAL: 0 SF

MATERIAL CALCULATIONS



WEST

- BRICK: 1342 SF (89%)
- METAL PANEL: 168 SF (11%)
- CORRUGATED METAL: 0 SF

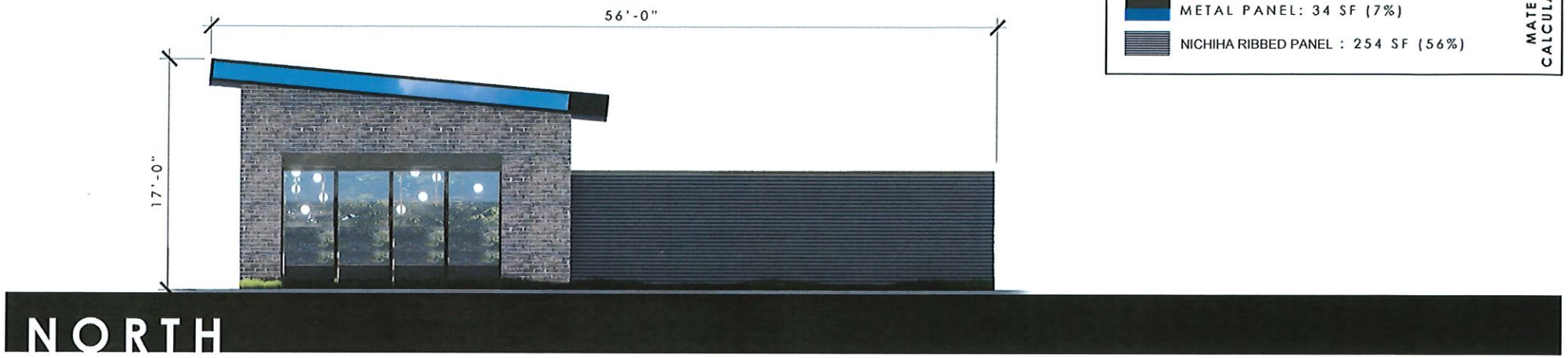
MATERIAL CALCULATIONS

Victron

NTS

* ALL NUMBERS ARE APPROXIMATE

©2021 MERRIMAN ANDERSON/ARCHITECTS, INC.



NORTH

- BRICK: 169 SF (37%)
- METAL PANEL: 34 SF (7%)
- NICHIHA RIBBED PANEL : 254 SF (56%)

MATERIAL CALCULATIONS



SOUTH

- BRICK: 169 SF (37%)
- METAL PANEL: 34 SF (8%)
- NICHIHA RIBBED PANEL : 251 SF (55%)

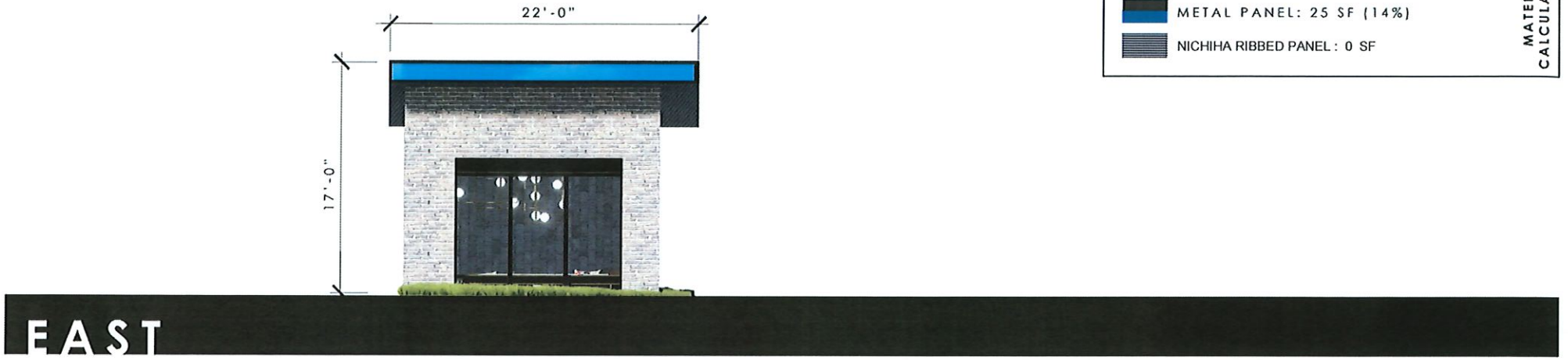
MATERIAL CALCULATIONS

Victron

0 10

* ALL NUMBERS ARE APPROXIMATE

maa merriman anderson



EAST

EAST

BRICK: 151 SF (86%)

METAL PANEL: 25 SF (14%)

NICHIHA RIBBED PANEL : 0 SF

MATERIAL CALCULATIONS



WEST

WEST

BRICK: 218 SF (57%)

METAL PANEL: 25 SF (7%)

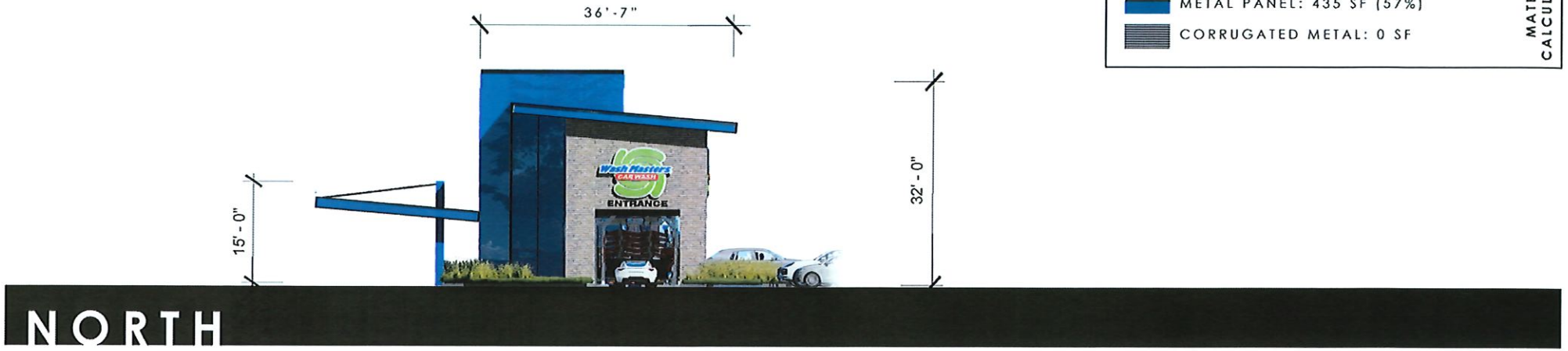
NICHIHA RIBBED PANEL : 139 SF (36%)

MATERIAL CALCULATIONS

©2021 MERRIMAN ANDERSON/ARCHITECTS, INC

0 10

* ALL NUMBERS ARE APPROXIMATE



NORTH

NORTH

BRICK: 324 SF (43%)

METAL PANEL: 435 SF (57%)

CORRUGATED METAL: 0 SF

MATERIAL CALCULATIONS



SOUTH

SOUTH

BRICK: 322 SF (43%)

METAL PANEL: 435 SF (57%)

CORRUGATED METAL: 0 SF

MATERIAL CALCULATIONS

NTS

* ALL NUMBERS ARE APPROXIMATE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Victron Stores, LP
PO Box 2599
Waxahachie, TX 75168

Bowman Consulting
Kofi Addo
8201 Preston Rd., Ste. 700B
Dallas, TX 75225

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 3100 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. The parking ratio shall be; Carwash - 3 spaces per wash lane; parking at the vacuum stations does not count as required parking.
5. The maximum height of the building shall not exceed 35'.
6. Location of trash dumpster shall be located in main building area.
7. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **10.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

6121 NORTH U.S. HIGHWAY 75

The request of Saad Hassan (Owner), Sunshine Super Center (Tenant), Sergio Lopez (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 6121 North U.S. Highway 75, being Lot 2R, Replat Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Carwash for Sunshine Super Center in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

Background:

The property is located at 6121 North U.S. Highway 75, the southeast corner of Highway75 and FM 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. Site plan approval was granted July 16, 2019 for Sunshine Super Center, a convenience store and fueling station.

The owner would like to construct a 2,940 square foot carwash for Sunshine Super Center. The exterior of the building will match the convenience store.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Saad Hassan (Owner)
Sunshine Super Center (Tenant)
Sergio Lopez (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

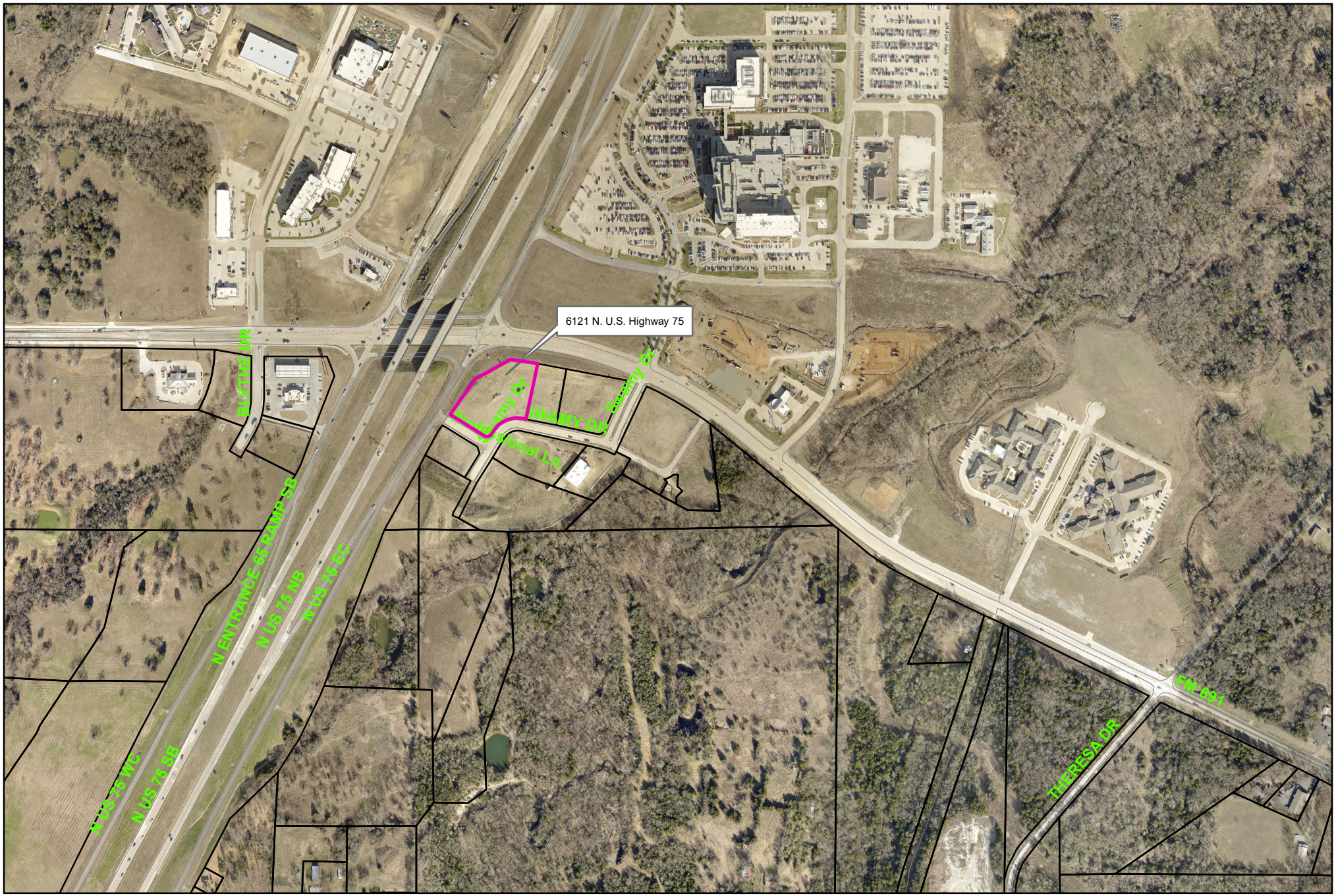
0

Development Review Meeting:

Yes

Attachments

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



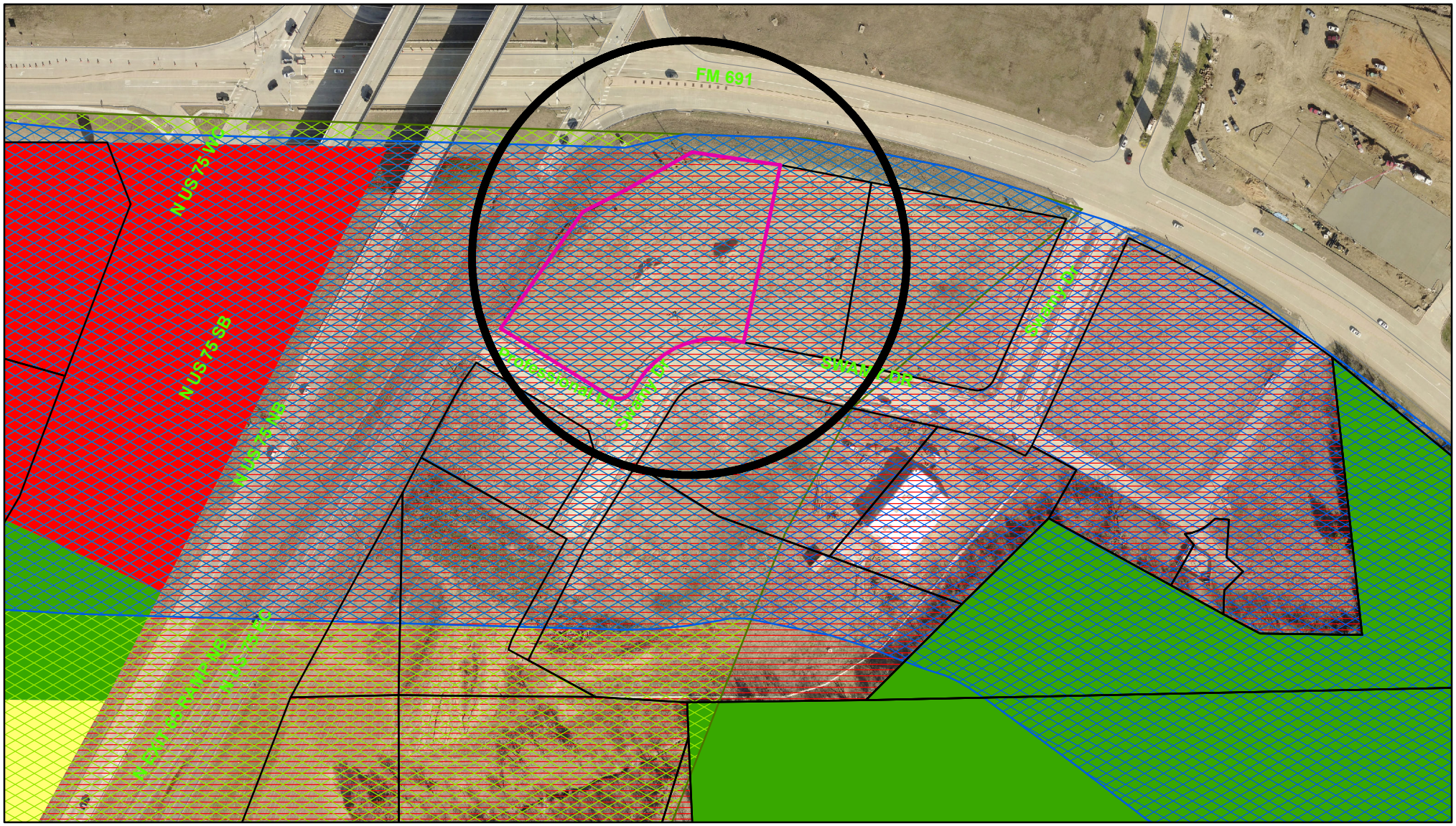
Sherman
CLASSIC TOWN. BROAD HORIZON.

6121 North U.S. Highway 75

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 587 ft



Zoning - 6121 North U.S. Highway 75

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

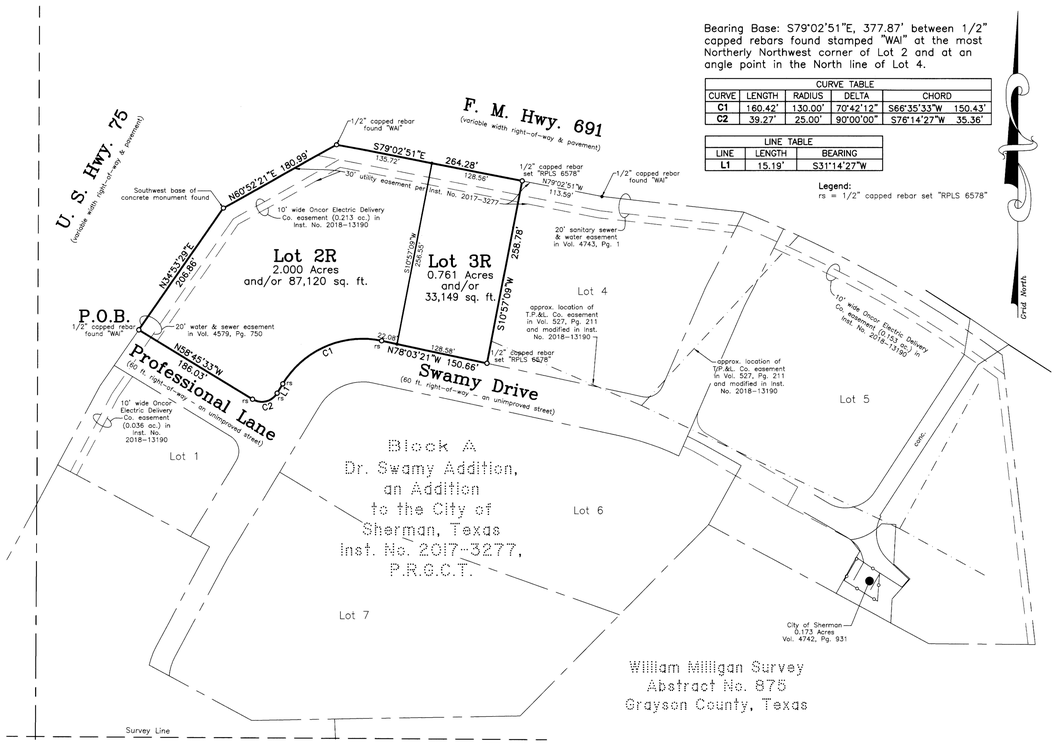
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

6121 North U.S. Highway 75





Replat of Lots 2 and 3, Block A, Dr. Swamy Addition to the City of Sherman, Texas

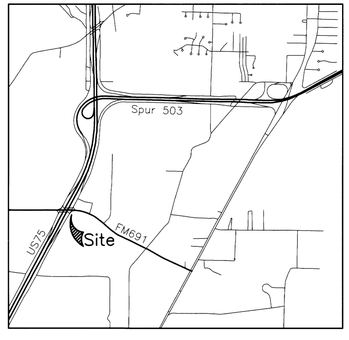
2.761 Acres

in the

William Milligan Survey Abstract No. 875

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/16/2018 10:16:03 AM
In the PLAT Records
DR. SWAMY ADDITION
Doc Number: 2018 – 103
Number of Pages: 2
Amount: 85.00
Order#: 20180816000068
By: LR

Location Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

Owner:
One Ganesha, LTD
1111 Sara Swamy Drive
Sherman, Texas 75090

Job No. CGS60518

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

21951

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the William Milligan Survey, Abstract No. 875, and being a Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, an Addition to the City of Sherman, Texas, as per plat of record in Instrument No. 2017–3277, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch capped rebar found stamped "WAI" at the intersection of the East right–of–way line of U. S. Highway No. 75 with the North line of Professional Lane, a public street, at the Southwest corner of both said Lot 2 and the herein described tract;

THENCE North 34 deg. 53 min. 29 sec. East, with the East right–of–way line of said U. S. Highway No. 75 and the West line of said Lot 2, a distance of 206.86 ft. to a point at the Southwest base of a concrete monument found, at an angle point;

THENCE North 60 deg. 52 min. 21 sec. East, continuing with the East right–of–way line of said U. S. Highway No. 75 and the West line of said Lot 2, passing the most Northerly corner of said Lot 2 and the Northwest corner of said Lot 3 and continuing with the North line of said Lot 3 for a total distance of 180.99 ft. to a 1/2 inch capped rebar found stamped "WAI" at the intersection of the East right–of–way line of said U. S. Highway No. 75 with the South right–of–way line of F. M. Highway No. 691, at an angle point in the North line of said Lot 3;

THENCE South 79 deg. 02 min. 51 sec. East, with the South right–of–way line of said F. M. Highway No. 691 and the North line of said Lot 3, a distance of 264.28 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northwest corner of Lot 4, at the Northeast corner of both said Lot 3 and the herein described tract;

THENCE South 10 deg. 57 min. 09 sec. West, with the West line of said Lot 4 and the East line of said Lot 3, a distance of 258.78 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the North line of Swamy Drive, a public street, at the Southwest corner of said Lot 4, at the Southeast corner of said Lot 3, at the most Easterly Southeast corner of the herein described tract;

THENCE North 78 deg. 03 min. 21 sec. West, with the North line of said Swamy Drive and the South line of said Lot 3, a distance of 150.66 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Southwesterly, with the North or West line of said Swamy Drive and the South line of said Lot 3, with a curve to the left, having a radius of 130.00 ft. and a central angle of 70 deg. 42 min. 12 sec. (chord bears South 66 deg. 35 min. 33 sec. West, 150.43 ft.), passing the Southwest corner of said Lot 3 and the most Easterly corner of said Lot 2 and continuing now with the Southeast line of said Lot 2 for a total arc distance of 160.42 ft. to a point at the end of said curve;

THENCE South 31 deg. 14 min. 27 sec. West, continuing with the West line of said Swamy Drive and the Southeast line of said Lot 2, a distance of 15.19 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the beginning of a curve;

THENCE Southwesterly, continuing with the West line of said Swamy Drive and the Southeast line of said Lot 2 and with a curve to the right, having a radius of 25.00 ft. and a central angle of 90 deg. 00 min. 00 sec. (chord bears South 76 deg. 14 min. 27 sec. West, 35.36 ft.), an arc distance of 39.27 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the West line of said Swamy Drive with the North line of said Professional Lane, at the end of said curve, at the most Southerly corner of said Lot 2 and the most Southerly Southeast corner of the herein described tract;

THENCE North 58 deg. 45 min. 33 sec. West, with the North line of said Professional Lane and the South line of said Lot 2, a distance of 186.03 ft. to the **PLACE OF BEGINNING** and containing **2.761 ACRES** of land.

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

Kate A. Wagner, R. P. L. S. No. 5578 Date: 8.6.18

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

We, One Ganesha, Ltd., owners of Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, an Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

P. T. Swamy
Authorized Agent for One Ganesha, Ltd.

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

Given under my hand and seal of office this 9th day of August, 2018.

Amber Doan
Notary Public, Grayson County, Texas

AMBER DOAN
Notary Public, State of Texas
Comm. Expires 09-12-2020
Notary ID 12467837-6

City of Sherman

This, the final plat of Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, an Addition to the City of Sherman, Texas, is hereby approved this 19th day of June, 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, an Addition to the City of Sherman, Texas, is hereby approved this 16th day of July, 2018, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: MAYOR, CITY OF SHERMAN, TEXAS 08/09/2018 DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, an Addition to the city council of Sherman, Texas, on the 16th day of July, 2018, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 9th DAY OF August, 2018, BY Linda Ashby CITY CLERK, CITY OF SHERMAN, TEXAS

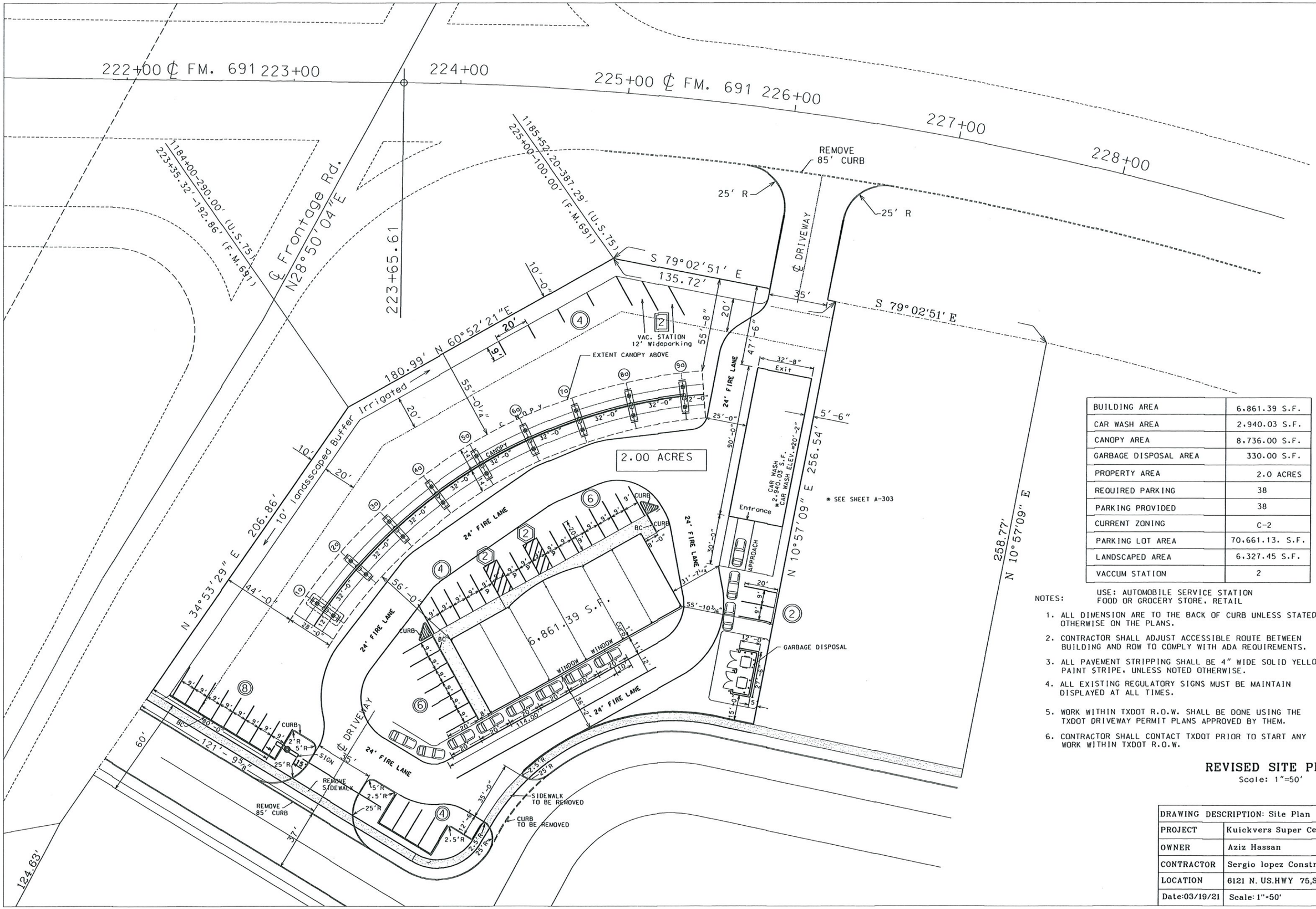
CITY OF SHERMAN, TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/16/2018 10:16:03 AM
In the PLAT Records
DR. SWAMY ADDITION
Doc Number: 2018 – 103
Number of Pages: 2
Amount: 85.00
Order#: 20180816000068
By: LR

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

D:\Land Projects 2005\City–of–Sherman–Stake–Bore–US–75–at–FM–691\dwg\Replat–of–Lots–2–and–3–Dr–Swamy–Addition.dwg 5/16/2018 12:59:16 PM CDT

E-9-336



BUILDING AREA	6,861.39 S.F.
CAR WASH AREA	2,940.03 S.F.
CANOPY AREA	8,736.00 S.F.
GARBAGE DISPOSAL AREA	330.00 S.F.
PROPERTY AREA	2.0 ACRES
REQUIRED PARKING	38
PARKING PROVIDED	38
CURRENT ZONING	C-2
PARKING LOT AREA	70,661.13. S.F.
LANDSCAPED AREA	6,327.45 S.F.
VACCUM STATION	2

USE: AUTOMOBILE SERVICE STATION
FOOD OR GROCERY STORE, RETAIL

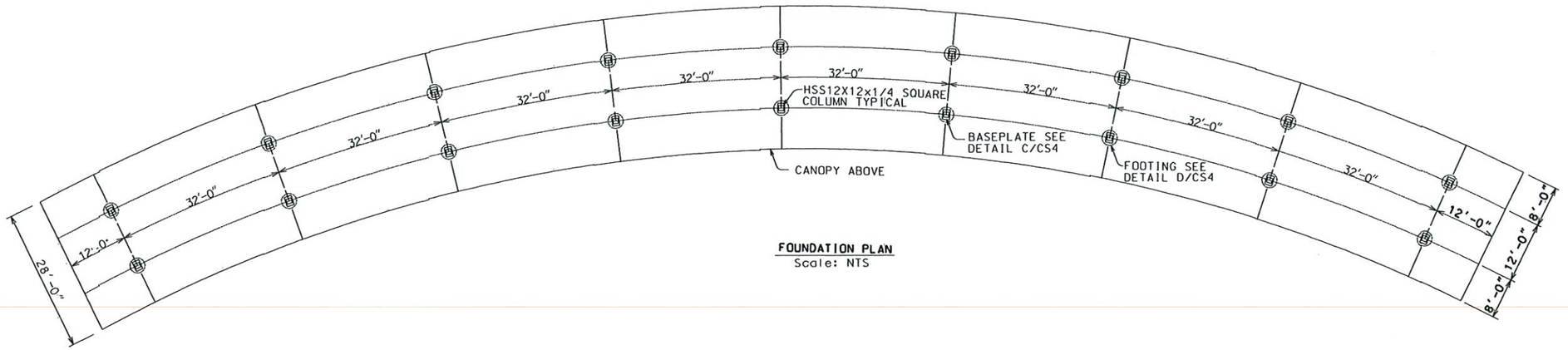
NOTES:

1. ALL DIMENSION ARE TO THE BACK OF CURB UNLESS STATED OTHERWISE ON THE PLANS.
2. CONTRACTOR SHALL ADJUST ACCESSIBLE ROUTE BETWEEN BUILDING AND ROW TO COMPLY WITH ADA REQUIREMENTS.
3. ALL PAVEMENT STRIPPING SHALL BE 4" WIDE SOLID YELLOW PAINT STRIPE, UNLESS NOTED OTHERWISE.
4. ALL EXISTING REGULATORY SIGNS MUST BE MAINTAIN DISPLAYED AT ALL TIMES.
5. WORK WITHIN TXDOT R.O.W. SHALL BE DONE USING THE TXDOT DRIVEWAY PERMIT PLANS APPROVED BY THEM.
6. CONTRACTOR SHALL CONTACT TXDOT PRIOR TO START ANY WORK WITHIN TXDOT R.O.W.

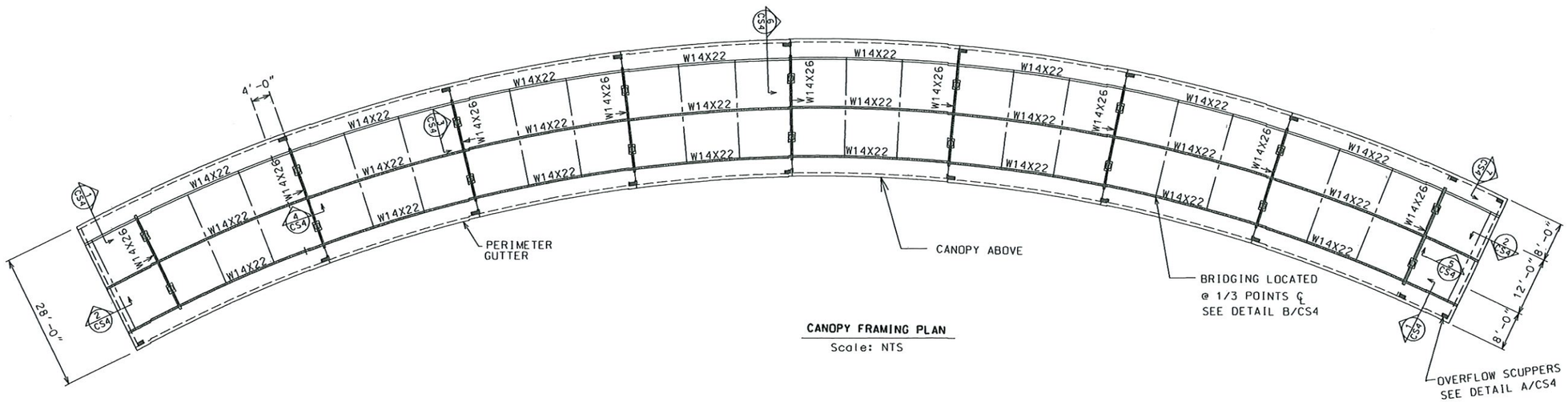
REVISED SITE PLAN

Scale: 1"=50'

DRAWING DESCRIPTION: Site Plan	
PROJECT	Kuickvers Super Center 50'-0"X130'-0
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US.HWY 75,Sherman, TX 7509(
Date:03/19/21	Scale: 1"-50' A-10

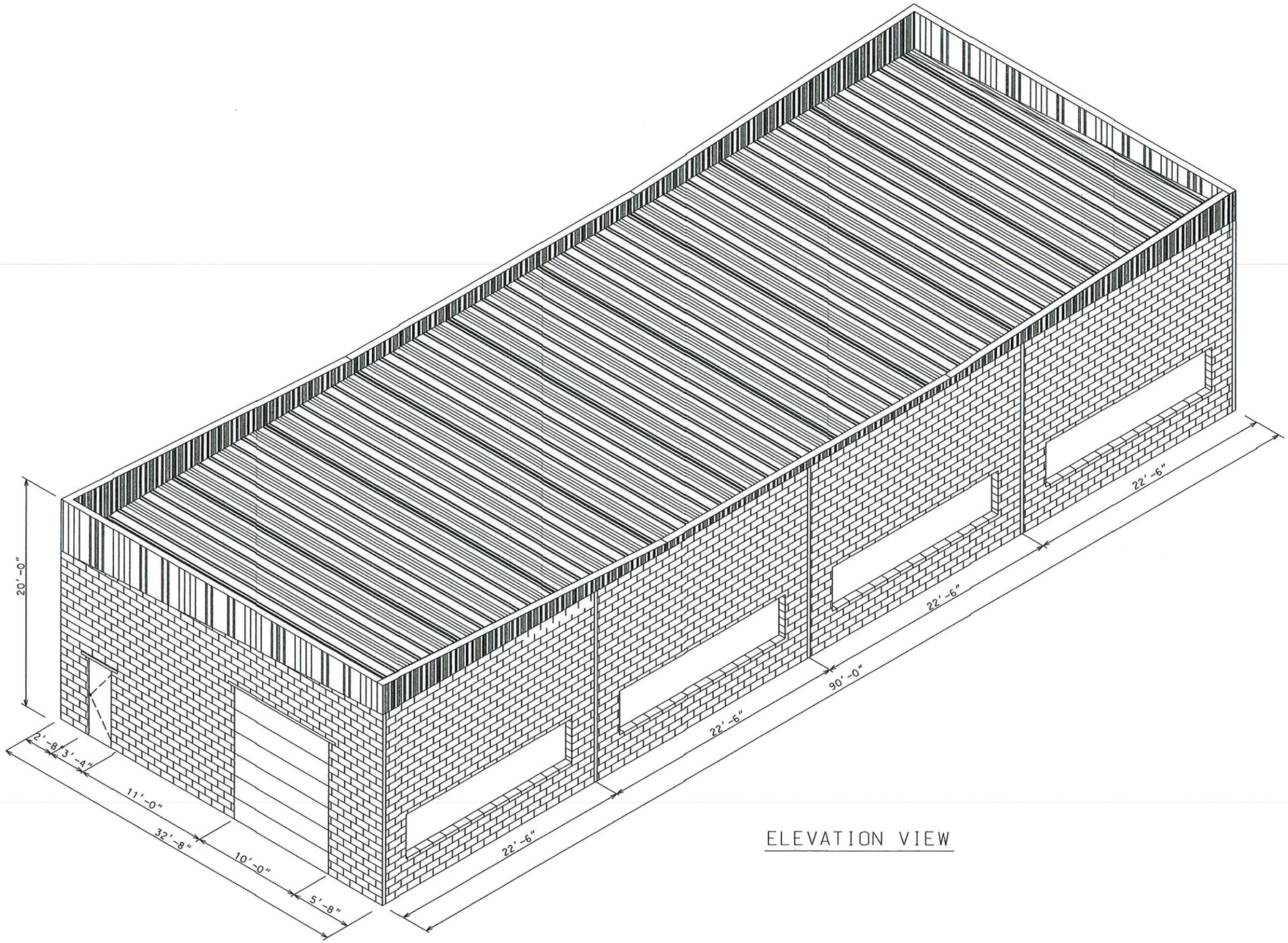


FOUNDATION PLAN
Scale: NTS



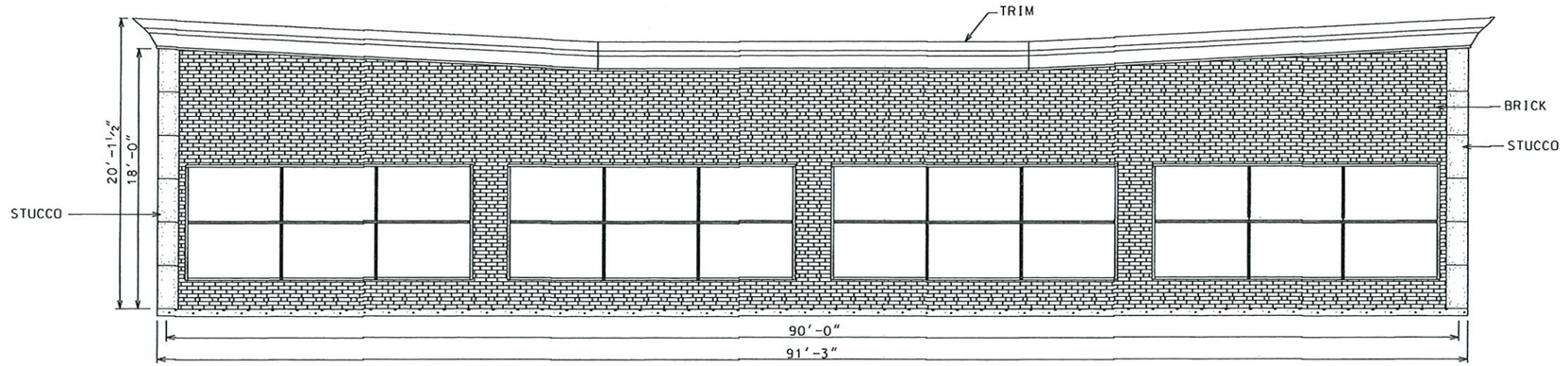
CANOPY FRAMING PLAN
Scale: NTS

DRAWING DESCRIPTION:Foundation & Framing Plan	
PROJECT	Kuickvers Super Center 50'-0"X130'-0"
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US.HWY 75,Sherman, TX 75090
Date:08/27/20	Scale: None CS2

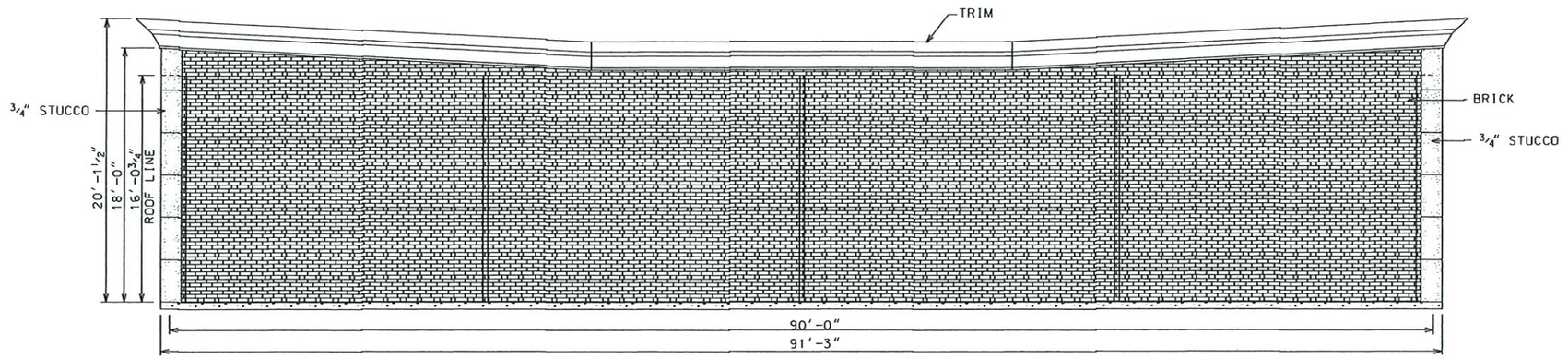


ELEVATION VIEW

DRAWING DESCRIPTION:	Elevation View Sheeting & CMU
PROJECT	Car Wash 32'-8" X 90'-0"
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US.HWY 75,Sherman, TX 75090
Date:08/27/20	Scale: None Sheet



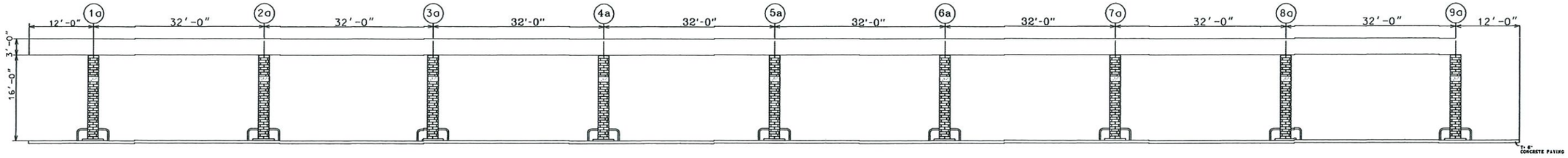
ELEVATION VIEW - LINE B
Scale: 1"=10'



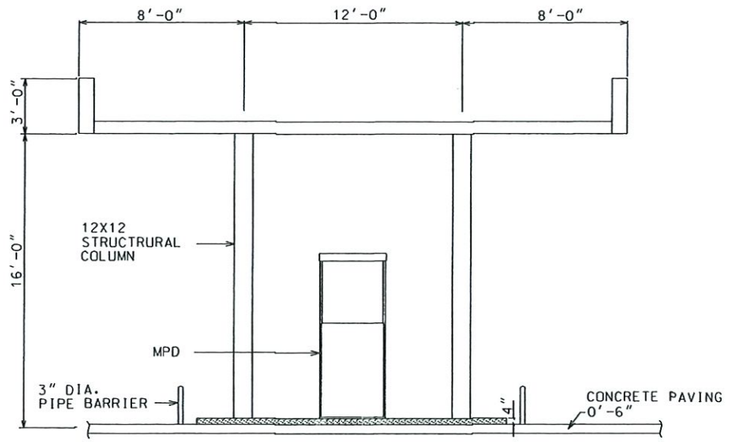
ELEVATION VIEW LINE A
Scale: 1"=10'

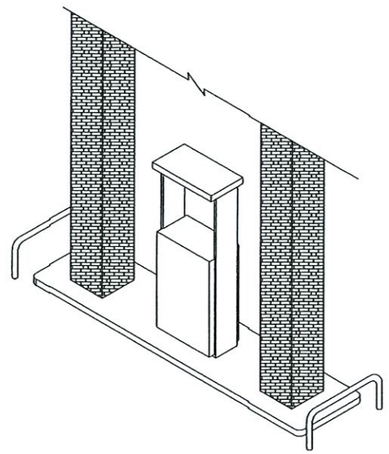
CAR WASH

DRAWING DESCRIPTION: Elevations View	
PROJECT	Car Wash 32'-8" X 90'-0"
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US.HWY 75,Sherman, TX 75090
Date:08/27/20	Scale: 1"=10' A-302

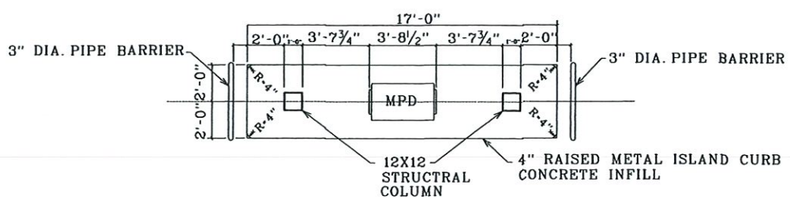


ELEVATION VIEW
NTS



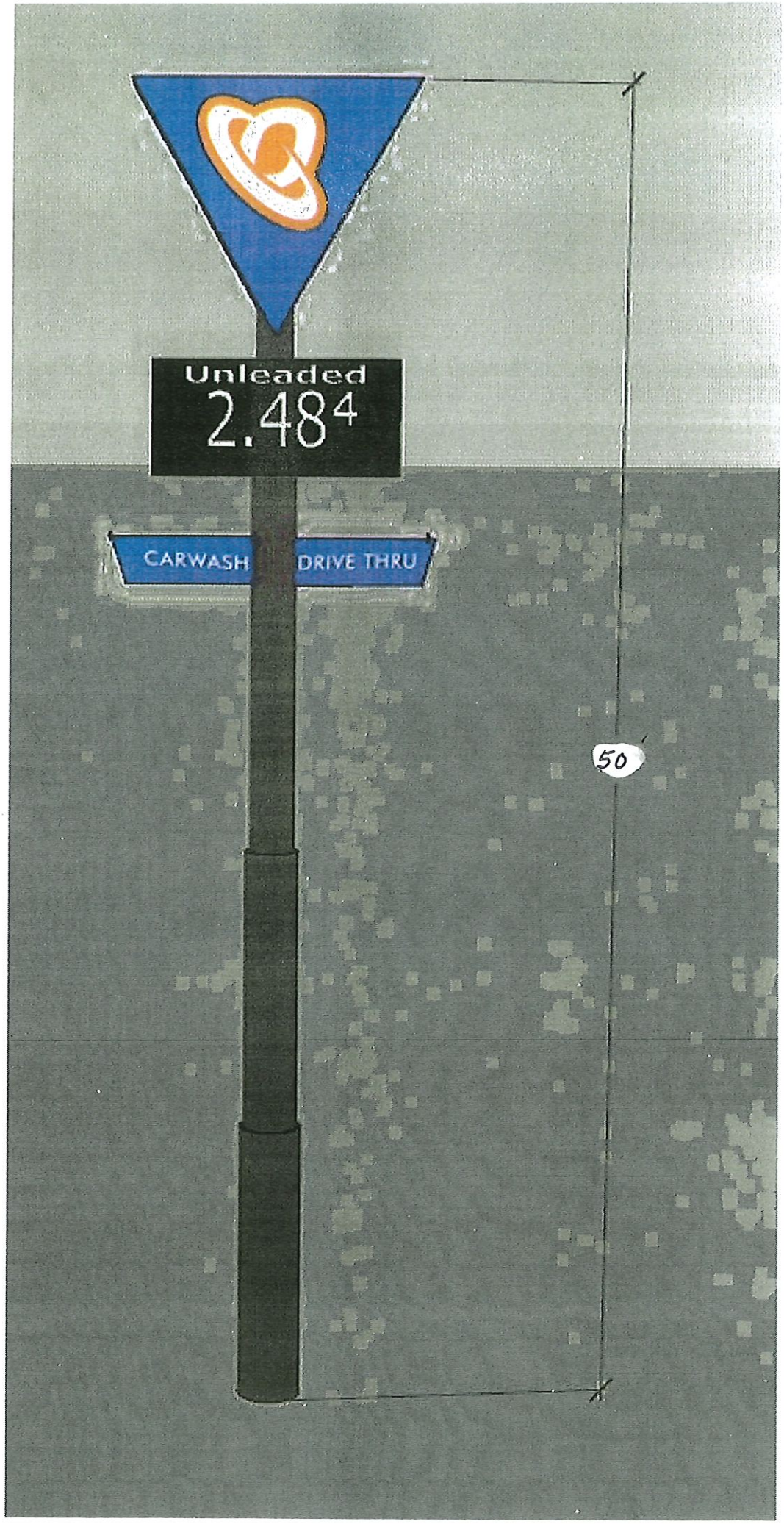


ELEVATION VIEW
NTS



AUTO FUEL ISLAND TYPICAL
NTS

DRAWING DESCRIPTION: ELEVATION VIEW & DETAILS	
PROJECT	Kuickvers Super Center 50'-0"X130'-0"
OWNER	Aziz Hassan
CONTRACTOR	Sergio lopez Construction
LOCATION	6121 N. US.HWY 75,Sherman, TX 75090
Date:08/27/20	Scale: None CS3


Unleaded
2.48⁴
CARWASH
DRIVE THRU
50'

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Saad Hassan
18 Links Estates
Denison, TX 75020

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

Sergio Lopez
1539 Bennett Rd.
Howe, TX 75459

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Carwash for Sunshine Super Center in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District located at 6121 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the O-1.3 (FM Highway 691) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. The parking ratio shall be; Carwash - 3 spaces per wash lane; the vacuum stations do not count as a parking space.
5. The maximum height of the building shall not exceed 35'.
6. The location of trash dumpster shall be located in the main building area.
7. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way (Highway 75 and FM Highway 691)
9. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 foot-candles over ambient light.
10. Any structures including vacuum stations built over any easements will require an encroachment easement approved by the City Council.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
14. A driveway permit will not be approved for a connection to FM 691 for the following reasons:
    a. The posted speed limit for FM 691 is 50 mph. TxDOT design standards require the edge of the driveway to be at least 425 feet from the edge of the northbound US 75 service road. The proposed driveway is only approximately 245 feet from the US 75 service road.
    b. Businesses that have built on the other corners of FM 691 and US 75 service roads initially requested driveway locations in violation of 425 feet from the edge of US 75 and have been denied.
    c. The proposed location of the driveway will be within a future proposed acceleration lane for northbound US 75 traffic turning onto eastbound FM 691.
    d. The proposed location of the driveway will likely be within a future proposed deceleration lane for Swamy Drive that is recommended to be installed after subdivision build out.
    e. A 2017 Traffic Impact Analysis prepared for the subdivision developer, Dean Gilbert Realtors, by DeShazo Group, Inc., and accepted by the City of Sherman and TxDOT, proposes the only connections to FM 691 to be Swamy Drive and a driveway to the city's sanitary sewer lift station.
    f. Staff has consulted with TxDOT Area and District offices concerning the proposed driveway connection to FM 691 and they support Sherman in denial of permitting this connection for the above reasons.
15. Location of trash receptacles must be approved by Public Works Department.
16. No permanent structures will be permitted within any easements.
17. No signs will be permitted within any existing easements.
18. Full civil plans to be submitted to City of Sherman Engineering Department for review and approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **11.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 1916 GALLAGHER DRIVE**

The request of Feed Sources, LLC (Owner), Kevin Finnerty (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1916 Gallagher Drive, being all of Block 18 an part of Block 17 of the Replat of Lots 20-27, Block 11 and all of Block 12, 13, 14, 15 and 16, town North Addition, as follows;

Planning and Zoning Commission

Site plan approval for a 50’ x 100’ addition for Feed Sources

Background:

The property is located at 1916 Gallagher Drive, the southeast corner of Gallagher Drive and Versaille Drive. The property is zoned a C-2 (General Commercial) District. An exception to allow the construction of a 6' chain link security fence topped with 3 strands of barbed wired to be placed on the front and side property lines was approved August 13, 1991. A Specific Use Permit to allow a feed store in a C-2 (General Commercial) District was approved November 2014.

The owner would like to construct a 50' x 100' addition to the back of the building for storage. The exterior will be metal.

Adjacent Zoning:

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

Origination:

Feed Sources, LLC (Owner)
Kevin Finnerty (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

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:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Survey/Site Plan
Existing Building Elevations
Building Elevations New Addition
Staff Review Letter



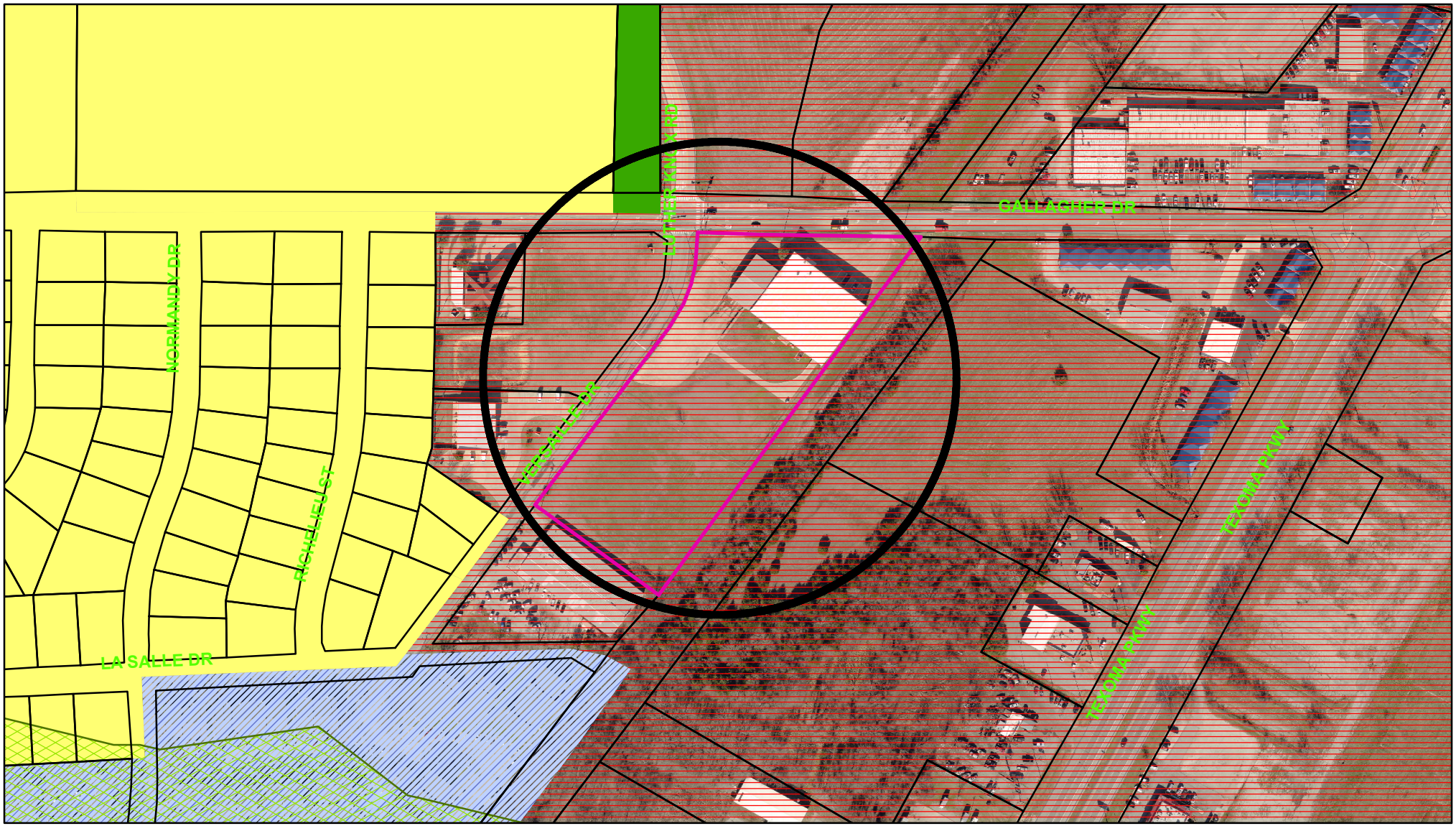
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1916 Gallagher Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 1916 Gallagher Drive

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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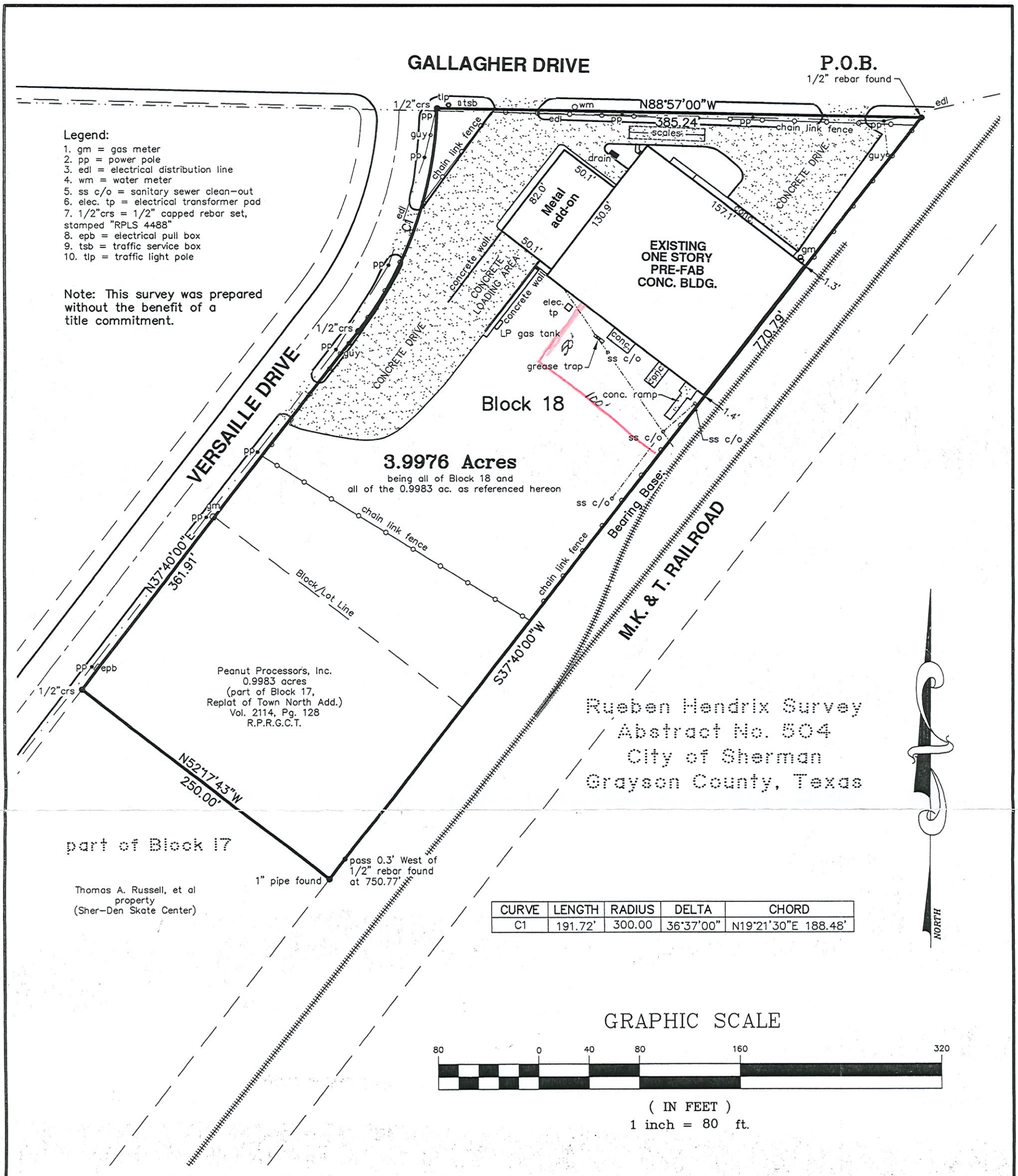
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 242 ft



Legend:

1. gm = gas meter
2. pp = power pole
3. edl = electrical distribution line
4. wm = water meter
5. ss c/o = sanitary sewer clean-out
6. elec. tp = electrical transformer pad
7. 1/2"crs = 1/2" capped rebar set, stamped "RPLS 4488"
8. epb = electrical pull box
9. tsb = traffic service box
10. tlp = traffic light pole

Note: This survey was prepared without the benefit of a title commitment.

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	191.72'	300.00	36°37'00"	N19°21'30"E 188.48'

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Owner: Peanut Processors

Address: 1916 Gallagher Drive
Sherman, Texas

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

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

Legal Description is as follows: All of Block 18 and a part of Block 17 of the Replat of Lots 20-27 of Block 11 and all of Blocks 12, 13, 14, 15 and 16, Town North Addition to the City of Sherman, Texas, as per plat of record in Volume 3, Page 91, Plat Records, Grayson County, Texas. Field Notes attached hereto.

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

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10088100
Texas Board of Professional Land Surveying

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: September 23, 2014

C:\Land Projects R2\Peanut_Topo\dwg\Peanut_9-22-2014-r2000.dwg 9/23/2014 4:26:50 PM CDT

Front Elevation (Gallagher)



South Elevation



East Elevation



East Elevation



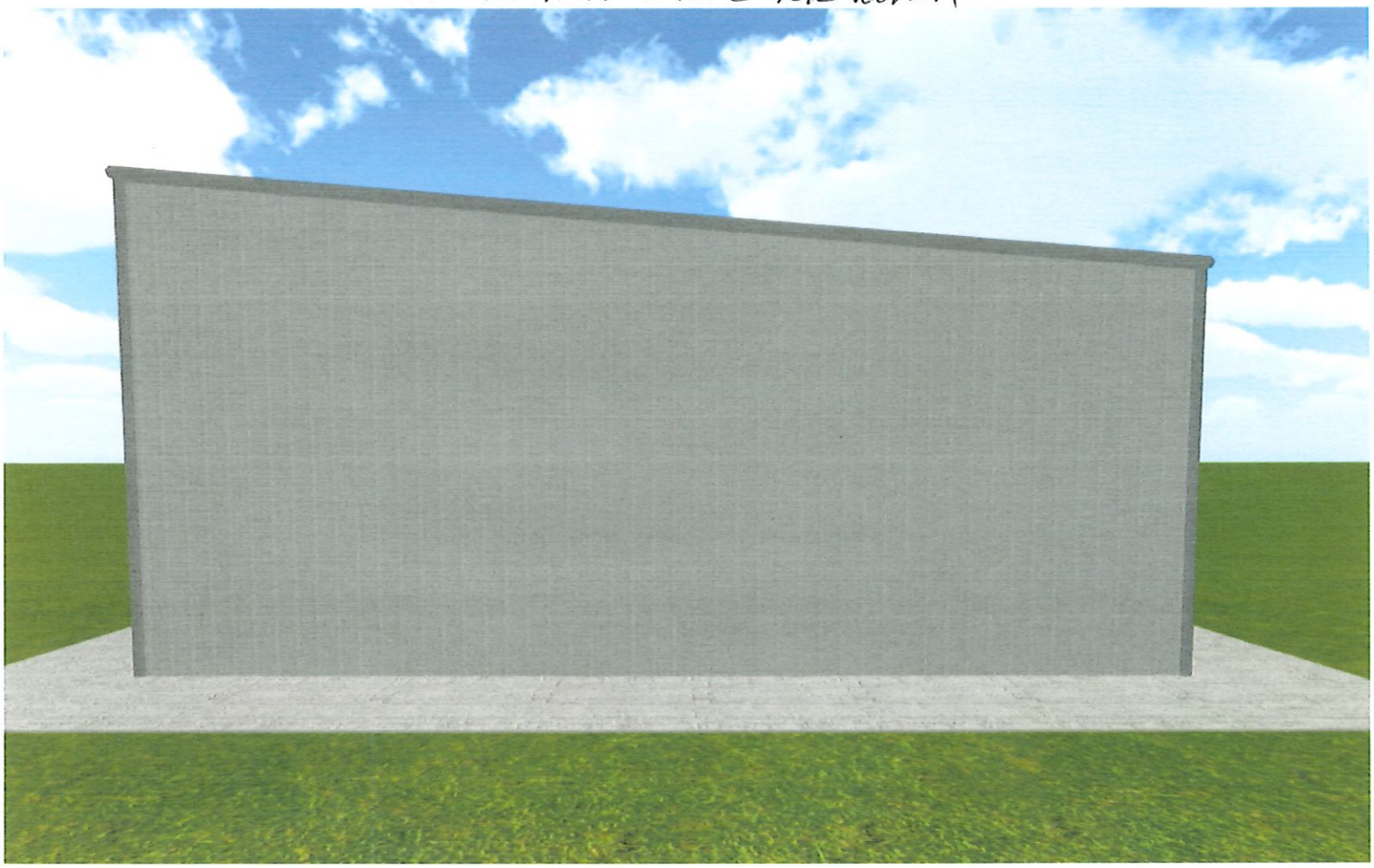
West Side (Versaille)



South Elevation



New Addition Side Elevation



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Feed Sources LLC
1916 Gallagher Dr.
Sherman, TX 75090

Kevin Finnerty
2970 Gentle Creek Tr.
Prosper, TX 75078

Dear Applicants,

The request for site plan approval for a 50' x 100' addition to Feed Sources located at 1916 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. The maximum height of the building shall not exceed 35'.
5. The location of trash dumpster shall be located in the main building area.
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
7. Any structures built over any easements will require an encroachment easement approved by the City Council.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Replat of the subject property recommended.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **12.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2801 NORTH U.S. HIGHWAY 75

The request of Teachers Retirement System of Kentucky (Owner), Lowe's Home Improvement (Tenant), Kyle Hymel, Duplantis Design Group (Architect) for the property located at 2801 North U.S. Highway 75, being Lots 3 & 4, Texoma Crossing, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow a natural landscape screen to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District

Background:

The property is located at 2801 North U.S. Highway 75, the southeast corner of Highway 75 and 82; Lowe's is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

The following items have been approved for the property:

- Exception to allow three freestanding signs - December 14, 1993.
- Exception to allow overhead doors facing a major thoroughfare, to not require the dumpster to be screened and to allow a 20' screening fence - July 12, 1994
- Site plan approval for a Lumber Canopy - January 12, 2021

Lowe's is currently storing materials in the parking lot and they would like to formally create a space for outdoor storage on the north side of the building and parking lot, separate from what they currently have in the Garden Center to be in compliance of City Ordinances. They are also proposing a landscaping screen along East Highway 82 to screen the stored materials from the highway.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Teachers Retirement System of Kentucky (Owner)
Lowe's Home Improvement (Tenant)
Kyle Hymel, Duplantis Design Group (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:

7

Objections Received:

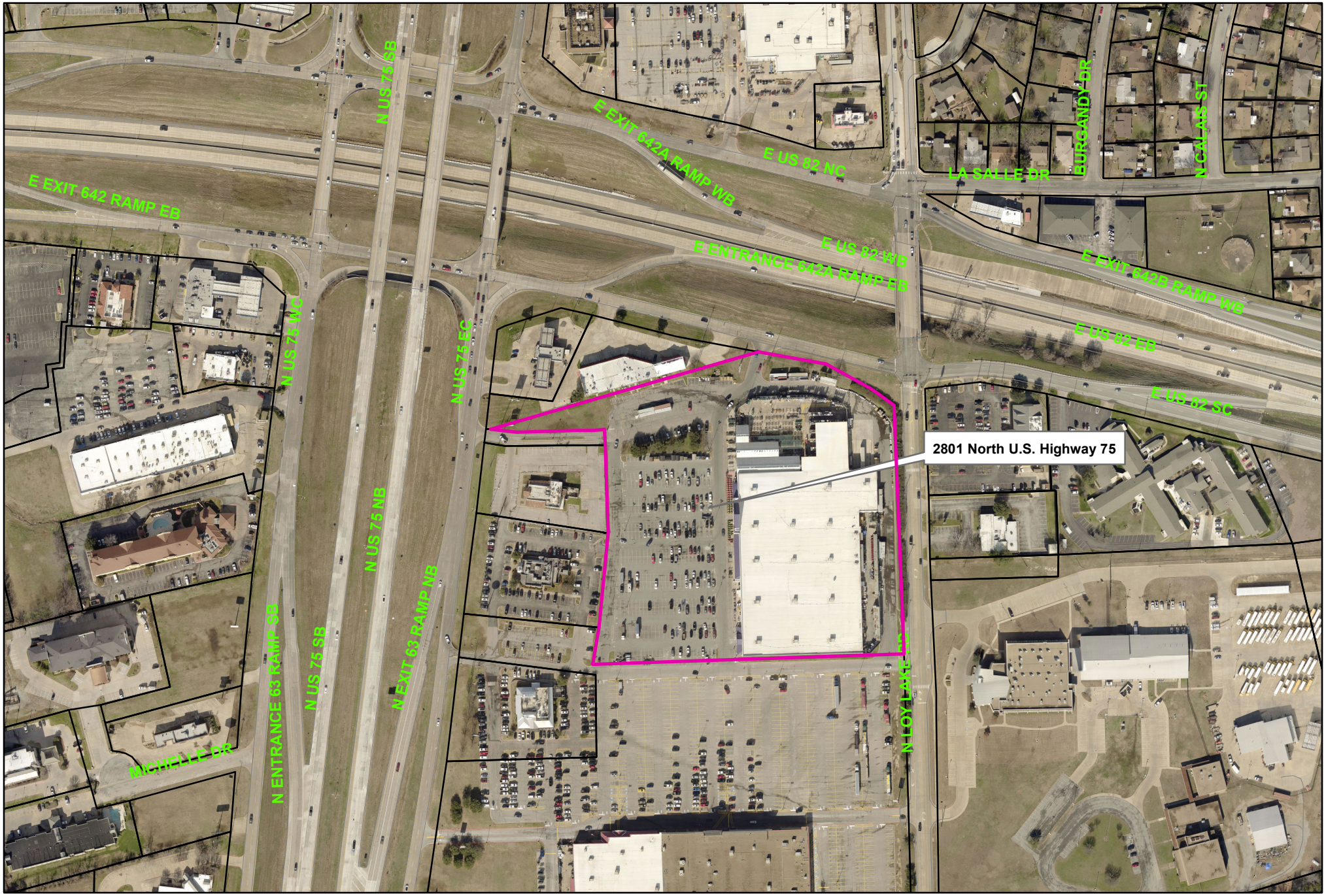
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plan
Staff Review Letter



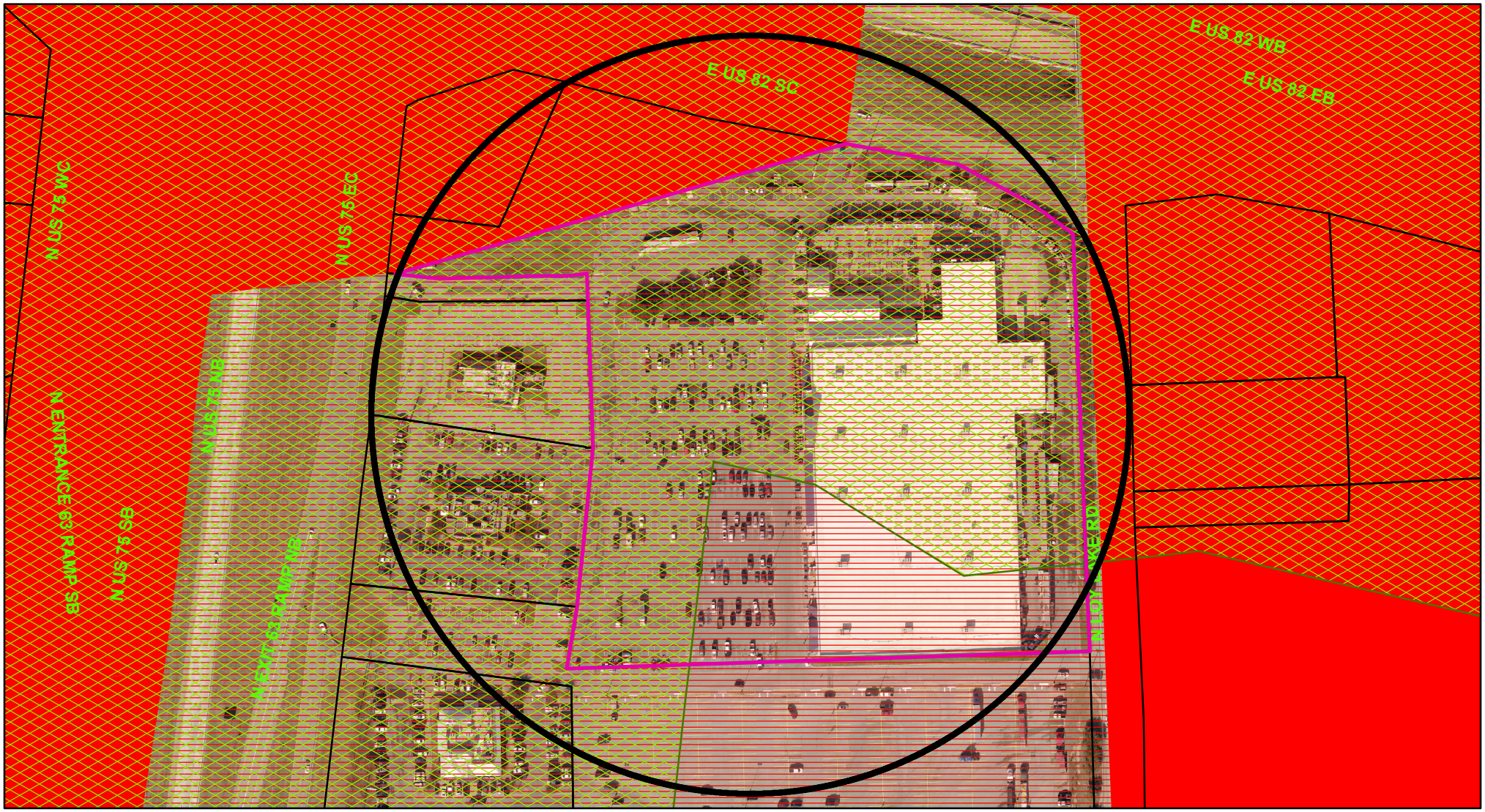
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2801 North U.S. Highway 75

NOT TO SCALE

1 in = 300 ft



Zoning - 2801 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

2801 North U.S. Highway 75



DDG

DUPLANTIS DESIGN GROUP

March 1, 2021

City of Sherman, Texas
Building and Zoning
220 West Mulberry Street
Sherman, Texas 75090

Lowe's Lumber Canopy
Demolition and Renovation
DDG Project No. 20-454

Dear Plan Reviewer,

Please let this letter serve as a narrative for the Lowe's Lumber Canopy Renovation located at 2801 North US-75 in Sherman for the Specific Use Permit.

This letter and application are for the Special Use Permit for the outdoor storage in the parking lot. Currently Lowe's is storing materials in the parking lot.

Therefore, Lowe's is formally creating a space for outdoor storage separate from what they currently have in the Garden Center. In this layout, DDG and Lowe's are proposing landscaping screening along East Highway 82 to screen the stored material from the Highway. See attached plan for locations.

Since, this is only dealing with the Outdoor Storage and Screening, there is no change in type of use. The use will still be mercantile/business.

Please advise if anything else is needed at this time. Feel free to contact our office for any questions at 985-447-0090 or by email to khymel@ddgpc.com

We look forward to your review and comments. Thank you in advance.

Sincerely,

Kyle Hymel, Associate AIA
Assistant Project Manager
Duplantis Design Group, PC

Exhibit B

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Maynard L. Smith, Jr., Nancy R. Smith Collins, Fernando Saenz Leon, Trustee of the Patricia Martin Smith Trust, Comerica Bank, successor by merger to Manufacturers Bank, N. A., Co-Trustee of the Donald Martin Smith Trust for the benefit of Stuart M. Smith Maynard L. Smith Jr., Co-Trustee of the Donald Martin Smith Trust for the benefit of Stuart M. Smith, and Sherman Development Limited Partnership No. 3, A Texas Limited Partnership being the owners of the hereinabove described property adopt this plat designating said property as TEXOMA CROSSING an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the street and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, 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 28TH day of JUNE, 1993.

Maynard L. Smith, Jr.

Nancy R. Smith Collins

Fernando Saenz Leon
Trustee of the Patricia
Martin Smith Trust

Sherman Development Limited
Partnership No. 3, A Texas
Limited Partnership
By: James B Rackler
Trustee-in-Liquidation

Maynard L. Smith, Jr.
Co-Trustee of the Donald
Martin Smith Trust for the
Benefit of Stuart M. Smith

Comerica Bank
Co-Trustee of the Donald
Martin Smith Trust for the
Benefit of Stuart M. Smith
By: Leyth R. Webb
Personal Trust Officer

STATE OF MICHIGAN
COUNTY OF BAY

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MAYNARD L. SMITH JR. known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed, IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28TH day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of MICHIGAN

Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF WASHTENAW

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28TH day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of MICHIGAN

Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF BAY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of MICHIGAN

Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF BAY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28TH day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of MICHIGAN

Commission Expires: 9-12-95

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of JUNE, 1993.

Gina G. Nugent
Notary Public in and for the
State of Texas

Commission Expires: 1/30/93

GINA G. NUGENT
COMMISSION EXPIRES
JULY 30, 1993

STATE OF MICH
COUNTY OF WAYNE

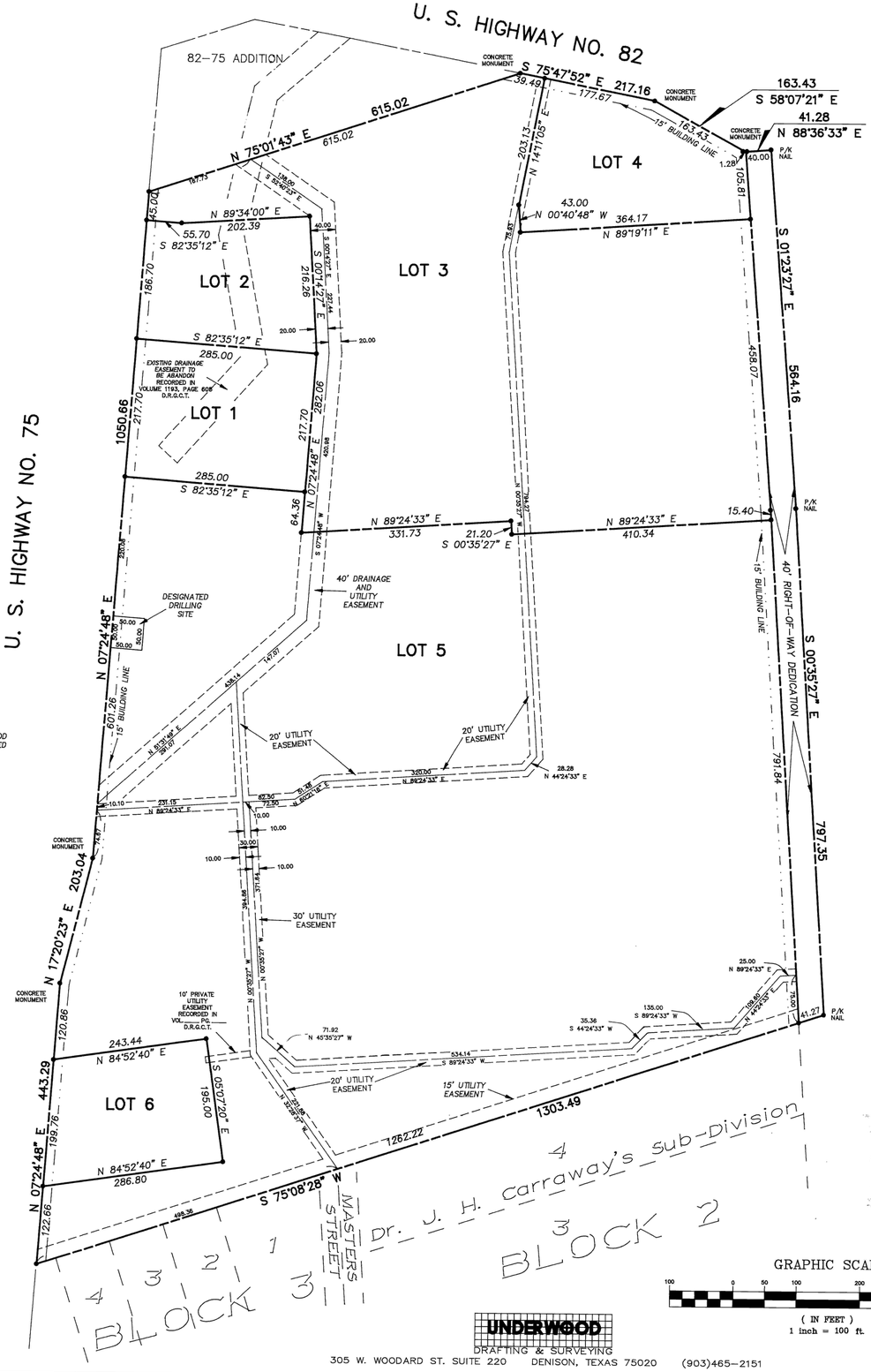
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LEYTH R. WEBB, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of MICHIGAN

Commission Expires: 9-12-95

10629



● ~ DENOTES 1/2" STEEL ROD UNLESS OTHERWISE NOTED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

KNOW ALL MEN BY THESE PRESENTS;

THAT I, Douglas W. Underwood, 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.

STATE OF DOUGLAS W. UNDERWOOD 4709 REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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 Douglas W. Underwood, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of June, 1993.

LAURIE A. POTRAFKA
NOTARY PUBLIC
STATE OF TEXAS
Commission Expires 10-19-94

Laurie A. Potrafka
Notary Public in and for the
State of Texas

Commission Expires: 10-19-94

Approved this 11th day of May, 1993, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Ellis Potts Secretary Jim Anderson

Accepted by the City Council of the City of Sherman

Deputy Mayor, City of Sherman, Texas Date 7-2-93

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, TEXOMA CROSSING, an addition to the City of Sherman, Texas, was submitted to the City Council on the 7 day of June, 1993, 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 2nd day of July, 1993.

Helen J. Friend
City Clerk, City of Sherman, Texas

Field Notes

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, also being a part of a 52.3247 acre tract of land as recorded in Volume 937, Page 247, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a P/K nail at the intersection of the southerly right-of-way of U. S. Highway No. 82 and the center of Loy Lake Road;

Thence South 01°23'27" East with the center of said road a distance of 564.16 feet to a P/K nail;

Thence South 00°35'27" East with the center of said road a distance of 797.35 feet to a P/K nail at the southeast corner of said 52.3247 acre tract;

Thence South 75°08'28" West with the southerly line of said tract and the north line of Dr. J. H. Carraway's Sub-Division as recorded in Volume 414, Page 125 of said deed records, passing the southwest corner of said 52.3247 acre tract at a distance of 1271.50 feet, in all a distance of 1303.49 feet to a 1/2" steel rod in the east right-of-way line of U. S. Highway 75;

Thence with said right-of-way line the following calls and distances:

North 07°24'48" East a distance of 443.29 feet
to a concrete right-of-way monument;
North 17°20'23" East a distance of 203.04 feet
to a concrete right-of-way monument,
North 07°24'48" East a distance of 1050.66 feet to a 1/2" steel rod at intersection of the east right-of-way line of U. S. Highway No. 75 and the north line of said 52.3247 acre tract of land, said steel rod also being the southwest corner of 82-75 Addition to the City of Sherman as recorded in Volume 8, Page 137, Plat Records, Grayson County, Texas;

Thence North 75°01'43" East with the north line of said 52.3247 acre tract and the southerly line of said 82-75 Addition a distance of 615.02 feet to a concrete right-of-way monument on the southerly line of U. S. Highway No. 75;

Thence South 75°47'52" East with said southerly line a distance of 217.16 feet to a found concrete right-of-way monument;

Thence South 58°07'21" East and continuing with said right-of-way line a distance of 163.43 feet to a concrete monument;

Thence North 88°36'33" East and continuing with said right-of-way line a distance of 41.28 feet to the Point-of-Beginning and containing 40.186 acres of land of which 1.255 acres lies within the right-of-way of Loy Lake Road.

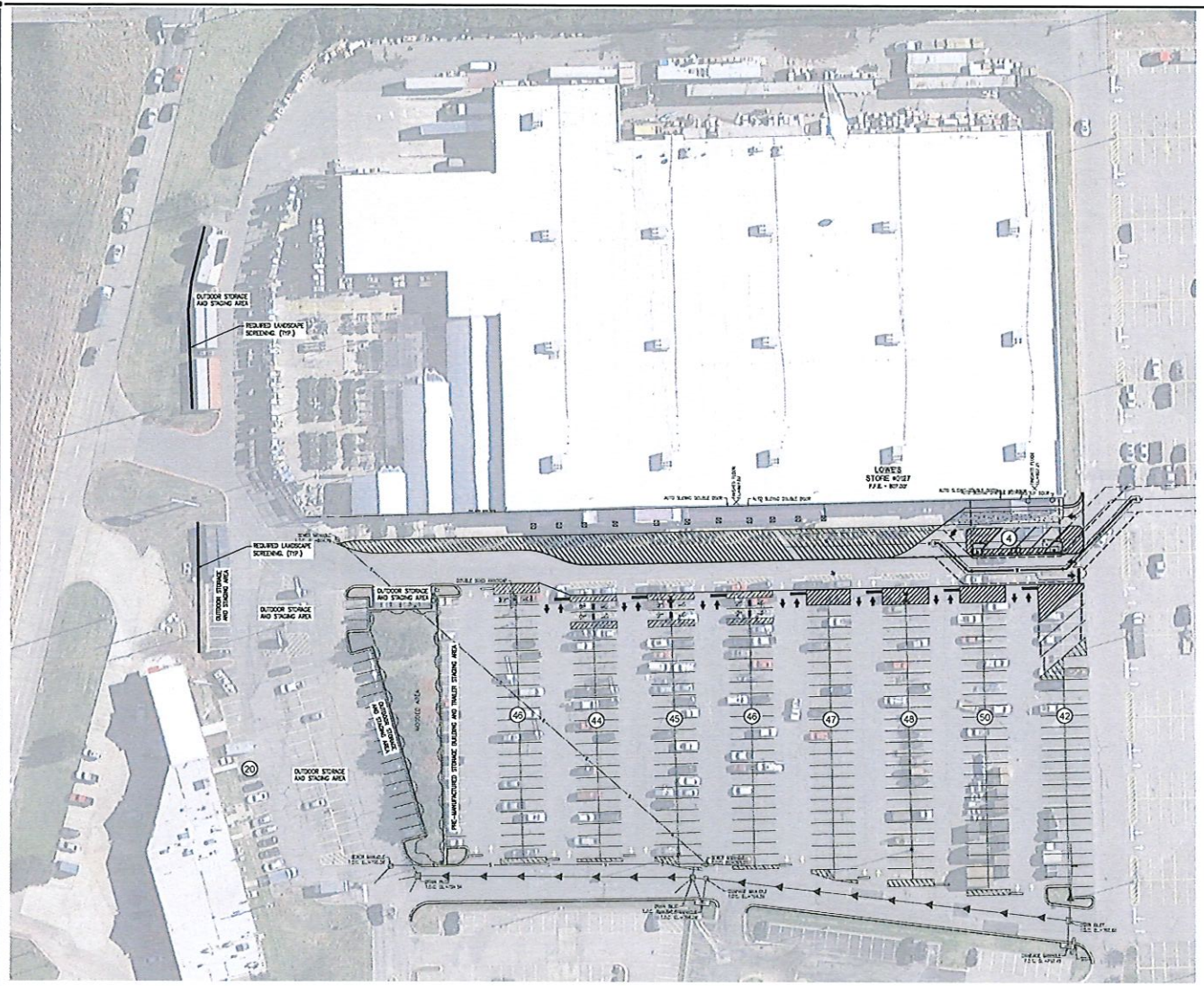
009856

FILED FOR RECO
July 7 ... 93.
3:15 ... o'clock P
ded in Vol. 9 Page 47
Plat ... Records of ...
SARA J. CRISCO
County Clerk, Grayson, ...
By: Anita Burnett
Deputy

UNDERWOOD
DRAFTING & SURVEYING
305 W. WOODARD ST. SUITE 220 DENISON, TEXAS 75020 (903)465-2151

TEXOMA CROSSING
to the City of Sherman, Texas
a 40.186 Acre Addition
in the
J. B. McAnair Survey, Abstract No. 763
City of Sherman, Grayson County, Texas

B-34



SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURAL FEATURES, CUT PORCHES, RAMPS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 07-29-2020 BY DUPLANTIS DESIGN GROUP, PC.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
5. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
6. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
10. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
11. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

SITE LAYOUT NOTES:

1. DIMENSIONS ARE TO FACE OF CURB / CENTER OF STRIPE UNLESS OTHERWISE NOTED.

LEGEND - NEW IMPROVEMENTS

CONCRETE PAVEMENT

ASPHALT PAVEMENT

CURB & GUTTER

PARKING SPACES (10)

DIRECTIONAL ARROWS

PARKING ANALYSIS	
REQUIRED PARKING	315 STALLS
EXISTING PARKING	515 STALLS
PROPOSED PARKING	409 STALLS

811 Know what's below. Call before you dig.

SCALE IN FEET

42' 21' 0 42' 82' 120'

REVISIONS

DATE	DESCRIPTION

STATE OF TEXAS
BENJAMIN J. CHAMBON
119028
LICENSED
PROFESSIONAL ENGINEER

02-26-2021

314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com

DDG
DUPLANTIS DESIGN GROUP

LOWE'S HOME CENTERS, INC.
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (V) 704.758.4766 (F

THIS DRAWING IS THE PROPERTY OF LOWE'S COMPANIES, INC. AND IS NOT TO BE USED FOR CONSTRUCTION IN WHOLE OR PART IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOWE'S HOME CENTERS, INC. COPYRIGHT 2020 ALL RIGHTS RESERVED.

LOWE'S

OVERALL SITE PLAN

LOWE'S
STORE # 0127
2801 N. US-75
SHERMAN, TX 75090

PROJECT No: 20-454 | DRAWN BY: GJP | CHECKED BY: MAS

ORIGINAL
ISSUE DATE: 10/02/2020
PERMIT SET
ISSUE DATE: 01/20/2021
CONSTRUCTION SET
ISSUE DATE: MM/DD/YY

DRAWING NUMBER
C-1

J:\CAD\NG\20-000\20-454\EXHIBITS\20-454 C-1 OVERALL SITE PLAN - SCREENING EXHIBIT.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Teachers Retirement System of Kentucky
479 Versailles Road
Frankfort, KY 40601

Duplantis Design Group
Kyle Hymel
314 East Bayou Road
Thibodaux, LA 70301

Dear Applicants,

The request for a Specific Use Permit and site plan to allow outdoor displays in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 2801 U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted. If an exception for a natural screen is approved; the landscape screen shall be maintained at all times.
8. If the Specific Use Permit is approved, merchandise shall only be stored in the area that was approved; all other merchandise shall be removed.
9. The location of the storage area shall be designated on the pavement with paint.
10. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.

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

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **13.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

601 NORTH FM 1417 (HERITAGE PARKWAY)

The request of Sherman First Church of the Nazarene (Owner) and Mike Hastings (Representative) concerning the property at 601 North FM 1417 (Heritage Parkway), being part of Lots 1 & 2, Block 5 and 14.5127 acres in the G.W. McGlothlin Survey, Abstract No. 828, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow a prebuilt wood accessory building in lieu of the required masonry in an R-1 (One-Family Residential) District/R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for an accessory building for Sherman First Church of the Nazarene.

Background:

The property is located at 601 North FM 1417 (Heritage Parkway) between West Houston and West Washington Streets. The property is zoned an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417) Overlay District. A Specific Use Permit to allow a church facility and parking lot was approved May 31, 1993 (Ord.4286)

First Church of the Nazarene has provided an outreach clothing ministry for four years. They gather clothing from the community and offer it free to people in need. They have outgrown the dedicated space inside their educational wing and would like to relocate to a portable 14' x 40' building outside their church. They are requesting an exception to allow a portable wood building in lieu of the required masonry.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Sherman First Church of the Nazarene (Owner)
Mike Hastings (Representative)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.
and
Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

27

Objections Received:

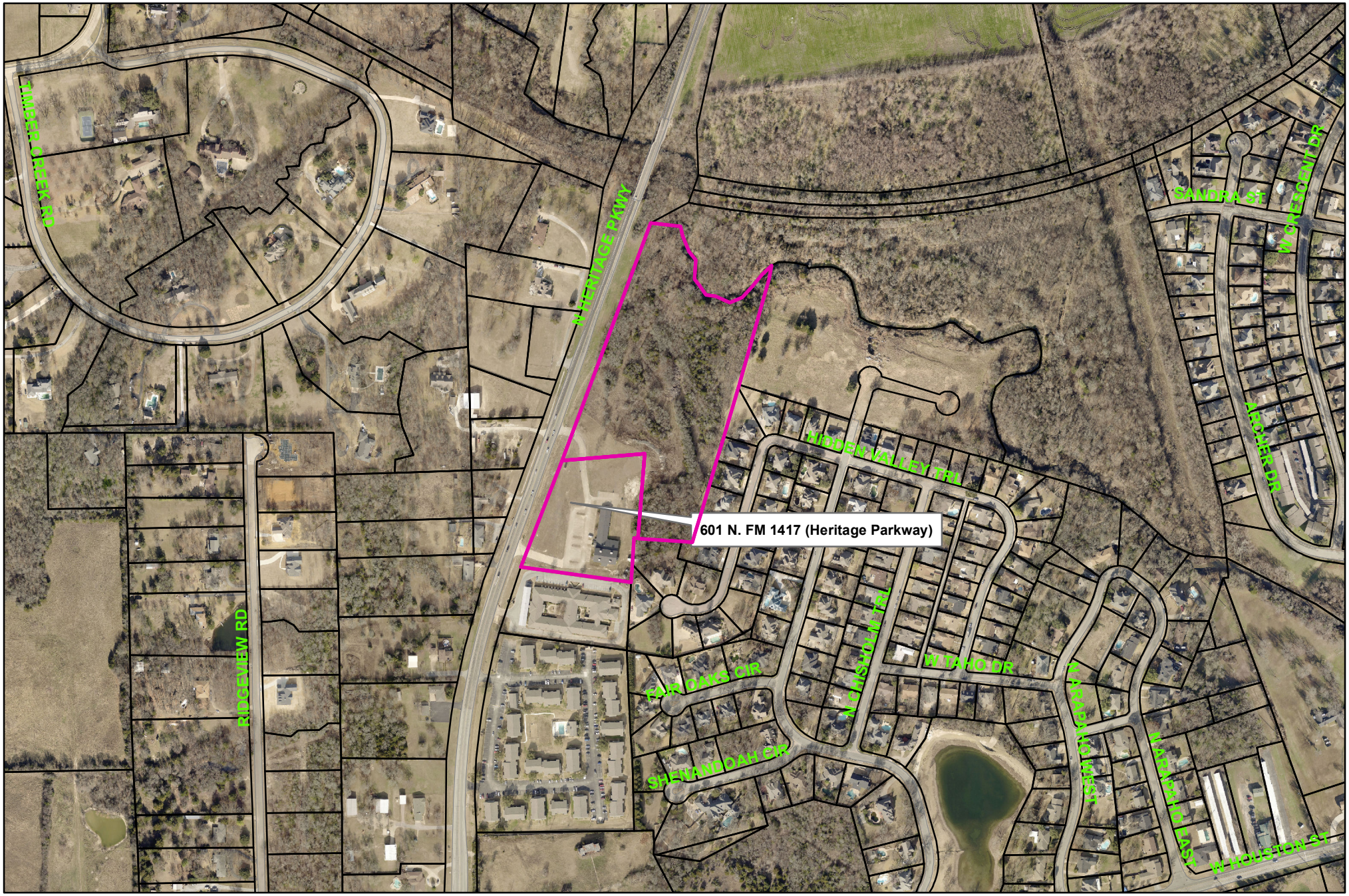
0

Development Review Meeting:

No

Attachments

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



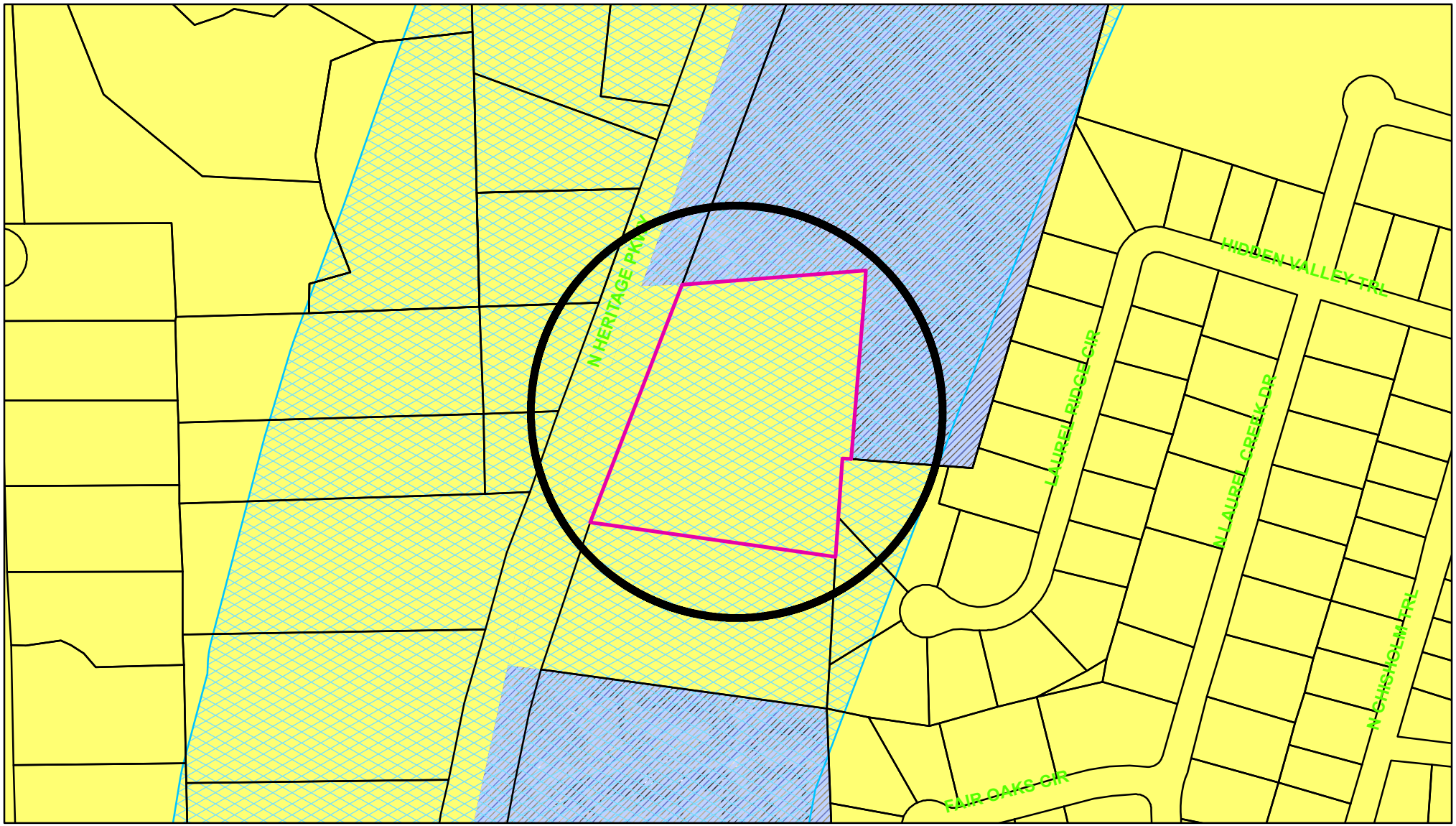
601 North FM 1417 (Heritage Parkway)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft



Zoning - 601 North FM 1417 (Heritage Parkway)

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 242 ft

601 North FM 1417 (Heritage Parkway)



Hastings, Mike

From: Hastings, Mike
Sent: Wednesday, March 10, 2021 3:02 PM
To: Hastings, Mike
Subject: FW: Sherman Nazarene Church

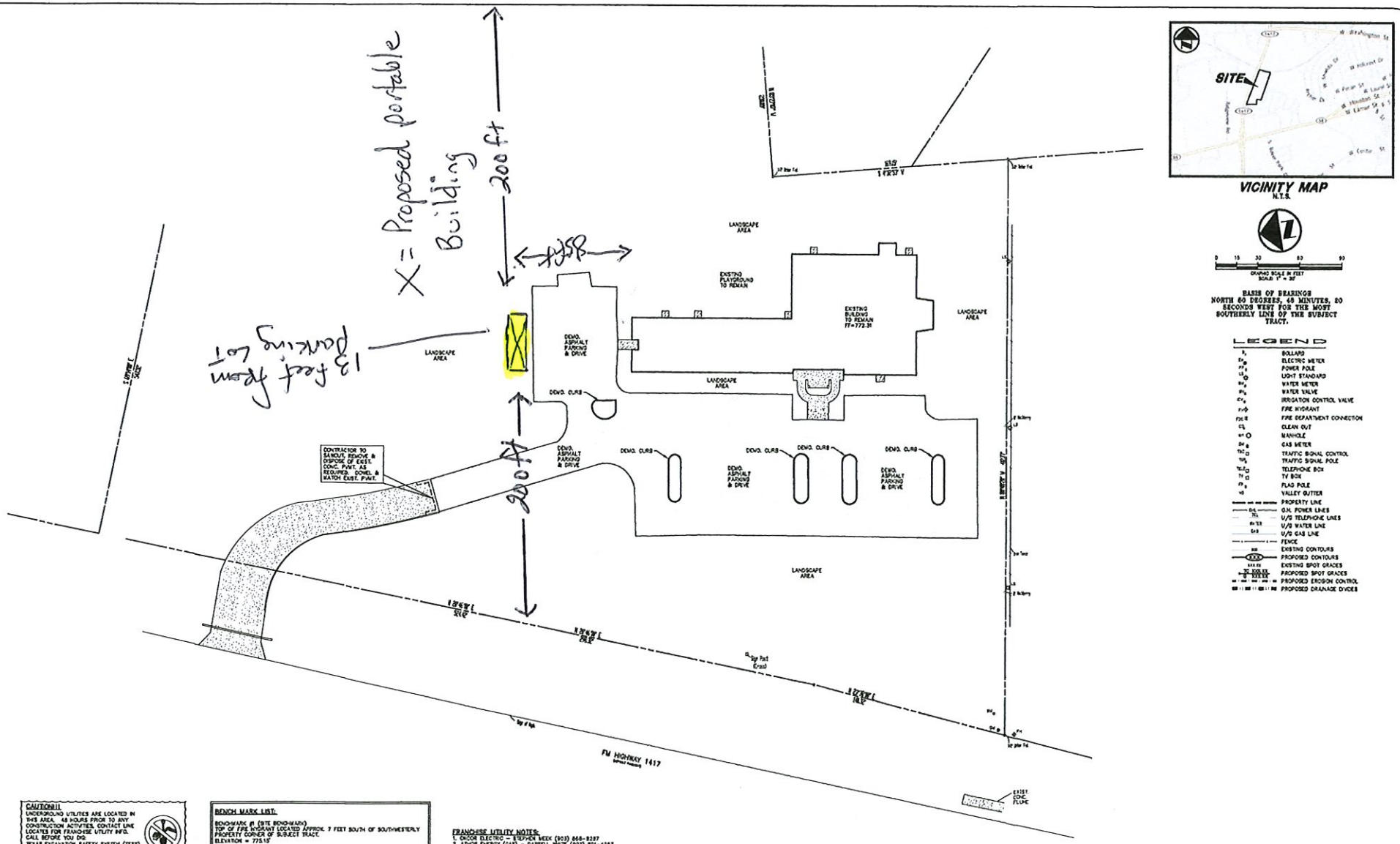
Sherman First Church of the Nazarene
DBA: Heritage Nazarene Church
Located: 601 N. FM 1417, Sherman TX 75091

HNC is 107 year old Sherman Church. One of our outreach ministries is a clothing ministry. We gather used clothing from the community and offer it free to the Sherman community. This ministry is 4 years old. We have outgrown the dedicated space inside our educational wing. We clothe 7-10 families every other week through this ministry. We also provide clothing on a as needed basis. We would like to relocate this ministry to a dedicated portable building (14 X 40) outside our church. We are a poor church and our total yearly budgets are $140K. This building will cost around $20K. One of our members passed away last year and left the church a little money for a Compassionate ministry. We wanted to dedicate this building to his legacy "Davis Mission" while helping the community through compassionate care. We can't afford to build a masonry building, as we only have $20K that we can use towards this ministry. We are willing to work with the city and put the building wherever it is required. We chose a location near our back parking lot as that seemed to be a great spot for us.

Any assistance the City of Sherman is able to provide towards our Compassionate Ministries endeavor is greatly appreciated, if our church is unable to pursue this, we are not sure how we can continue to serve with this ministry.

Thank you for your consideration in this matter.

Heritage Nazarene Church
Mike Hastings
Church Board Member



VICINITY MAP
N.T.S.

0 15 30 60 90
GRAPHIC SCALE IN FEET
SCALE 1" = 30'

BASIS OF BEARINGS
NORTH 60 DEGREES, 48 MINUTES, 20 SECONDS WEST FOR THE MOST SOUTHERLY LINE OF THE SUBJECT TRACT.

LEGEND

	BOLLARD
	ELECTRIC METER
	POWER POLE
	LIGHT STANDARD
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	CLEAN OUT
	MANHOLE
	GAS METER
	TRAFFIC SIGNAL CONTROL
	TRAFFIC SIGNAL POLE
	TELEPHONE BOX
	TV BOX
	FLAG POLE
	VALLEY GUTTER
	PROPERTY LINE
	O.H. POWER LINES
	U/G TELEPHONE LINES
	U/G WATER LINE
	U/G GAS LINE
	FENCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT GRADES
	PROPOSED SPOT GRADES
	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVICES

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1 (SITE BENCHMARK)
TOP OF FIRE HYDRANT LOCATED APPROX. 7 FEET SOUTH OF SOUTHWESTERLY PROPERTY CORNER OF SUBJECT TRACT.
ELEVATION = 775.15'
BENCHMARK #2 (TBM 145-19)
SOUTH END OF CONCRETE PIPE APPROXIMATELY 38 FEET SOUTHEAST OF CENTERLINE FM 1417 AND NORTH ENTRANCE TO DEERFIELD APARTMENTS.
ELEVATION = 775.55'

FRANCHISE UTILITY NOTES:
1. ONCOR ELECTRIC – STEPHEN MEEK (903) 868-8287
2. ATMOS ENERGY (GAS) – DARRELL WHITE (903) 891-4257
3. CABLEONE – CLINT COOK (972) 813-0127

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	9-18-13	AS SHOWN	–

PROJECT INFORMATION
14.52 ACRE TRACT
SANCTUARY ADDITION
SHERMAN CHURCH OF THE NAZARENE
601 N. FM 1417
SHERMAN, TEXAS 75092

OWNER
SHERMAN CHURCH OF THE NAZARENE
601 N. FM 1417
SHERMAN, TEXAS 75092

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 89388 ON 9/19/2014. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
Kelvin Gomez

STATE OF TEXAS · KELVIN R. GOMEZ · 89388 · LICENSED · PROFESSIONAL ENGINEER

KRG Civil Engineers, Inc.
1700 REDBUD BLVD, SUITE 329
MCKINNEY, TEXAS 75069
(972) 529-7005 PHONE
(972) 529-7002 FAX
KELVIN@KRGCIVIL.COM
FIRM REGISTRATION F-9131

DEMOLITION PLAN

SHERMAN CHURCH OF THE NAZARENE
601 N. FM 1417
SHERMAN, TEXAS 75092
GRAYSON COUNTY, TEXAS

SHEET NO. C1.00

JOB No. 02901
DWG No. SCN BASE.DWG

CORNER PORCH LOFTED BARN CABIN

Sizes
12X20
12X24
12X28
12X32
12X36
12X40
14X24
14X28
14X32
14X36
14X40

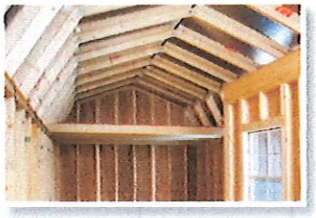


14X40

FEATURED BUILDING:

~~12' x 24'~~ Corner Porch Lofted Barn Cabin
Chestnut Brown Urethane Finish
White Painted Trim
Marine Green Metal Roof









If you don't have room for additional square footage on your property, you can always move upward with loft storage space.

Building measurements are approximate and are measured from eave to eave when 12' wide or greater. Sizes vary by location. Colors shown are only intended as a guide and may vary from actual color on building; check actual building samples before making final selection. Some features shown are upgrades to our standard features. Please speak to your local Graceland Portable Buildings® dealer for more information.


We are out of room!
"For I know the plans I have for you," declares the Lord,
"plans to prosper you and not to harm you,
plans to give you hope and a future."
Jeremiah 29:11
EMERGENCY
EXIT
ONLY
FIRE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Sherman First Church of the Nazarene
601 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Mike Hastings
381 Red Barn Road
Bells, TX 75414

Dear Applicants,

The request for site plan approval for an accessory building for Sherman First Church of the Nazarene located at 601 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the O-1.1 (FM Highway 1417) Overlay District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
5. Any structures built over any easements will require an encroachment easement approved by the City Council.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2800-3200 BLOCKS TEXOMA PARKWAY**

The request of Sherman NEC Texoma & 82, LP (Owners), Jim Duggan (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 2800-3200 blocks of Texoma Parkway, being 44.249 acres in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Sheraden Mall Addition

Background:

The property is located in the 2800-3200 blocks of Texoma Parkway bounded by Texoma Parkway, U.S. Highway 82, Gallagher Drive and Frisco Road; formerly the SherDen Mall. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

The owner would like plat the into ten lots for residential and commercial development.

Adjacent Zoning:

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

Origination:

Sherman NEC Texoma & 82, LP (Owners)
Jim Duggan (Developer)
Spiars Engineering, Inc. (Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

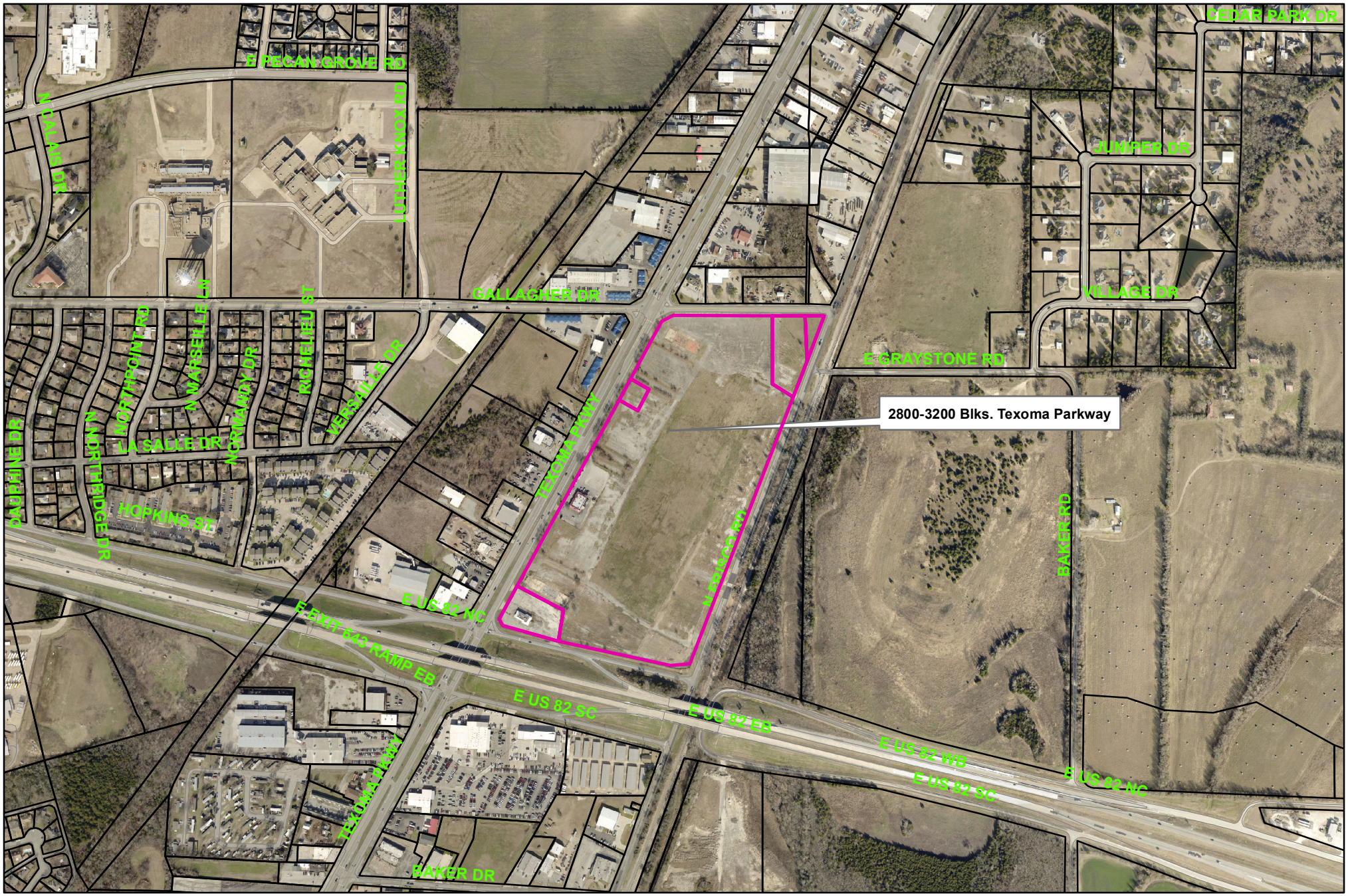
Attachments

Location Map

Zoning Map

Preliminary Plat - Sheraden Mall

Staff Review Letter



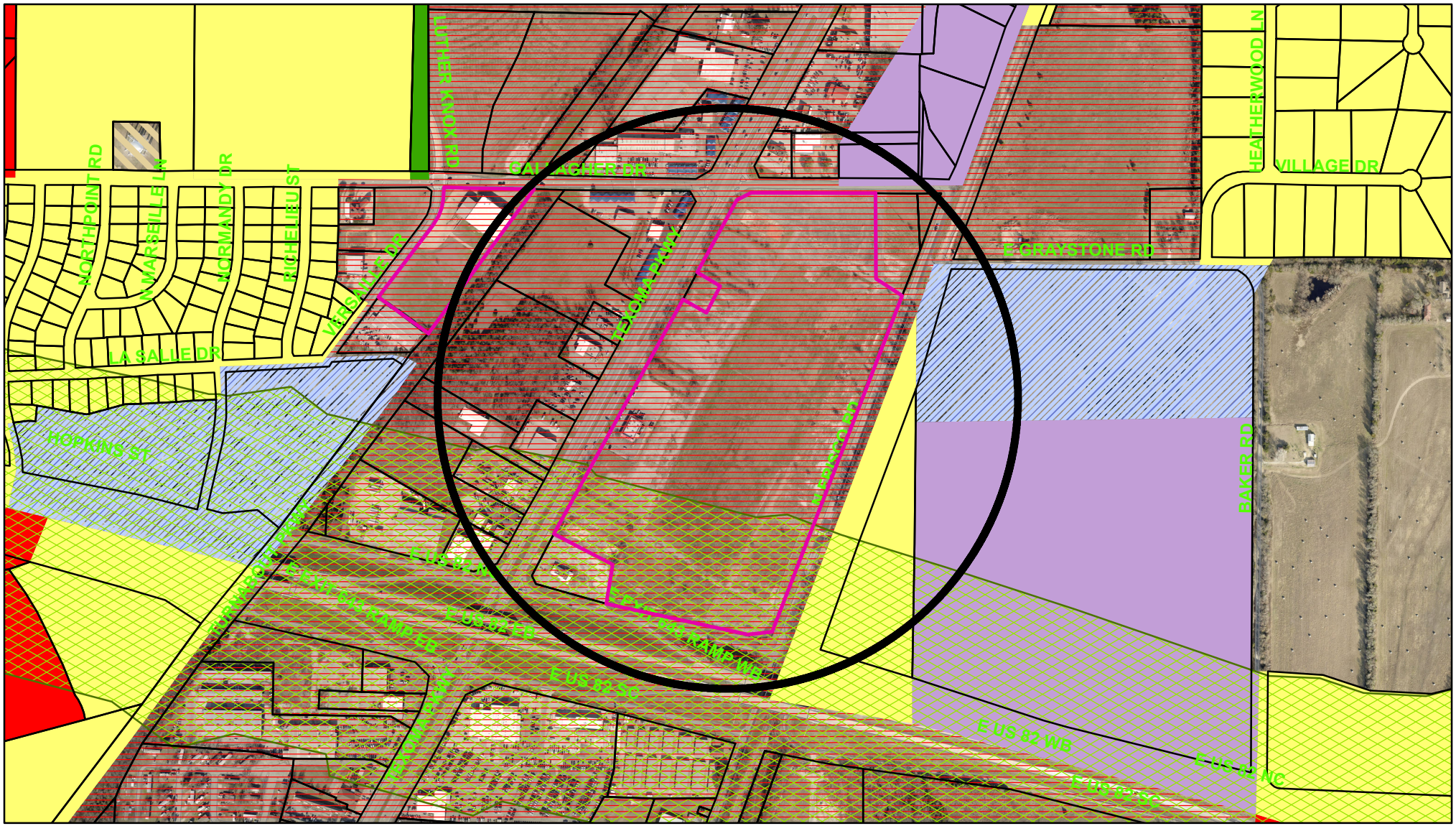
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2800-3200 Blocks Texoma Parkway

NOT TO SCALE

1 in = 700 ft



Zoning - 2800-3200 Blocks Texoma Parkway

Legend

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

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

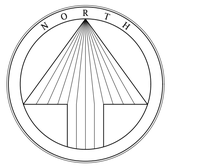
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

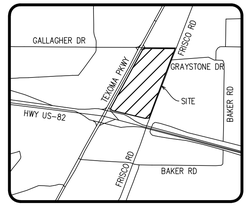
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 600 ft



Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2021.

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

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

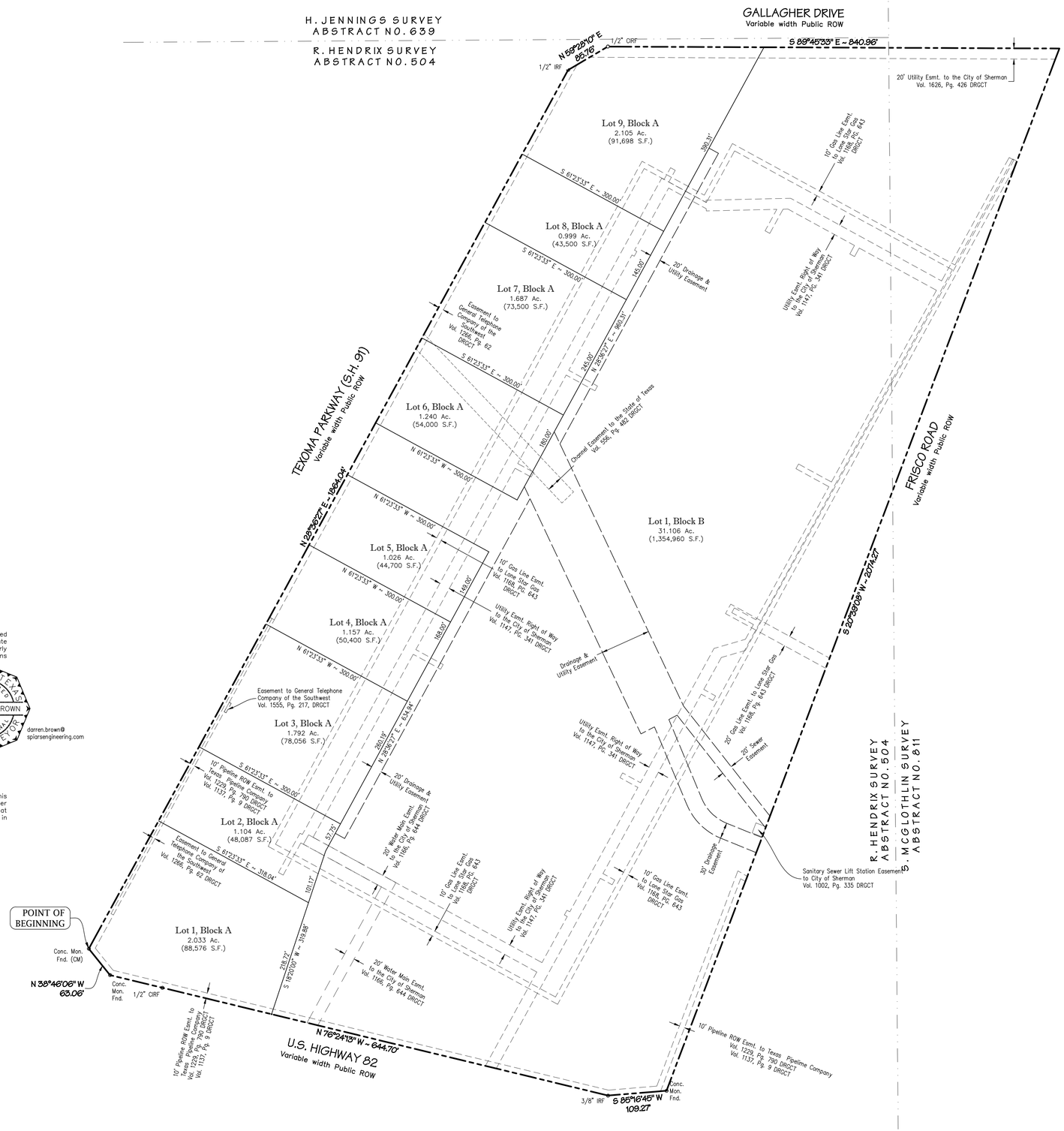
darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

_____
Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being all of a tract conveyed to Entlesherm, by deed recorded in Volume 2709, Page 421 of the Deed Records, Grayson County, Texas, along with all of a tract conveyed to Enterprise Sherman Limited Partnership, by deed recorded in Volume 2256, Page 476 and Volume 2264, Page 493 of the Deed Records, Grayson County, Texas, collectively being more particularly described as follows:

BEGINNING at concrete monument found (control monument) at the northern end of a corner clip at the intersection of the northern line of U.S. Highway 82 (variable width public right-of-way) and the southeast line of Texoma Parkway (S.H. 91) (variable width public right-of-way);

THENCE, N 28°36'27" E, 1864.04 feet to a 1/2 inch iron rod found (control monument) at the south end of a corner clip at the intersection of said southeast line of Texoma Parkway and the south line of Gallagher Drive (variable width public right-of-way);

THENCE, N 59°28'10" E, 85.76 feet to a 1/2 inch capped iron rod found at the north end of said corner clip;

THENCE, S 89°45'33" E, 840.96 feet to a point for corner at the intersection of said south line of Gallagher Drive and the northwest line of Frisco Road (variable width right-of-way);

THENCE, S 20°39'08" W, 2074.27 feet to a concrete monument found at the north end of a corner clip at the intersection of said northwest line of Frisco Road and said north line of U.S. Highway 82;

THENCE, S 85°16'45" W, 109.27 feet to a 3/8 inch iron rod found at the south end of said corner clip;

THENCE, N 76°24'13" W, 954.10 feet to a concrete monument found at the south end of a corner clip;

THENCE, N 38°46'06" W, 63.06 feet to the POINT OF BEGINNING with the subject tract containing 1,927,476 square feet or 44.249 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SHERMAN NEC TEXOMA & 82, LP, do hereby adopt this plat designating the hereinabove described property as SHERDEN MALL, an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

SHERMAN NEC TEXOMA & 82, LP

By: Sherman NEC Texoma & 82, LP

By: Sherman NEC Texoma & 82, GP, LLC
its General Partner

By: _____
James F. Duggan, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared James F. Duggan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____
Chairman, City of Sherman

_____
Date

PRELIMINARY PLAT

SHERADEN MALL

LOTS 1-9, BLOCK A & LOT 1, BLOCK B
BEING 42.249 ACRES IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 100' March, 2021 SEI Job No. 21-006

Drawing: C:\2021 JOBS\21-006 Sheraden Mall Redevelopment\SURVEY\DWG\21-006 Preliminary Replat.dwg Saved By: DBond10 Save Time: 3/12/2021 4:58:42 PM Plotted by: DBond10 Plot Date: 3/12/2021 5:01 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, TX 75074
Contact: Jim Duggan

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Sheraden Mall has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Show pavement width of all rights of way.
3. Point at corner of Gallagher Drive and Frisco Road to be shown on plat.
4. 10' Pipeline ROW Easement along southeastern property line is noted incorrectly. Correct appropriately.
5. Metes and Bounds do not match. Correct appropriately.
6. Dedicate 10' Utility Easement along all street frontage. Said 10' Utility Easement must be adjacent to and not overlap any existing easements.
7. Mutual Access to be shown on plat.
8. Plat name in dedication statement does not match plat name block. Correct appropriately.
9. P&Z Commission and City Council signature blocks do not meet standard. Corrected appropriately. Chapter 10.05, Section 5
10. Plat layout does not meet standard. Correct appropriately. Chapter 10.05, Section 5
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

208 & 212 EAST CHERRY STREET

The request of The Cunningham Family Trust, LTD I (Owner), Luis Moran (Representative) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property located at 208 & 212 East Cherry Street, being 0.154 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 59.59' lot width in lieu of the required 60' lot width in the proposed Moran Addition, Phase 2 Addition in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

- Final Plat approval of Moran Addition, Phase 2
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 208 and 212 East Cherry Street between Walnut and Montgomery Streets. The property is zoned a C-1 (Retail Business) District.

The owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District and plat the property into one lot to build a duplex on the lot. They are also requesting an exception to allow a 59.5 foot wide lot.

Adjacent Zoning:

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

Origination:

Luis Moran (Owner)
Helvey-Wagner Surveying, Inc.(Surveyor)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Moran Addition, Phase Two
Site Plan
Building Elevations
Staff Review Letter - Plat
Staff Review Letter - Zone Change



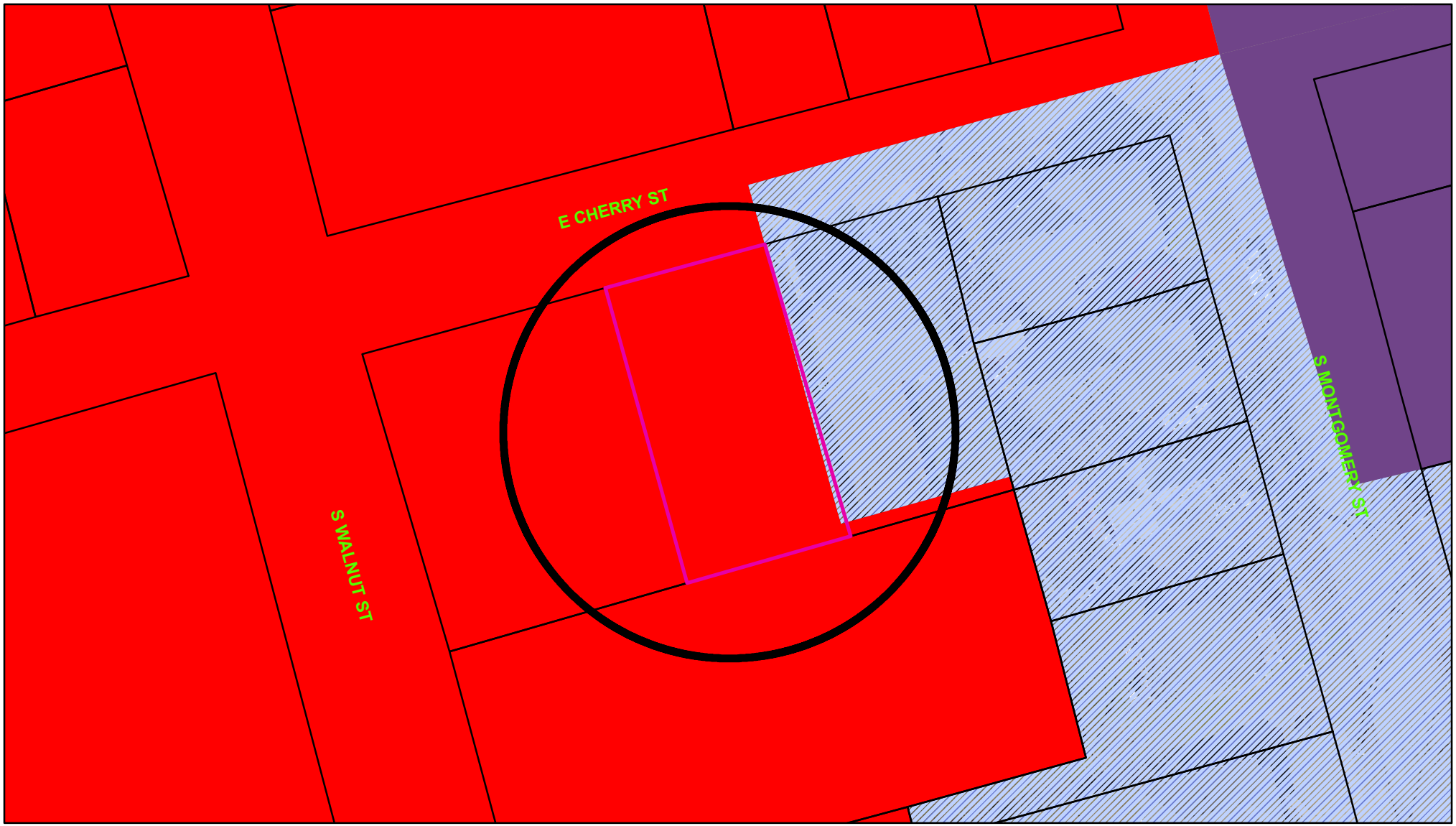
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

208 & 212 East Cherry Street

NOT TO SCALE

1 in = 100 ft



Zoning - 208 & 212 East Cherry Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

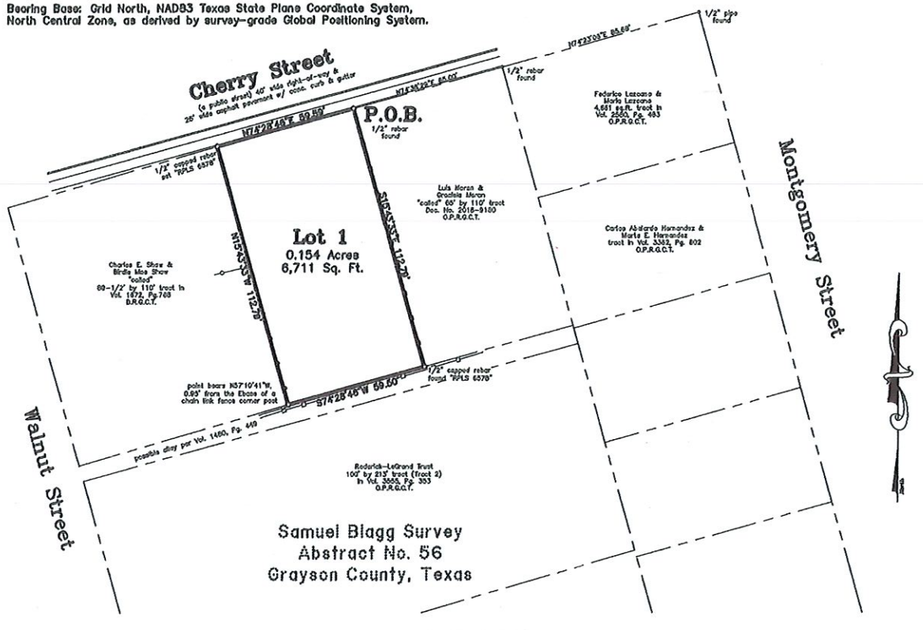
NOT TO SCALE

1 in = 50 ft

208 & 212 East Cherry Street



Bearing Base: Grid North, NADB3 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Moran Addition, Phase Two
to the
City of Sherman, Texas
0.154 Acres
in the
Samuel Blagg Survey
Abstract No. 56

General Notes:

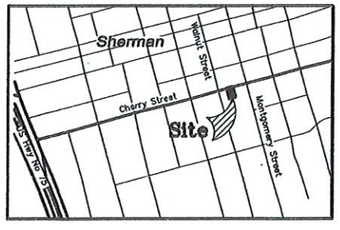
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS700321

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Thomas Cunningham and Rosalind E. Cunningham, Trustees of The Cunningham Family Trust
PO Box 337
Borrego Springs, CA 92004

Vicinity map
(not to scale)



S:\Land Projects R2\59.5ft-by-110ft-Samuel-Blagg-Survey\Civil 3D\Grand-ave-church-lot.dwg Layout: Plat Plot Date Mar 23 21 Time: 10:18 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being all of the "called" 59-1/2 ft. by 110 ft. tract of land conveyed by Warranty Deed from Central Church of Christ of Sherman, Texas to Thomas Cunningham and Rosalind E. Cunningham, Trustees of The Cunningham Family Trust on March 10, 2021 and recorded in Instrument No. 2021-7278, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the South line of Cherry Street, a public street, at the Northwest corner of the "called" 65 ft. by 110 ft. tract of land conveyed to Luis Moran and Graciela Moran, recorded in Document No. 2018-9160, Official Public Records, Grayson County, Texas, and the Northeast corner of said Cunningham Family Trust tract, **SAID** rebar bears South 74 deg. 38 min. 29 sec. West, 65.00 ft. from a 1/2 inch capped rebar found at the Northeast corner of said Moran tract;

THENCE South 15 deg. 43 min. 33 sec. East, with the West line of said Moran tract and the East line of said Central Church of Christ tract, passing a woof fence corner post at 2.24 ft. and continuing now with the general course of a wood fence for a **TOTAL** distance of 112.79 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" in the North line of a possible alley, at the Southwest corner of said Moran tract and the Southeast corner of said Cunningham Family Trust tract;

THENCE South 74 deg. 28 min. 48 sec. West, with the South line of said Central Church of Christ tract, a distance of 59.50 ft. to a point at the Southeast corner of the "called" 59-1/2 ft. by 110 ft. tract of land conveyed to Charles E. Shaw and Birdie Shaw, recorded in Volume 1672, Page 768, said Deed Records, and the Southwest corner of said Cunningham Family Trust tract, **SAID** point bears North 57 deg. 10 min. 41 sec. West, 0.93 ft. from the East base of a chain link fence corner post;

THENCE North 15 deg. 43 min. 33 sec. West, with the East line of said Shaw tract and the West line of said Central Church of Christ tract, a distance of 112.79 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the South line of said Cherry Street, at the Northeast corner of said Shaw tract and the Northwest corner of said Cunningham Family Trust tract;

THENCE North 74 deg. 28 min. 48 sec. East, with the South line of said Cherry Street and the North line of said Central Church of Christ tract, a distance of 59.50 ft. to the **PLACE OF BEGINNING** and containing **0.154 ACRES and/or 6,711 SQUARE FEET** of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

We, Thomas Cunningham and Rosalind E. Cunningham, Trustees of The Cunningham Family Trust, owners of Moran Addition, Phase Two to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative for The Cunningham Family Trust

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

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Moran Addition, Phase Two to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Final Plat of Moran Addition, Phase Two to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Moran Addition, Phase Two to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____ 2021, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

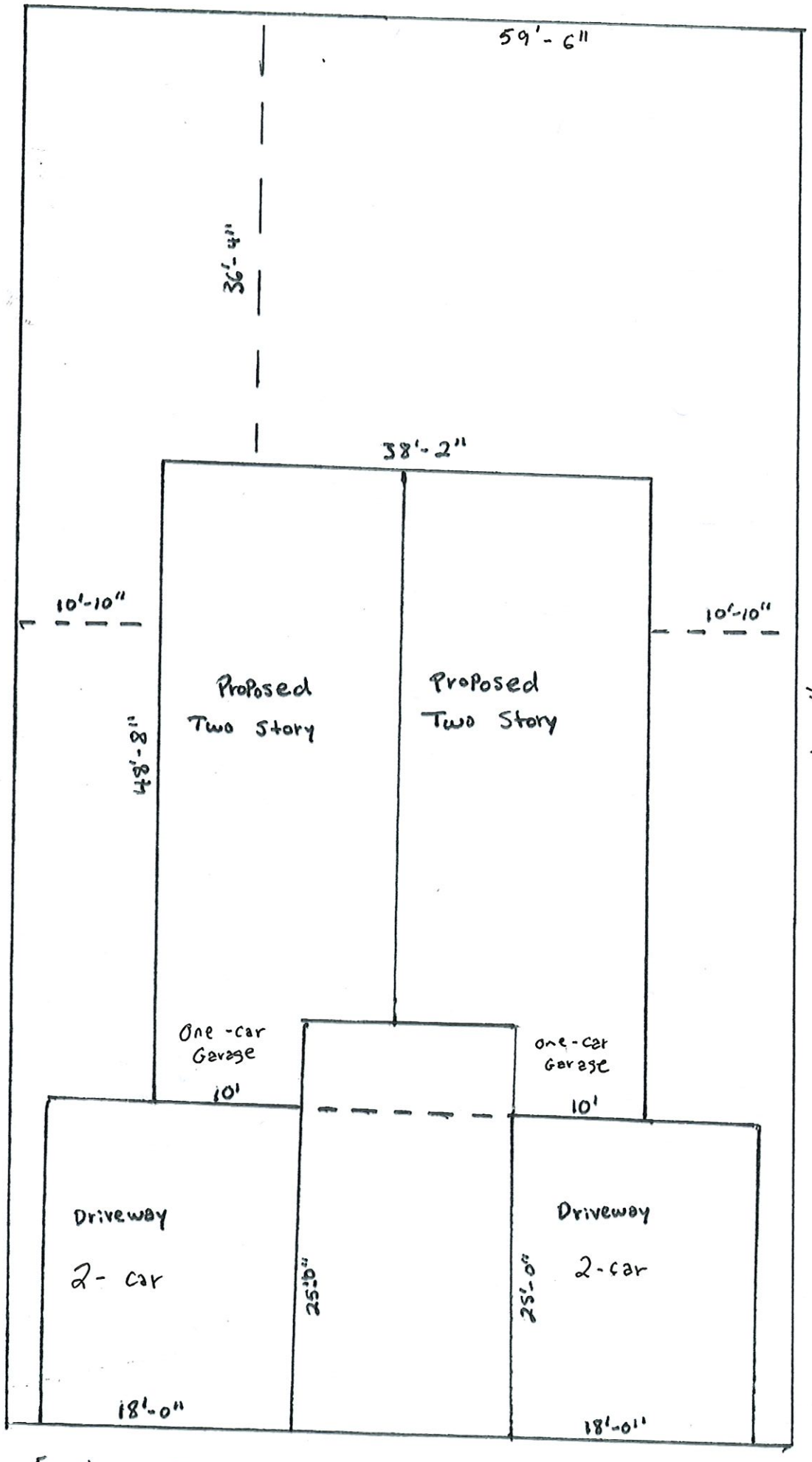
CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

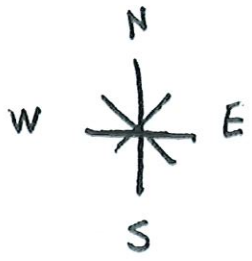
Moran Addition, Phase Two
to the
City of Sherman, Texas
0.154 Acres
in the
Samuel Blagg Survey
Abstract No. 56

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

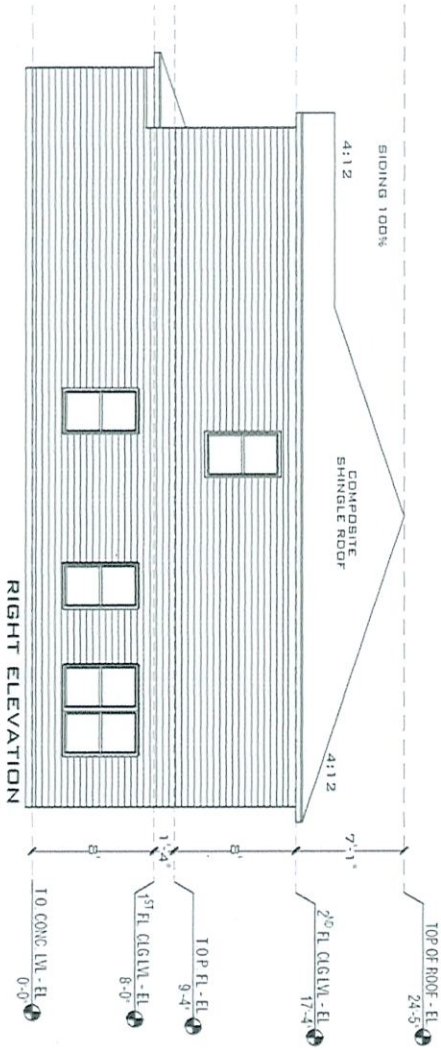
S:\Land Projects R2\59.5ft-by-110ft-Samuel-Blagg-Survey\Civil 3D\Grand-ave-church-lot.dwg Layout: Plat Plot Date Mar 23 21 Time: 10:18 AM

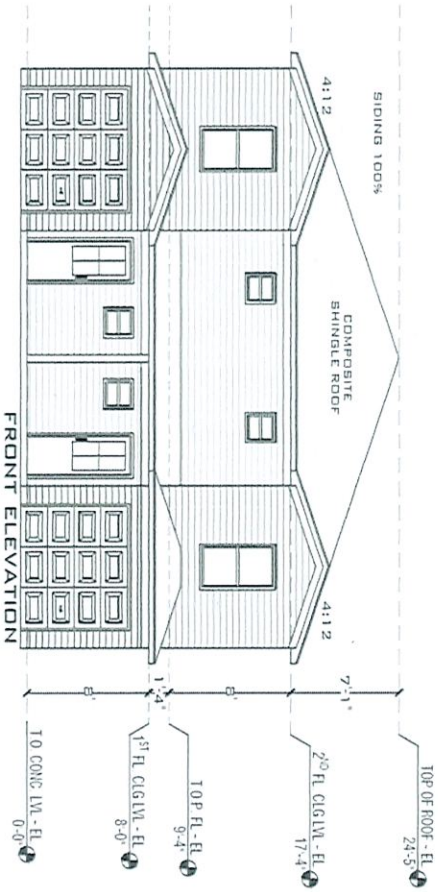
204 E. Cherry St.
Site Plan





3/32" = 1'-0"





PROJECT	SCALE	DATE	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.
ELEVATIONS	1/8" = 1' - 0"	02-16-2021	
SHEET 3	ADDRESS 204 E Cherry Street Sherman, TX 75090		GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, PHD WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Thomas Cunningham and Rosalind E.
Cunningham, Trustees of the Cunningham
Family Trust
P.O. Box 337
Borrego Springs, CA 92004

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

Dear Applicants,

The request for approval of the Final Plat of Moran Addition, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Show pavement and right of way width on all streets.
3. Metes and Bounds do not match. Correct appropriately.
4. Typo in metes and bounds. Correct appropriately.
5. Dedicate 10' Utility Easement along Cherry Street frontage.
6. The City of Sherman does not maintain alleys.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

The Cunningham Family Trust, LTD1
PO Box 337
Borrego Springs, CA 92004

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

Luis Moran
910 S. Travis Street
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District located at 208 and 212 East Cherry Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6 foot masonry perimeter wall shall be provided to surround the development unless an exception is granted.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

700 SOUTH CROCKETT STREET

The request of L&M Slaughter Properties, LLC (Owners) and Joshua Yusten, Omnikey Realty (Representative) concerning the property located at 700 South Crockett Street, being part of Lot 28, Block 10, Hare & Randolph Addition, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to not require screening for a Multi-Family Residential Complex in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 80' lot width in lieu of the required 85' lot width and 10,800 square foot lot area in lieu of the required 12,000 square foot in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Site plan approval for a Multi-Family Residential Development (5 units).

Background:

The property is located at 700 South Crockett Street; the southwest corner of John Blaine and Crockett Street. The property is zoned an R-2 (Multi-Family Residential) District and located in the Heritage Row Historical District. A Certificate of Appropriateness was approved March 9, 2021 for the front entrance/front porch projection for changes including siding, windows, doors and exterior paint colors (white with black trim) by the Historical Preservation Board.

The owner would like to add two additional units (studio apartments) to the existing structure which currently has three units. They are requesting exceptions for lot width and screening.

Adjacent Zoning:
R-2 (Multi-Family Residential) District

Origination:
L&M Slaughter Properties, LLC (Owners)
Joshua Yusten, Omnikey Realty (Representative)

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:
24

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Floor Plan
Building Elevations/Photos
Staff Review Letter



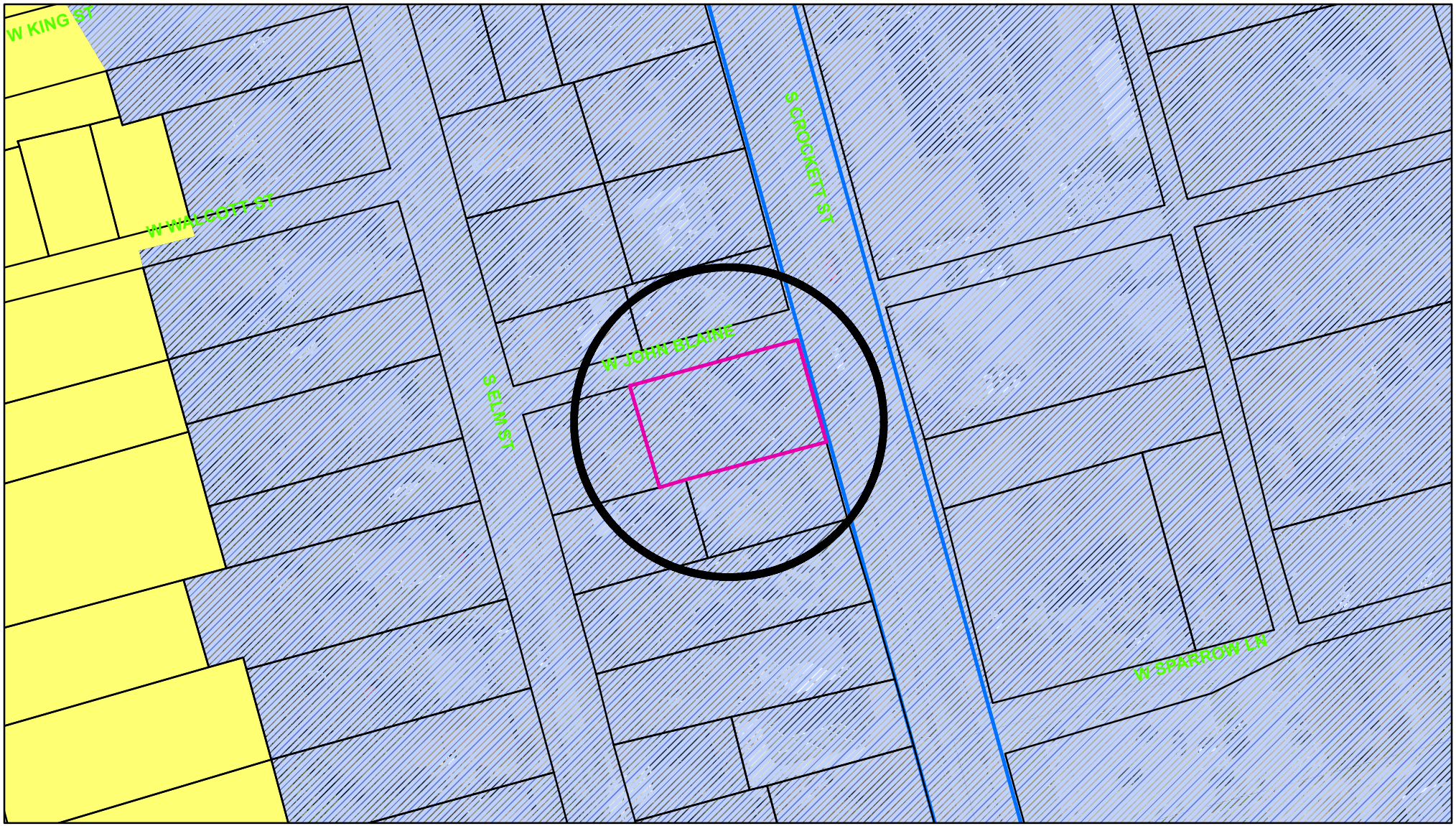
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

700 South Crockett Street

NOT TO SCALE

1 in = 150 ft



Zoning - 700 South Crockett Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

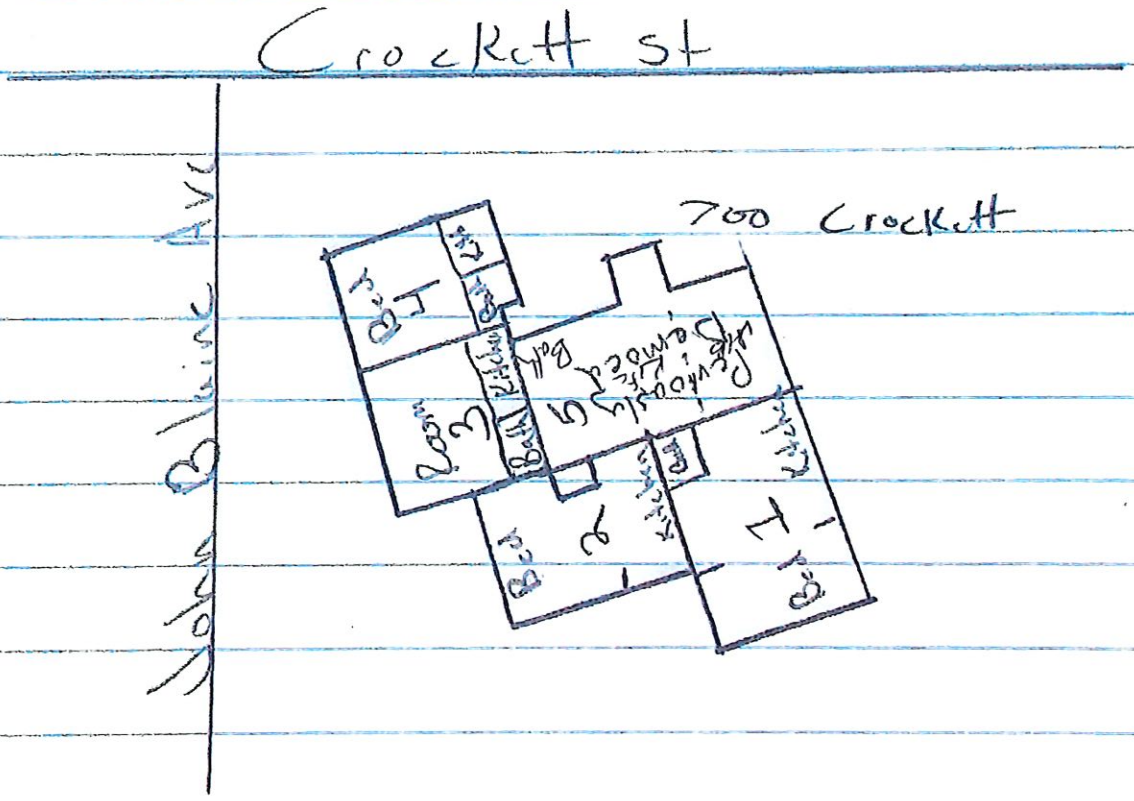
1 in = 100 ft

700 South Crockett Street



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

700 S. Crockett St. Sherman, TX	Site Plan	DRAWINGS PROVIDED BY: Chanda Steele Drafting Royse City, TX 469-338-1194	DATE:	2/2/21	SHEET:	A-2


Crockett st
Blaine Ave
700 Crockett


Dec 22, 2020 at 2:38 P

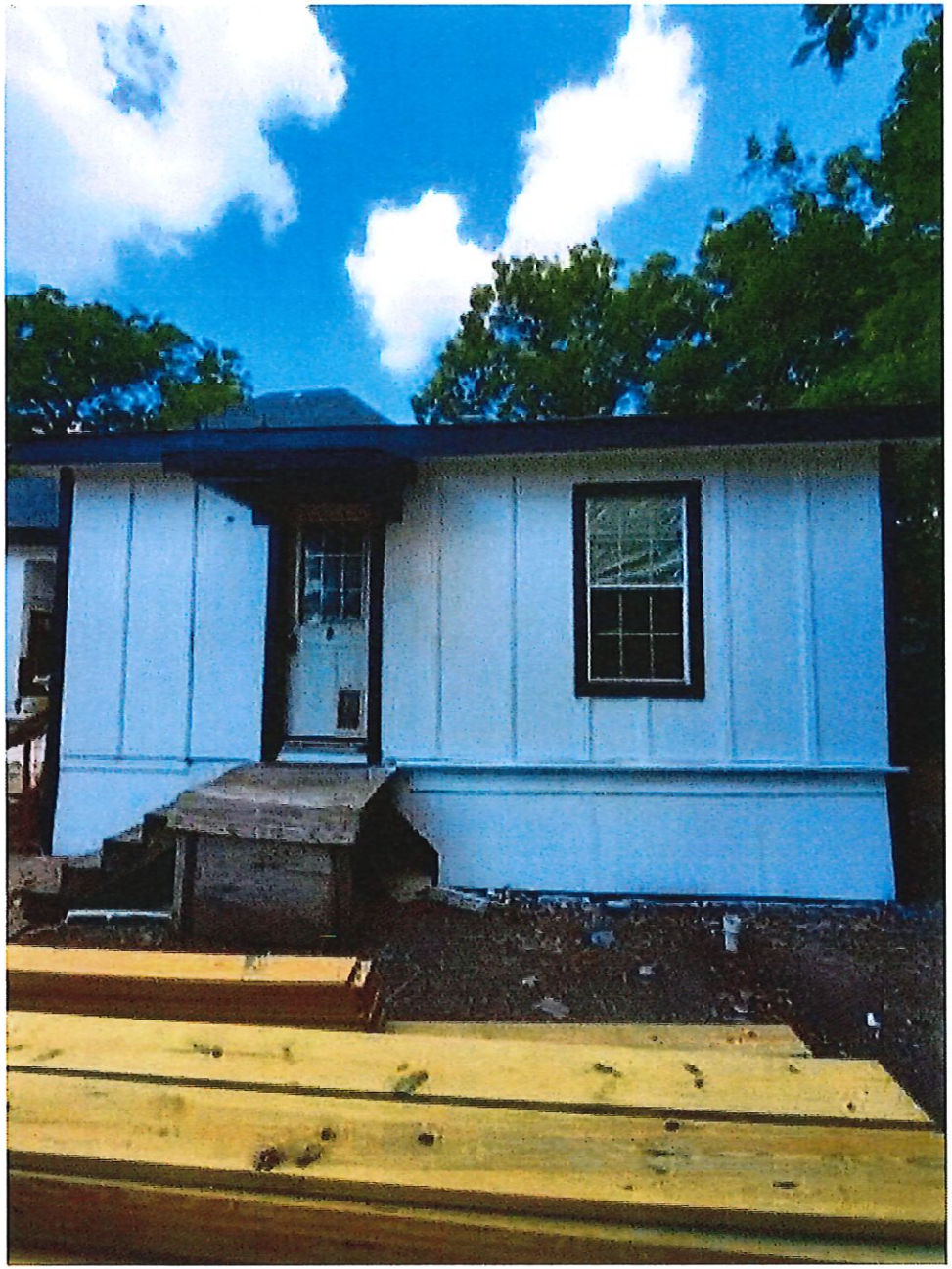

Dec 22, 2020 at 2:38 P


Dec 22, 2020 at 2:38 P

Sept 2019








A









Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

L&M Slaughter Properties
660 N. Central Expy. #100
Plano, TX 75074

Joshua Yusten
660 N. Central Expy. #100
Plano, TX 75074

Dear Applicants,

The request for site plan approval for a Multi-Family Residential Development (5 units) located at 700 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6 foot masonry perimeter wall shall be provided to surround the development unless an exception is granted.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Replatting of the subject property recommended.
10. Parking does not meet standard. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Sewer main must be extended in accordance with City criteria within John Blaine Avenue to serve subject property. *Chapter 13, Sec. 13.07.282*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1602 NORTH HOARD AVENUE

The request of Maureen Clarke (Owner) and Greg Sells, Ace Quality Fencing (General Contractor) concerning the property at 1602 North Hoard Avenue, being Lots 11 & 12, Block 30, College Park 2nd Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' tall privacy fence on the property line in the side and rear yards in lieu of the allowed 4' tall in an R-1 (One Family Residential) District.

Background:

The property is located at 1602 North Hoard Avenue; the northwest corner of Hoard and Gulick Avenues. The property is zoned an R-1 (One Family Residential) District.

The owner would like to erect an 8' tall privacy fence on the property line in the side and rear yards.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Maureen Clarke (Owner)
Greg Sells, Ace Quality Fencing (General Contractor)

Master Plan Designation:

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

Number of notices mailed:
19

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Aerial with Fence Layout
Fence Elevations
Staff Review Letter



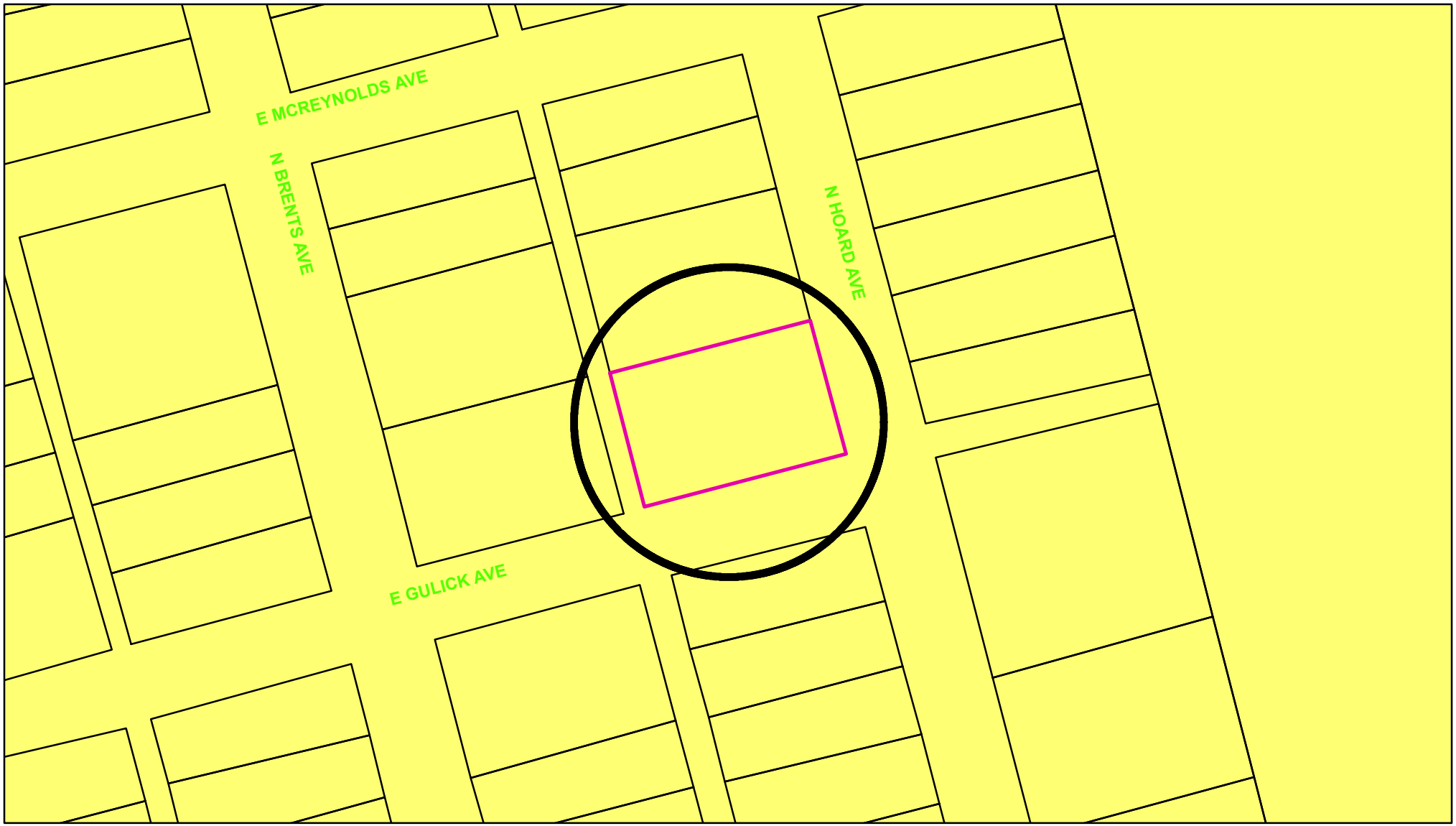
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1602 North Hoard Avenue

NOT TO SCALE

1 in = 200 ft



Zoning - 1602 North Hoard Avenue

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

1602 North Hoard Avenue



ACE Quality Fencing,
Gates & Gate Operators
580-920-5184 Cell

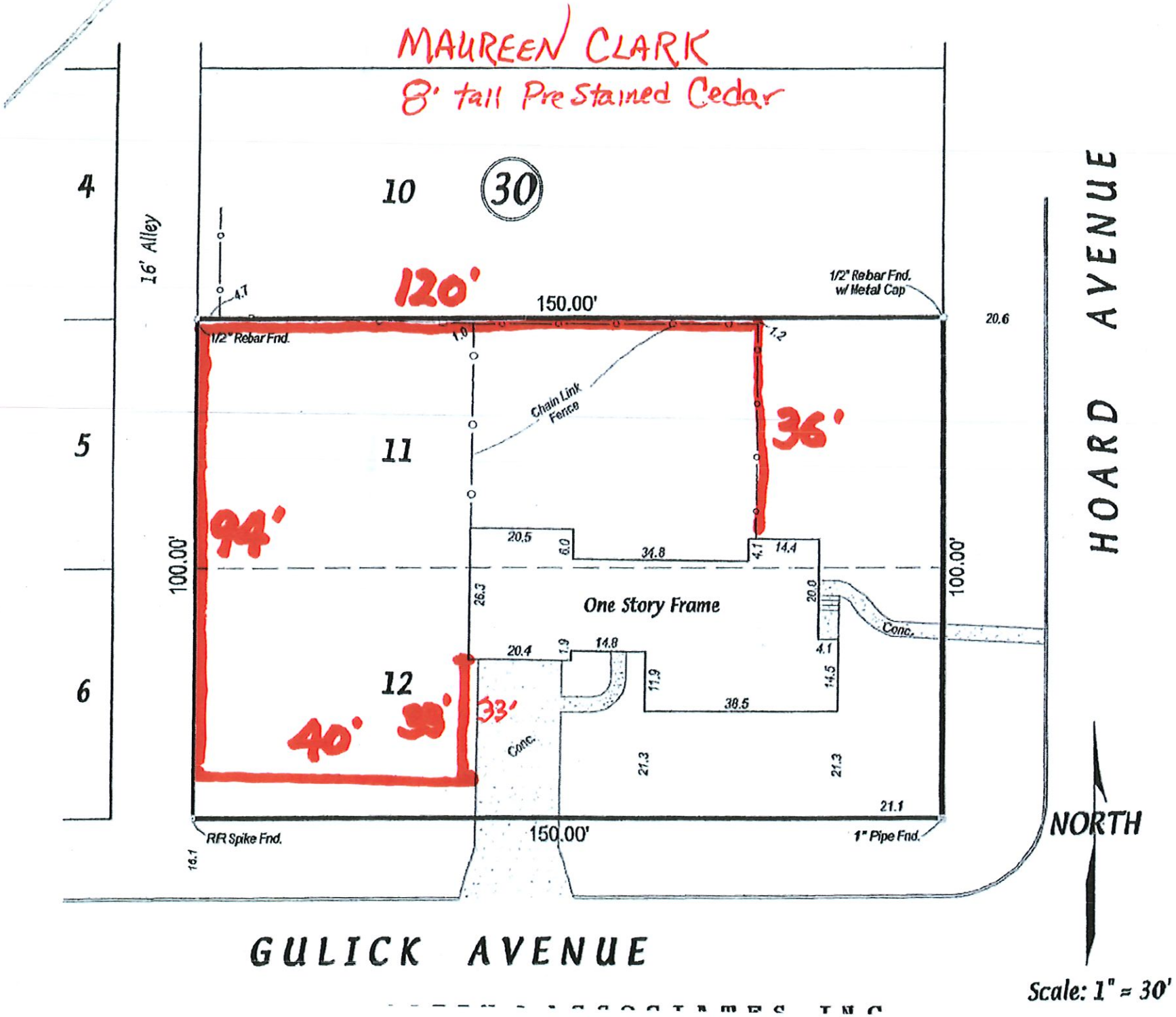


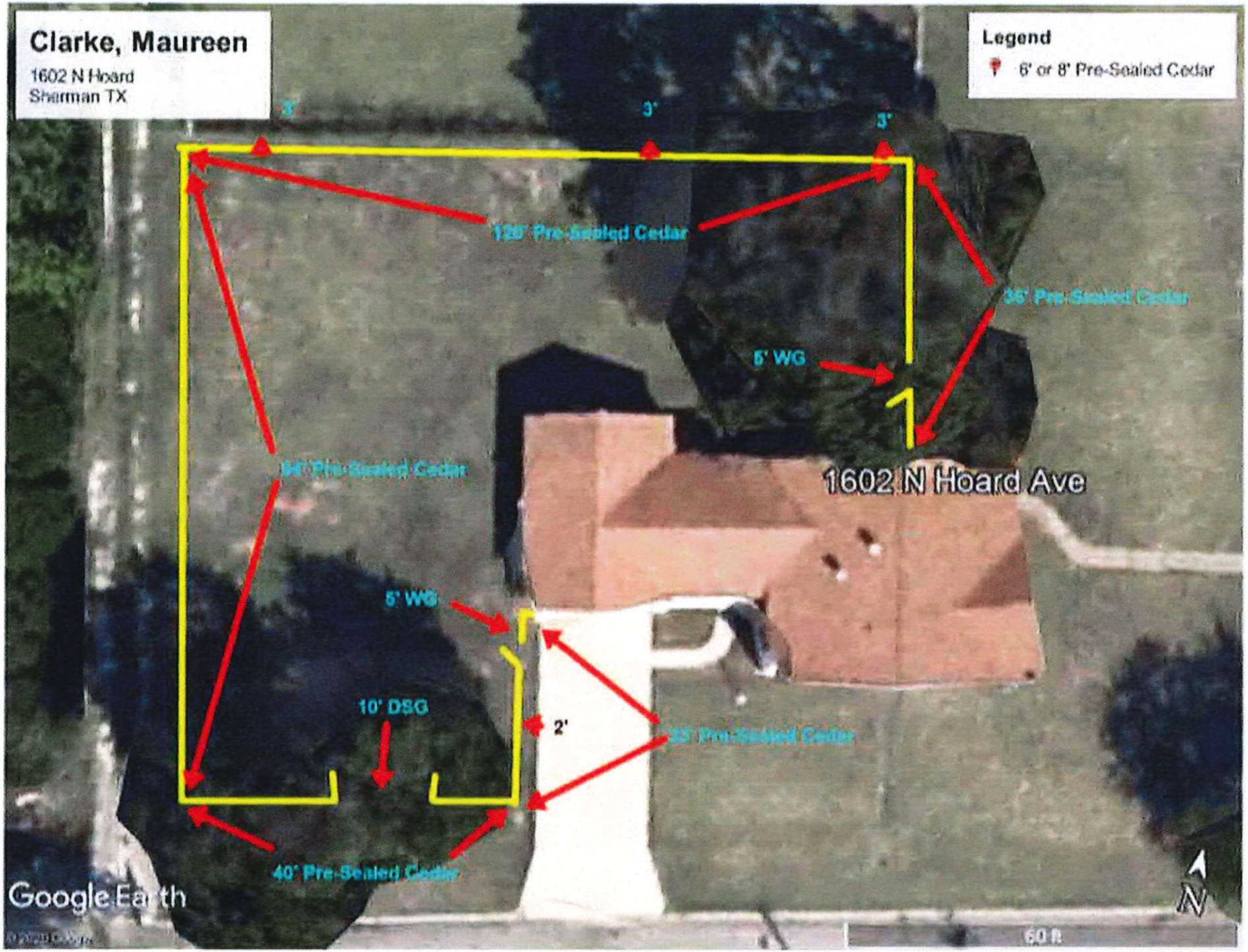
AMENDED PROPOSAL: 8' Pre-Sealed Cedar Fence
2- 5' Walk Gates and 10' Double Swing Gate

SUBMITTED TO: **DATE: 12/21/2020**
Clarke, Maureen **Email:**
STREET: 1602 N **mowilposey@yahoo.com**
Hoard **PHONE: 415.317.1835**
CITY: Sherman TX

ACE QUALITY FENCING PROPOSES THE FOLLOWING WORK:

Installing approx. 326 linear ft. of 8 ft. tall wood privacy fence arranged in a "side-by-side" style with a 1" x 4" trim board at the top and a 2" x 6" kick board. The line posts are 2-3/8" x 11' x .095 steel set at 6' centers 2' deep in Maximizer concrete. Gate post to be 2-3/8" x 11' x .095 (heavy duty). Included is one (1) approximately 60" walk gate and one (1) 48" walk gate. Also included, will be one 10' Double Swing gate. Gates to have heavy duty black powder coated steel hardware including lockable latch. Material includes 1" x 6" x 8' pre-sealed medium brown western red cedar pickets attached to 2" x 4" medium brown western red cedar rails and to a 2" x 6" medium brown treated pine bottom board. Note: 10' Double swing gate will be fabricated with 2" sq galvanized steel tubing. Will be supported with 4" galv steel posts. Attached in 7" adjustable barrel hinges.


MAUREEN CLARK
8' tall Pre Stained Cedar
4
5
6
10
11
12
30
16' Alley
120'
150.00'
1/2" Rebar Fnd.
1/2" Rebar Fnd. w/ Metal Cap
Chain Link Fence
36'
94'
40'
33'
100.00'
One Story Frame
Conc.
RR Spike Fnd.
1" Pipe Fnd.
HOARD AVENUE
GULICK AVENUE
NORTH
Scale: 1" = 30'


Clarke, Maureen
1602 N Hoard
Sherman TX
Legend
6' or 8' Pre-Sealed Cedar
3'
3'
3'
128' Pre-Sealed Cedar
36' Pre-Sealed Cedar
5' WG
84' Pre-Sealed Cedar
1602 N Hoard Ave
5' WG
10' DSG
2'
93' Pre-Sealed Cedar
40' Pre-Sealed Cedar
Google Earth
60 ft
N




HDR


HDR


HDR

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Maureen Clarke
1602 N. Hoard
Sherman, TX 75090

Ace Quality Fencing
Greg Sells
1608 Ridgeway Dr.
Sherman, TX 75092

Dear Applicants,

The request for an exception and site plan approval to allow an 8' tall privacy fence on the property line in the side and rear yards in lieu of the allowed 4' tall in an R-1 (One Family Residential) District located at 1602 North Hoard Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The fence must be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Hoard and Gulick Avenues.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

6. Fence at Gulik and alley must have 10'x10' sight triangle at property line.
7. No gate fronting Gulik will be permitted without approved paved driveway. Drive approaches must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2800 CANYON CREEK DRIVE

The request of Grace United Methodist Church (Owner) and David Baca Studio (Architect) concerning the property at 2800 Canyon Creek Drive, being part of Lot 10, Block 2, Canyon Creek Addition, Section 2-A, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow a dark bronze architectural metal cladding on a portion of the existing church facility in lieu of the required masonry in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located at 2800 Canyon Creek Drive; the southeast corner of FM 1417 (Heritage Parkway) and Canyon Creek Drive; Grace United Methodist Church is the tenant. The property is zoned an R-1 (One-Family Residential) District and located in the O-1.1 (FM 1417) Overlay District.

Grace United Methodist Church would like to update the exterior of their existing building. They are requesting an exception to allow metal siding on a portion of the existing facility.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Grace United Methodist Church (Owner)
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:

21

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Aerial View
Building Elevations
Siding Example
Staff Review Letter



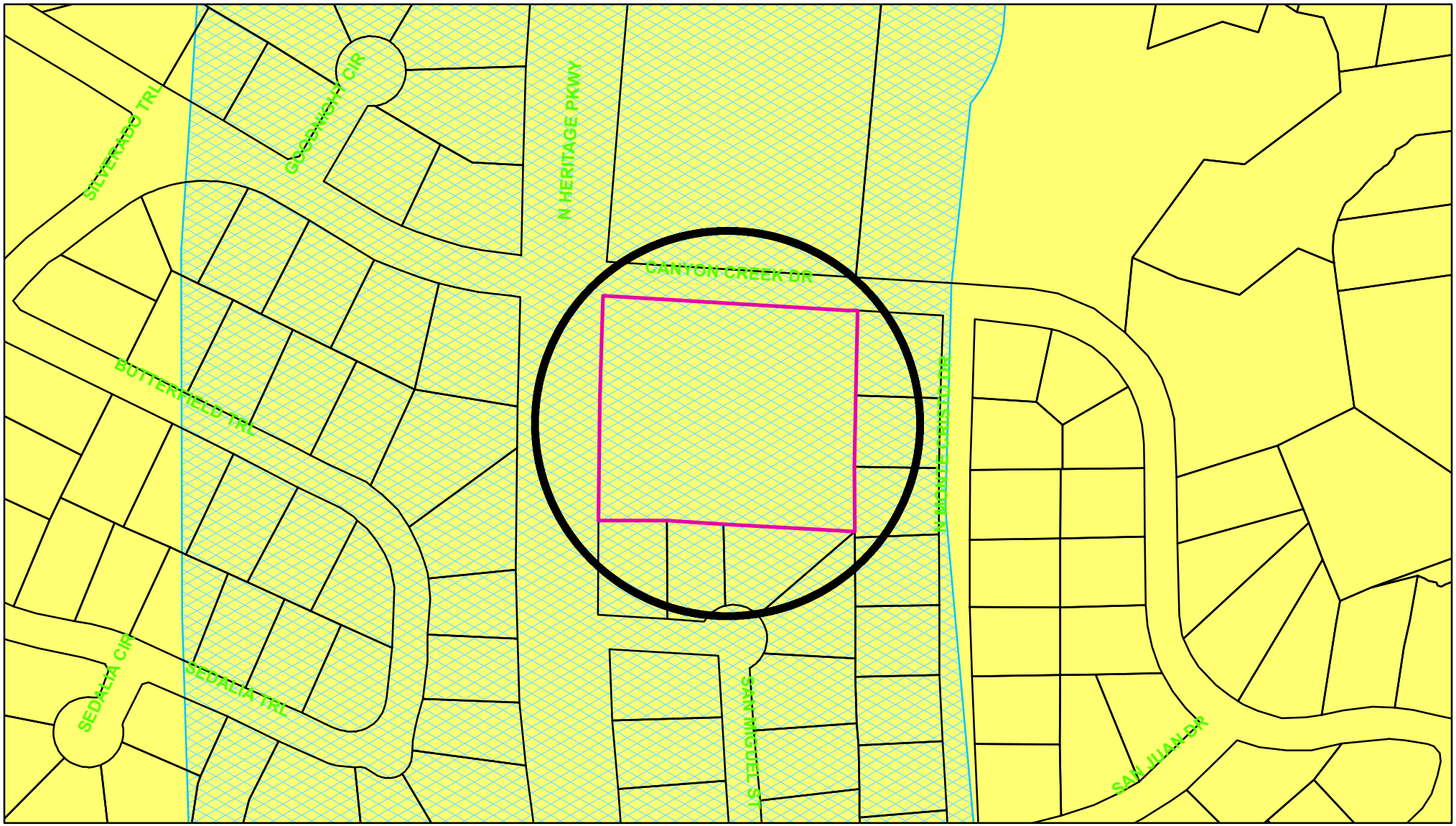
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2800 Canyon Creek Drive

NOT TO SCALE

1 in = 300 ft



Zoning - 2800 Canyon Creek Drive

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

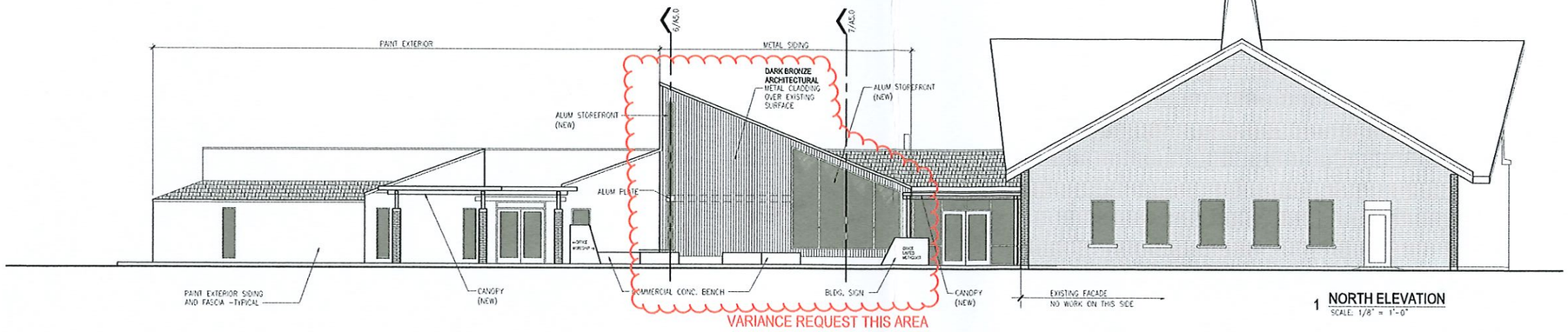
NOT TO SCALE

1 in = 200 ft

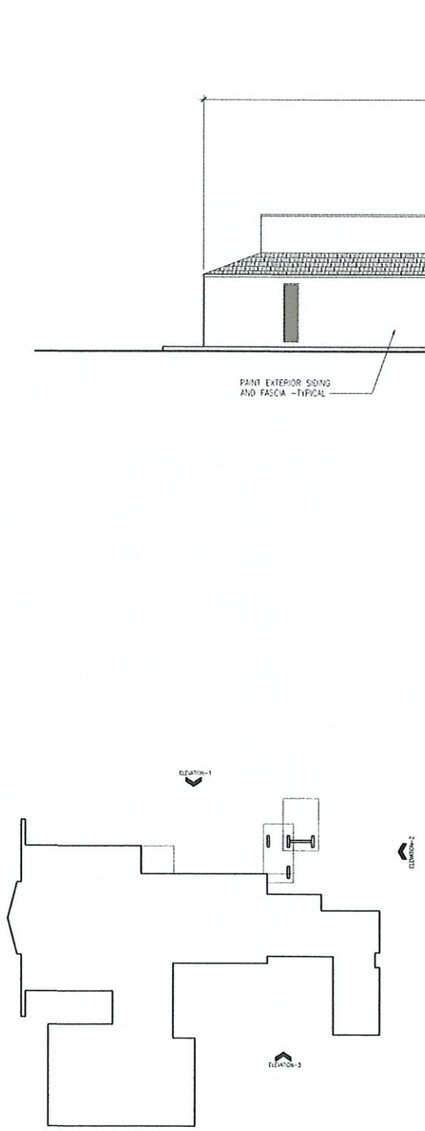
2800 Canyon Creek Drive



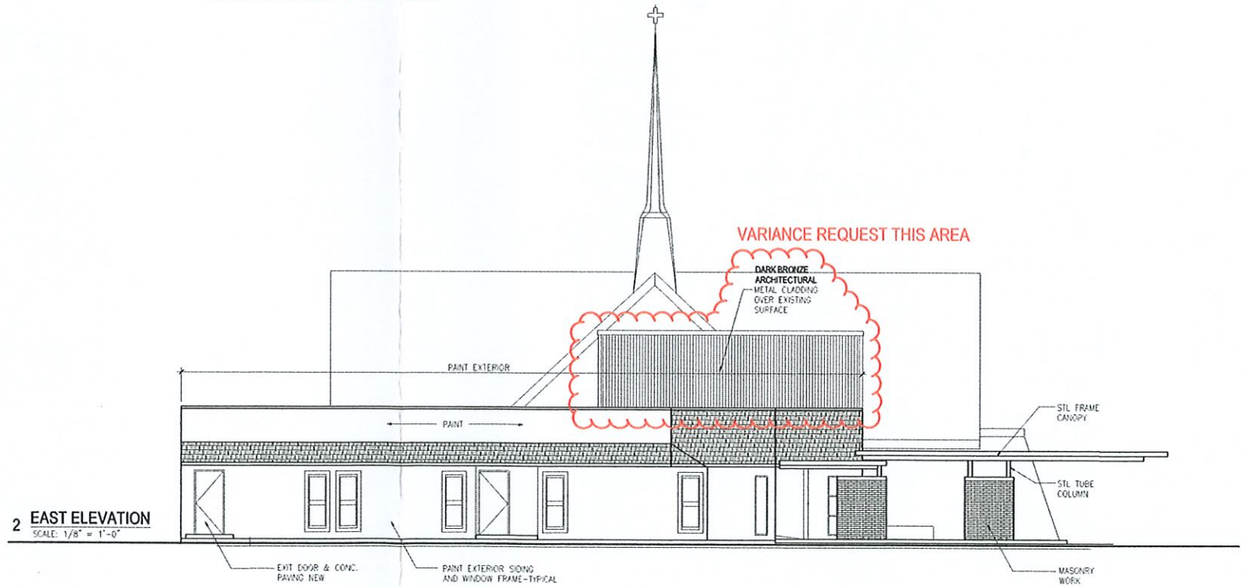

N HERITAGE PKWY
CANYON CREEK DR
N MONTE CRISTO DR
2508 N FM 1417



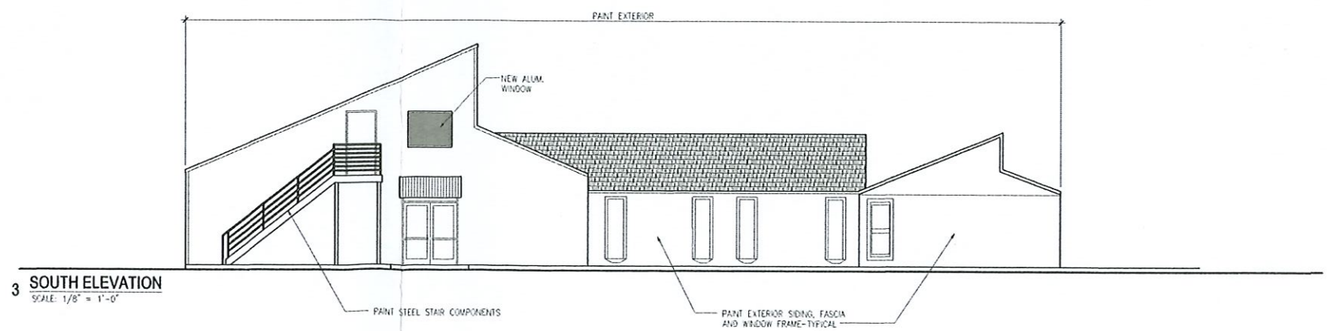
1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



KEY PLAN
N.T.S.



2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



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

BACA

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.BACA.team

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

03.03.21

REVISIONS

NO.	DESCRIPTION	DATE

Grace United Methodist Church

Alteration &Renovations

2800 Canyon Creek Drive
Sherman, Texas

exterior elevations

PROJECT NUMBER
2024

DATE
03.03.21

SHEET NUMBER
A3.0



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Grace United Methodist Church
2800 Canyon Creek Dr.
Sherman, TX 75092

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

Dear Applicants,

The request for an exception to allow a dark bronze architectural metal cladding on a portion of the existing church facility in lieu of the required masonry in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District located at 2800 Canyon Creek Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the O-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
5. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 509 SOUTH GRIBBLE STREET**

The request of Jose & Maria Lara (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 509 South Gribble Street, being 0.246 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Lara South Gribble Addition

Background:

The property is located at 509 South Gribble Street between Cherry and King Streets. The property is zoned an R-1 (One Family Residential) District.

The owner would like to Plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose & Maria Lara (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Lara South Gribble Addn
Staff Review Letter



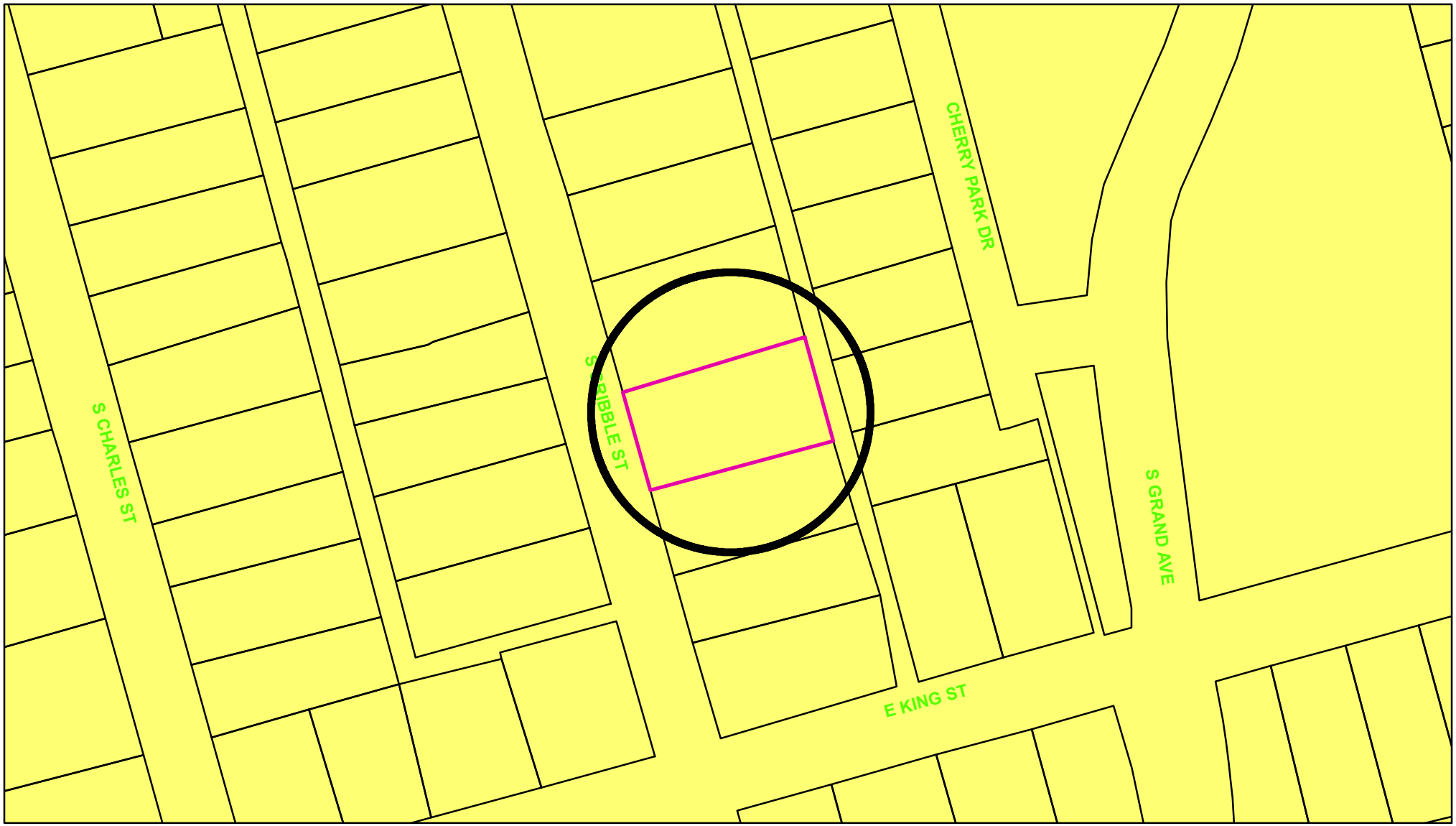
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

509 South Gribble Street

NOT TO SCALE

1 in = 200 ft



Zoning - 509 South Gribble Street

Legend

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

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

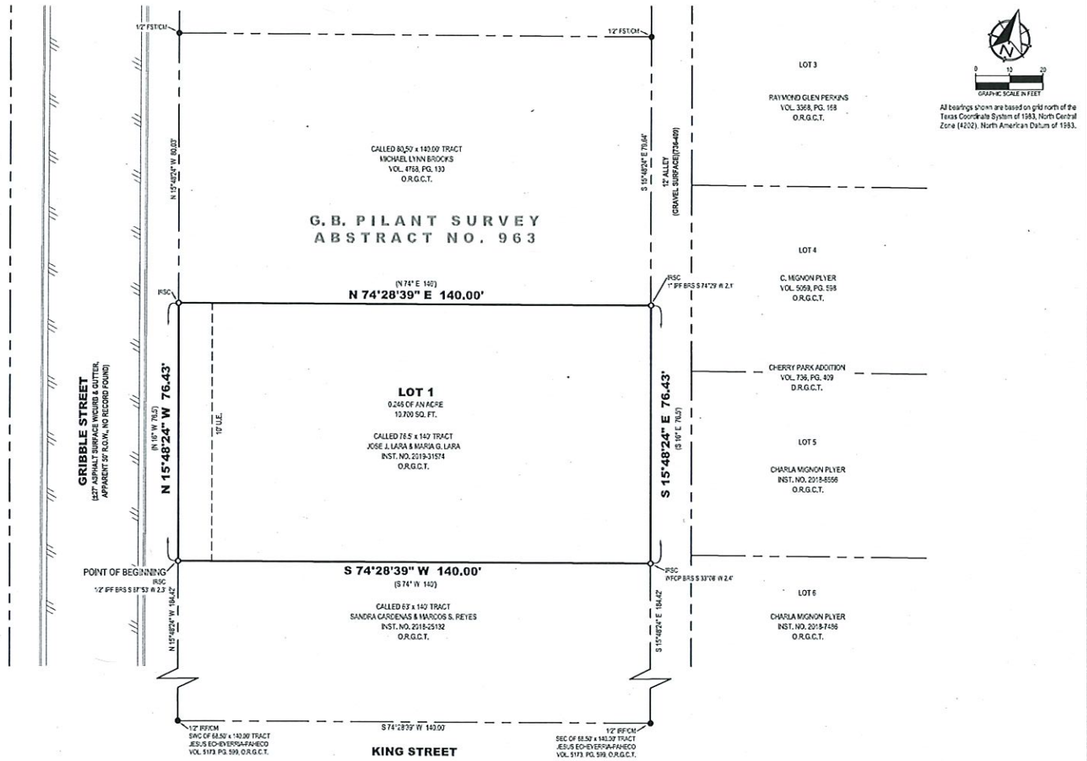
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

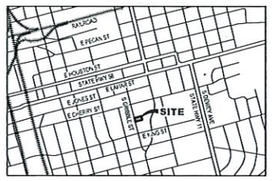
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft



VICINITY MAP
(NOT TO SCALE)



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT	R.O.W.	RIGHT-OF-WAY
○	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND		
FST	FOUND SQUARE TUBE	VOL., PG.	VOLUME, PAGE
IPF	IRON PIPE FOUND	INST. NO.	INSTRUMENT NO.
WFCP	WOOD FENCE CORNER POST	U.E.	UTILITY EASEMENT
BRS	BEARS	———	BOUNDARY LINE
CM	CONTROLLING MONUMENT	——— ·· ———	ADJOINER LINE
( )	DEED OR PLAT CALL	~~~	ASPHALT

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

FINAL PLAT
LARA SOUTH GRIBBLE ADDITION
0.246 OF ACRE
G.B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

OWNER:
Jose and Maria Lara
920 South Throckmorton
Sherman, TX 75091
Phone 903-421-5156

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Phone 903-786-6029

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=20'	Project No. 21-0058
10194075	Checked by: CRN	Date: 03/05/2021	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS JOSE AND MARIA LARA are the owners of all of that certain tract or parcel of land situated in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 78.5-foot x 140-foot tract of land described in the deed to Jose J. Lara and Maria G. Lara recorded in Instrument No. 2019-31547, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of the herein described tract of land, at the southwest corner of said Lara tract, common to the northwest corner of a called 63-foot x 140-foot tract of land described in the deed to Sandra Cardenas and Marcos S. Reyes recorded in Instrument No. 2018-25132, said Official Records, and on the monumented easterly right-of-way line of Gribble Street (no record found), and from which a found 1/2-inch iron pipe bears South 87°53' West a distance of 2.3 feet;

THENCE North 15°48'24" West, with the westerly line of said Lara tract, and with the easterly right-of-way line of said Gribble Street, a distance of 76.43 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Lara tract, common to the southwest corner of a called 80.5-foot x 140-foot tract of land described in the deed to Michael Lynn Brooks recorded in Volume 4768, Page 130, said Official Records;

THENCE North 74°28'39" East, with the northerly line of said Lara tract, and with the southerly line of said Brooks tract, a distance of 140.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said Lara tract, common to the southeast corner of said Brooks tract, and on the westerly line of an alley, and from which a found one-inch iron pipe bears South 74°29' West a distance of 2.1 feet;

THENCE South 15°48'24" East, with the easterly line of said Lara tract, and with the westerly line of said alley, a distance of 76.43 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said Lara tract, common to the northeast corner of aforesaid Cardena and Reyes tract, and from which a found wood fence corner post bears South 33°08' West a distance of 2.4 feet;

THENCE South 74°28'39" West, with the southerly line of said Lara tract, and with the northerly line of said Cardena and Reyes tract, a distance of 140.00 feet to the POINT OF BEGINNING and enclosing 0.246 of an acre (10,700 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **JOSE AND MARIA LARA**, do hereby adopt this plat designating the hereinbefore described property as **LARA SOUTH GRIBBLE ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: _____
Jose Lara

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

BY: _____
Marla Lara

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **LARA SOUTH GRIBBLE ADDITION** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, 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 _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

FINAL PLAT
LARA SOUTH GRIBBLE ADDITION
0.246 OF ACRE
G.B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

OWNER:
Jose and Maria Lara
920 South Throckmorton
Sherman, TX 75091
Phone 903-421-5156

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Phone 903-786-6029

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=20'	Project No. 21-0058
10194075	Checked by: CRN	Date: 03/05/2021	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Jose and Maria Lara
920 S. Throckmorton
Sherman, TX 75091

Preston Trail Land Surveying, LLC
83493 N. State Highway 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Lara South Gribble Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3310 SOUTH U.S. HIGHWAY 75

The request of Rahesh Kumar (Owner) and Gabriela Marks, Marks Architect (Architect) concerning the property located at 3310 South U.S. Highway 75, being Lot 27, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2, as follows:

Planning and Zoning Commission

Site plan approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.8.4, Subsection (7) for a Taco Bell Restaurant with Drive Thru and Outdoor Dining with a 30’ setback from the south property line in lieu of the required 55.7’ in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3310 South U.S. Highway 75 between West Travis Street and East FM 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and Blalock Commerical Overlay District.

The owner would like construct a 2,202 square foot, one-story Taco Bell Restaurant with Drive-thru and outdoor dining. There will be 40 indoor seats and 14 outdoor seats. Thirty-seven (37) parking spaces will be provided. The drive-thru will provide stacking for eleven (11) cars. The exterior will be stucco, stone veneer and cement board siding. They are requesting a variance to allow a 30' setback from the south property line.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Rahesh Kumar (Owner)
Gabriela Marks, Marks Architect (Architect

Master Plan Designation:

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

Number of notices mailed:

48

Objections Received:

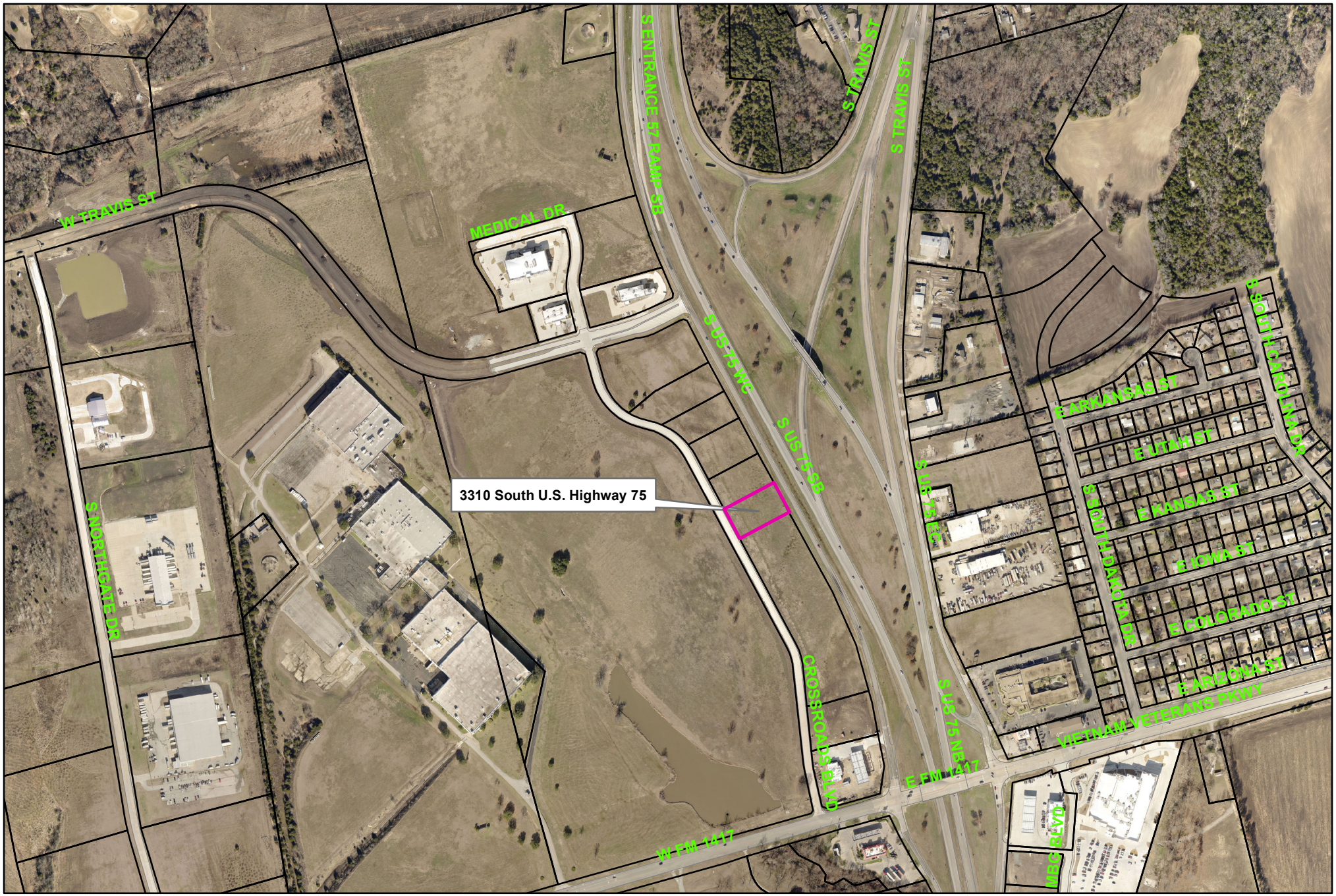
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Site Details
Floor Plan
Building Elevations
Landscape Plan
Signage
Staff Review Letter



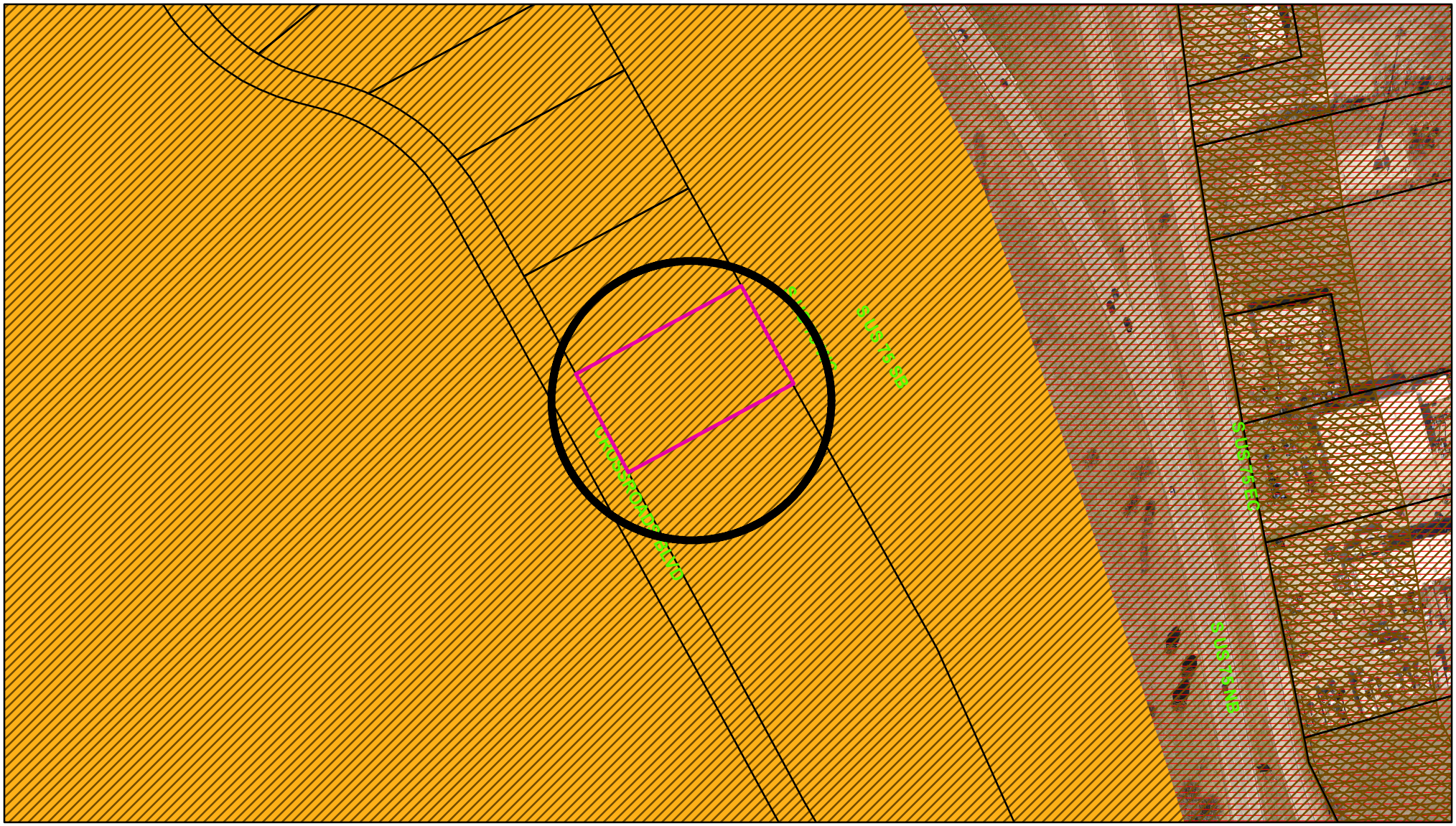
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3310 South U.S. Highway 75

NOT TO SCALE

1 in = 611 ft



Zoning - 3310 South U.S. Highway 75

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

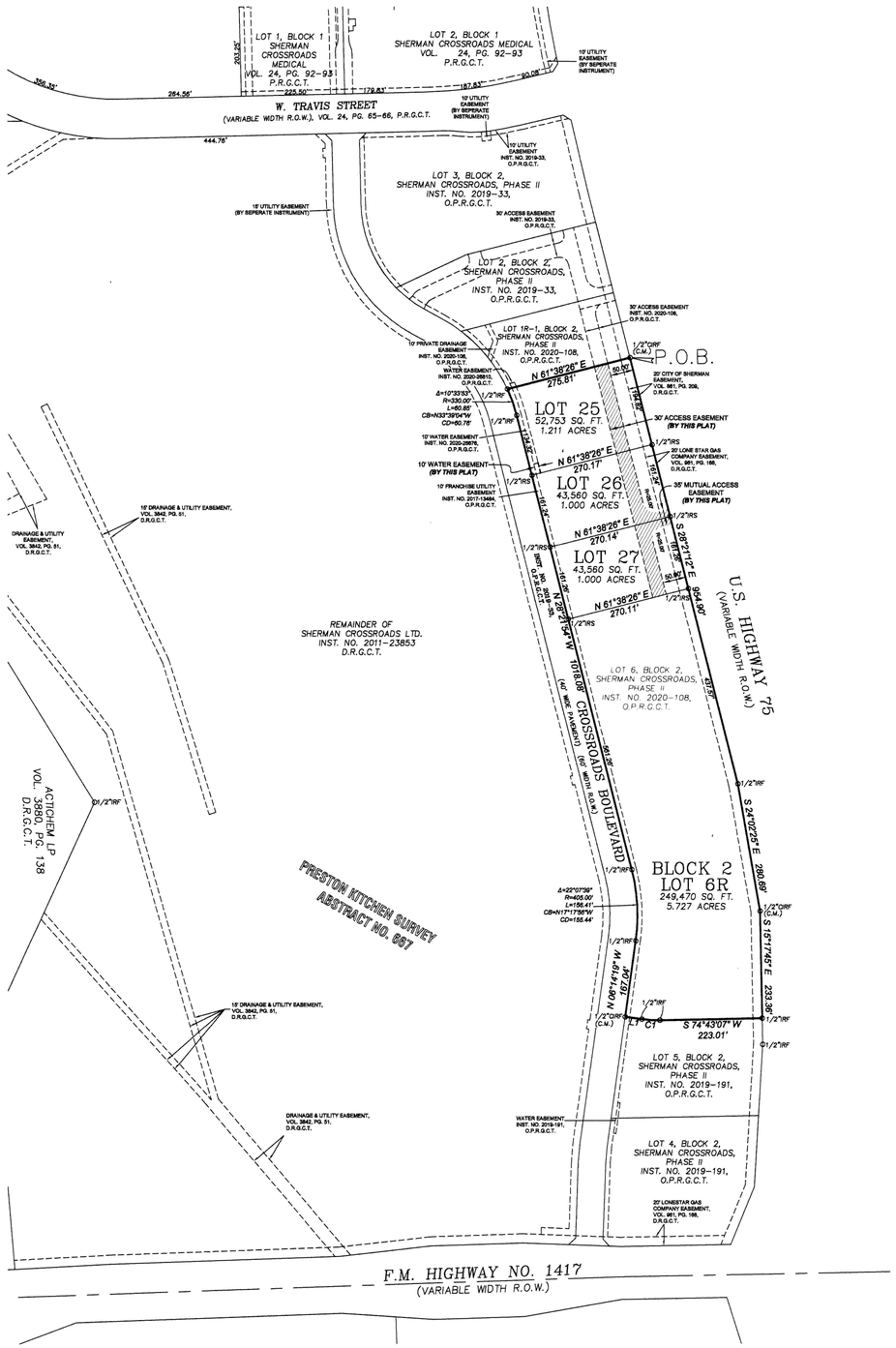
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

3310 South U.S. Highway 75





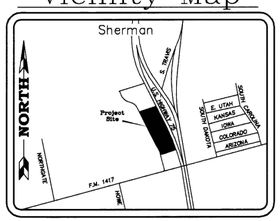
LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	YELLOW CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
C.M.	CONTROLLING MONUMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
———	LOT LINE
———	BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.64'	S83°47'17"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	09°04'08"	250.00'	39.57'	S79°15'13"W	39.53'

Vicinity Map



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/20/2021 11:15:01 AM
In the PLAT Records
SHERMAN CROSSROADS PH
Doc Number: 2021-10
Number of Pages: 2
Amount: 75.00
Order#: 20210120000058
By: CM

PURPOSE OF PLAT:

To create three (3) smaller lots from one (1) existing lot for redevelopment.

NOTES:

1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 29, 2010. Property is in Zone X.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

22076

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029 MESQUITE, TX 75187
PHONE (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER:
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

Job No.: 20-1943 Drawn by: 517 Date: 10-05-2020 Revised:

"A professional company operating in your best interest"

REPLAT
SHERMAN CROSSROADS, PHASE II
LOTS 25, 26 & 27, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF SHERMAN CROSSROADS, PHASE II, LOT 6, BLOCK 2
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD, are owners of a tract of land situated in the Preston Kitchen Survey, Abstract Number 867, City of Sherman, Grayson County, Texas, and being Lot 6, Block 2, of Sherman Crossroads, Phase II, Lots 1R-1 and 6, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2020-108, Official Public Records, Grayson County, Texas, and being part of a tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2011-23853, Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the southwest right-of-way line of U.S. Highway 75 Southbound service road (variable width R.O.W.), at the Southeast corner of Lot 1R-1, Block 2, said of Sherman Crossroads, Phase II;

Thence South 28°21'12" East, along said Southwest line, a distance of 954.90' to a 1/2" iron rod found for corner;

Thence South 24°02'25" East, along said Southwest line, a distance of 280.69' to a 1/2" iron rod found for corner;

Thence South 15°17'45" East, along said Southwest line, a distance of 233.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found at the Northeast corner of Lot 5, Block 2, of said Sherman Crossroads, Phase II, recorded in Instrument No. 2019-191, Official Public Records, Grayson County, Texas;

Thence South 74°43'07" West, a distance of 223.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 09°04'08", a radius of 250.00', and a chord bearing and distance of South 79°15'13" West, 39.53';

Thence Southwesterly, along said curve to the right, an arc distance of 39.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 83°47'17" West, a distance of 36.64' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the Northeast line of Crossroads Boulevard, a 60' right-of-way, dedicated by Instrument No. 2019-33, Official Public Records, Grayson County, Texas, and being at the Northwest corner of said Lot 5, Block 2;

Thence North 06°14'19" West, along said Northeast line, a distance of 167.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner at the beginning of a curve to the left, having a central angle of 22°07'39", a radius of 405.00', and a chord bearing and distance of North 17°17'56" West, 155.44';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 156.41' to a 1/2" iron rod found for corner;

Thence North 28°21'54" West, along said Northeast line, a distance of 1018.08' to a 1/2" iron rod found for corner at the beginning of a curve to the left, having a central angle of 10°33'53", a radius of 330.00', and a chord bearing and distance of North 33°39'04" West, 60.76';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 60.85' to a 1/2" iron rod found at the Southwest corner of said Lot 1R-1, Block 2;

Thence North 61°38'26" East, a distance of 275.81' to the PLACE OF BEGINNING and containing 389,343 square feet or 8.938 acres of land.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHERMAN CROSSROADS LTD, acting by and through its duly authorized agent, does hereby adopt this Replat designating the herein described real property as REPLAT SHERMAN CROSSROADS, PHASE II, LOTS 25, 26 & 37, BLOCK 2, an addition to the City of Sherman, Grayson County, Texas, Being 9.950 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 867, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____ Dallas _____ County, Texas, this 12 day of January, 2021.

SHERMAN CROSSROADS, LTD
A Texas Limited Partnership
By: Sherman Crossroads GP, LLC
Its General Partner

By: _____
William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William J. Harkinson, the Manager of Sherman Crossroads GP, LLC, a Texas limited liability company, the general partner of Sherman Crossroads, Ltd., a Texas limited partnership, 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 purposes therein expressed, and in the capacity therein stated, and as the act and deed of said limited liability company acting as general partner of said Limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of January, 2021.

Sheena M. Love
Notary Public in and for the State of Texas

February 3, 2021
My Commission Expires On:

SHEENA MARIE LOVE
My Notary ID # 126791818
Expires February 3, 2021

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this Replat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

John S. Turner
Registered Professional Land Surveyor, No. 5310

STATE OF TEXAS
JOHN S. TURNER
#5310
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Date 1-11-21

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John S. Turner, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 11th day of January, 2022.

Notary Public in and for the State of Texas

2-24-22
My Commission Expires On:

BILLY RAY DUCKWORTH
Notary ID #124506542
My Commission Expires
February 24, 2022

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this 17th day of November, 2020, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City of Sherman:

Mayor 01/15/2021 Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of REPLAT SHERMAN CROSSROADS, PHASE II, LOTS 25, 26 & 27, BLOCK 2, to the City of Sherman was submitted to the City Council on the 7th day of December, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 15th day of January A.D. 2021

Linda Ashby
City Clerk, City of Sherman, Texas

SHERMAN, TEXAS
CITY OF
INCORPORATED
1879

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/20/2021 11:15:01 AM
In the PLAT Records
SHERMAN CROSSROADS PH
Doc Number: 2021-10
Number of Pages: 2
Amount: 75.00
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By: CM

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029 MESQUITE, TX 75187
PHONE (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER:
SHERMAN CROSSROADS, LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

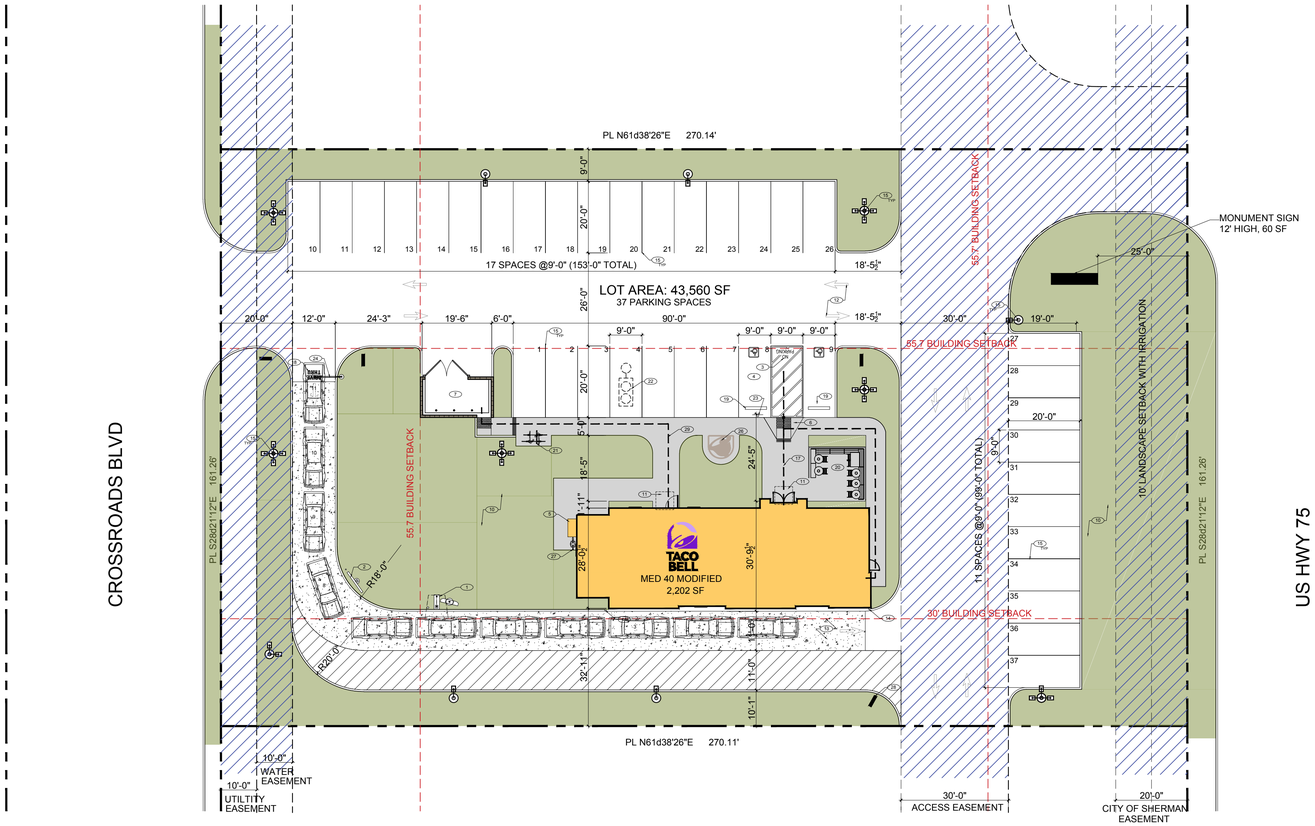
Job No.: 20-1943 Drawn by: 517 Date: 10-05-2020 Revised:

"A professional company operating in your best interest"

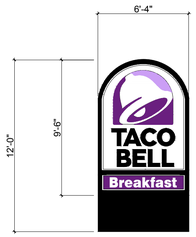
REPLAT
SHERMAN CROSSROADS, PHASE II
LOTS 25, 26 & 27, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF SHERMAN CROSSROADS, PHASE II, LOT 6, BLOCK 2
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

E-9-418

SHEET 2 OF 2



1. MENU BOARD AND SPEAKER POST, UNDER SEPARATE PERMIT BY SIGN VENDOR
2. PREVIOUS MENU BOARD
3. PAINT 'NO PARKING' LETTERING ON ACCESSIBLE LOADING ZONE
4. ACCESSIBLE VAN PARKING STALL. SEE DETAIL 3/ADA1.1
5. SWITCHGEAR CABINET
6. ACCESSIBLE CURB RAMP. PROVIDE TRUNCATED DOMES PER CODE.
7. 8' HIGH CMU TRASH ENCLOSURE WITH METAL GATES. PAINT TO MATCH BUILDING.
8. DETECTABLE WARNINGS COLOR FEDERAL YELLOW AS SHOWN ON TABLE IV OF STANDARD 595B
9. PAINT DISABLED ACCESS SYMBOL
10. NEW LANDSCAPE, REFER TO LANDSCAPE PLANS
11. PROVIDE 60" x 60" CLEAR SPACE AT ENTRANCE
12. TRAFFIC DIRECTION ARROWS
13. DRIVE THRU LANE. BLACK CONCRETE
14. BOLLARD. COLOR DOT YELLOW
15. STRIPE PARKING LOT AS SHOWN. LINES MUST BE PAINTED 4" WIDE, WHITE HIGHWAY GRADE PAINT, 2 COATS WITH
16. SITE LIGHTING
17. ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS
18. PAINT 12" HIGH WHITE LETTERS
19. CONCRETE WHEELSTOP
20. NEW OUTDOOR SEATING. 5% OF SEATING SHALL BE DESIGNATED FOR ADA
21. BIKE RACK
22. GREASE INTERCEPTOR
23. ACCESSIBLE PARKING SIGN
24. CLEARANCE BAR
25. LANDSCAPE DESIGN PER LANDSCAPE DRAWINGS
26. COLORED CONCRETE
27. GAS METER.
28. THANK YOU / EXIT ONLY SIGN
29. ACCESSIBLE PATH OF TRAVEL TO TRASH ENCLOUSRE



SIGN AREA: 60 SF

SITE PLAN 1"=20" **A**

KEYNOTES **B**

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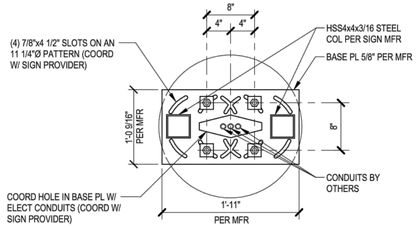
TACO BELL
LOT 27
SHERMAN CROSSROADS
SHERMAN, TX

ENDEAVOR
NON PROTOTYPICAL

SITE PLAN

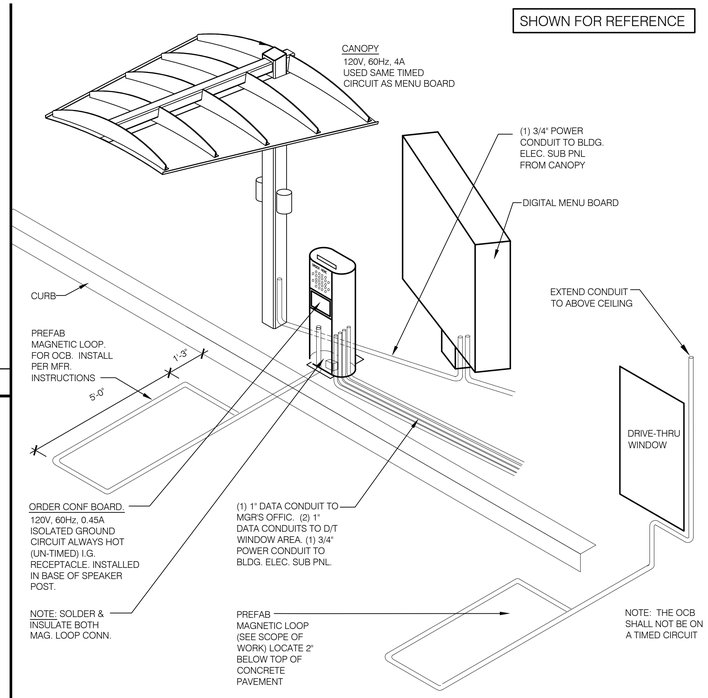
A0.0

NOTE:
COORD CONDUIT PLACEMENT INSIDE SIGN COL PRIOR TO CONC PLACEMENT.



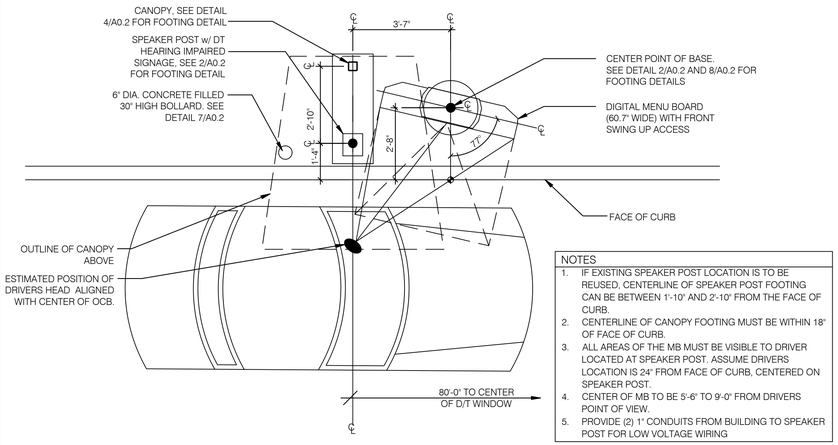
TYP BASE PLATE @ MENU BOARD DETAIL N.T.S. | 7

SHOWN FOR REFERENCE



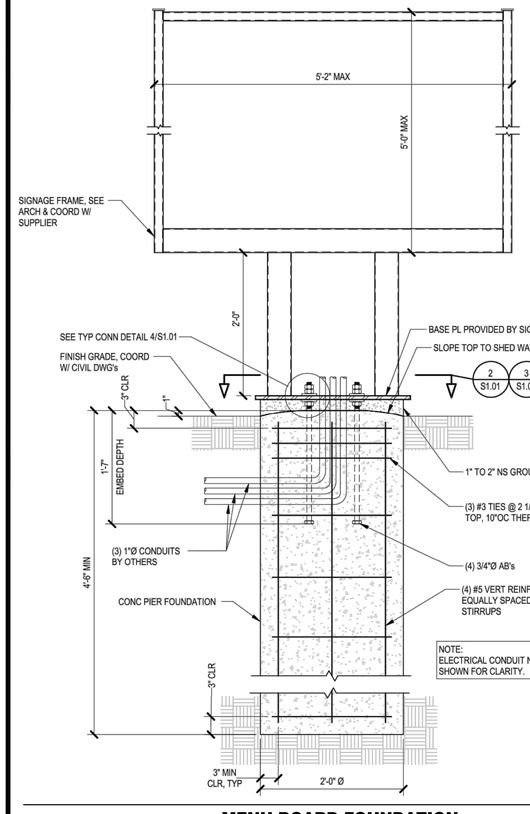
DRIVE-THRU COMMUNICATIONS ISOMETRIC N.T.S. | 3

NOTE:
DRIVE THRU EQUIPMENT UNDER SEPARATE PERMIT BY SIGN VENDOR. SHOWN FOR REFERENCE ONLY.

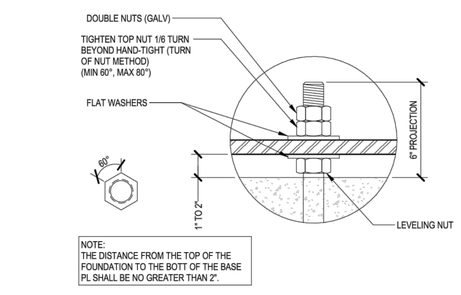


NOTES
1. IF EXISTING SPEAKER POST LOCATION IS TO BE REUSED, CENTERLINE OF SPEAKER POST FOOTING CAN BE BETWEEN 1'-10" AND 2'-10" FROM THE FACE OF CURB.
2. CENTERLINE OF CANOPY FOOTING MUST BE WITHIN 18" OF FACE OF CURB.
3. ALL AREAS OF THE MB MUST BE VISIBLE TO DRIVER LOCATED AT SPEAKER POST. ASSUME DRIVERS LOCATION IS 24" FROM FACE OF CURB, CENTERED ON SPEAKER POST.
4. CENTER OF MB TO BE 5'-6" TO 9'-0" FROM DRIVERS POINT OF VIEW.
5. PROVIDE (2) 1" CONDUITS FROM BUILDING TO SPEAKER POST FOR LOW VOLTAGE WIRING

ENLARGER MENU BOARD DETAIL @ STRAIGHT CURB N.T.S. | 1

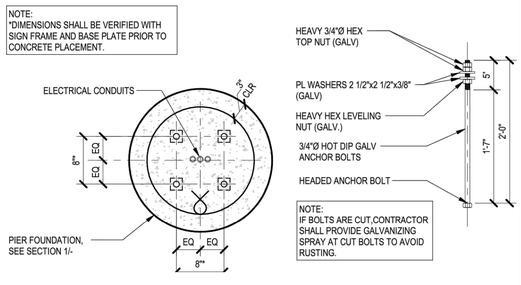


MENU BOARD FOUNDATION 1/2"= 1'-0" | 8



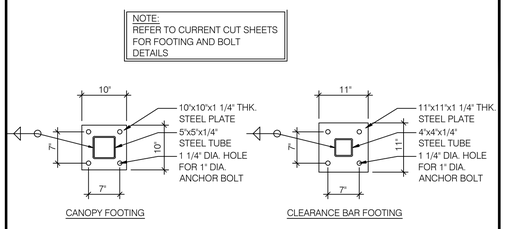
NOTE:
THE DISTANCE FROM THE TOP OF THE FOUNDATION TO THE BOTT OF THE BASE PL SHALL BE NO GREATER THAN 2".

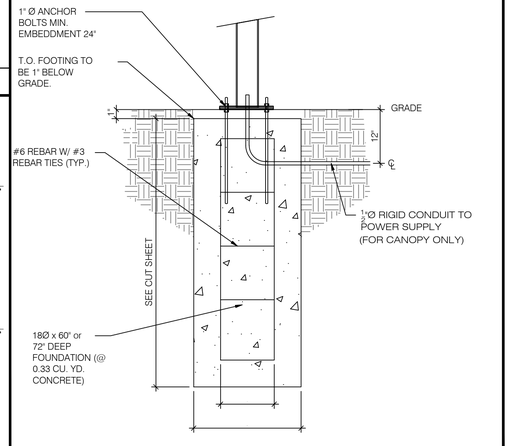
TYP CONNECTION DETAIL N.T.S. | 5



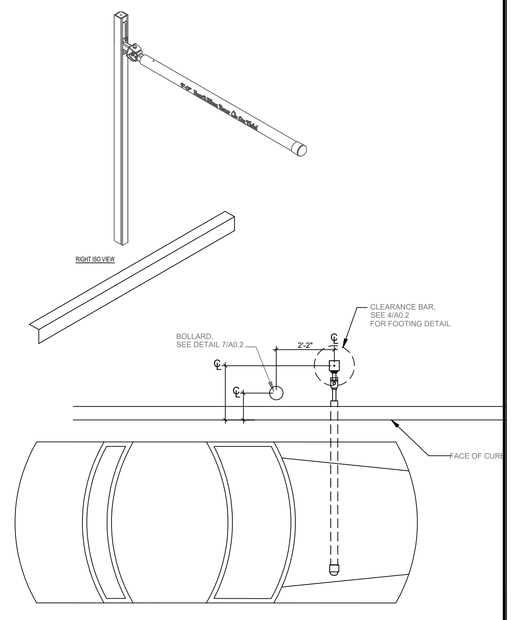
TYP ANCHOR BOLT PATTERN N.T.S. | 6

NOTE:
REFER TO CURRENT CUT SHEETS FOR FOOTING AND BOLT DETAILS





CANOPY/CLEARANCE BAR FOOTINGS 1/2"= 1'-0" | 4



CLEARANCE BAR PLACEMENT 1/2"= 1'-0" | 2

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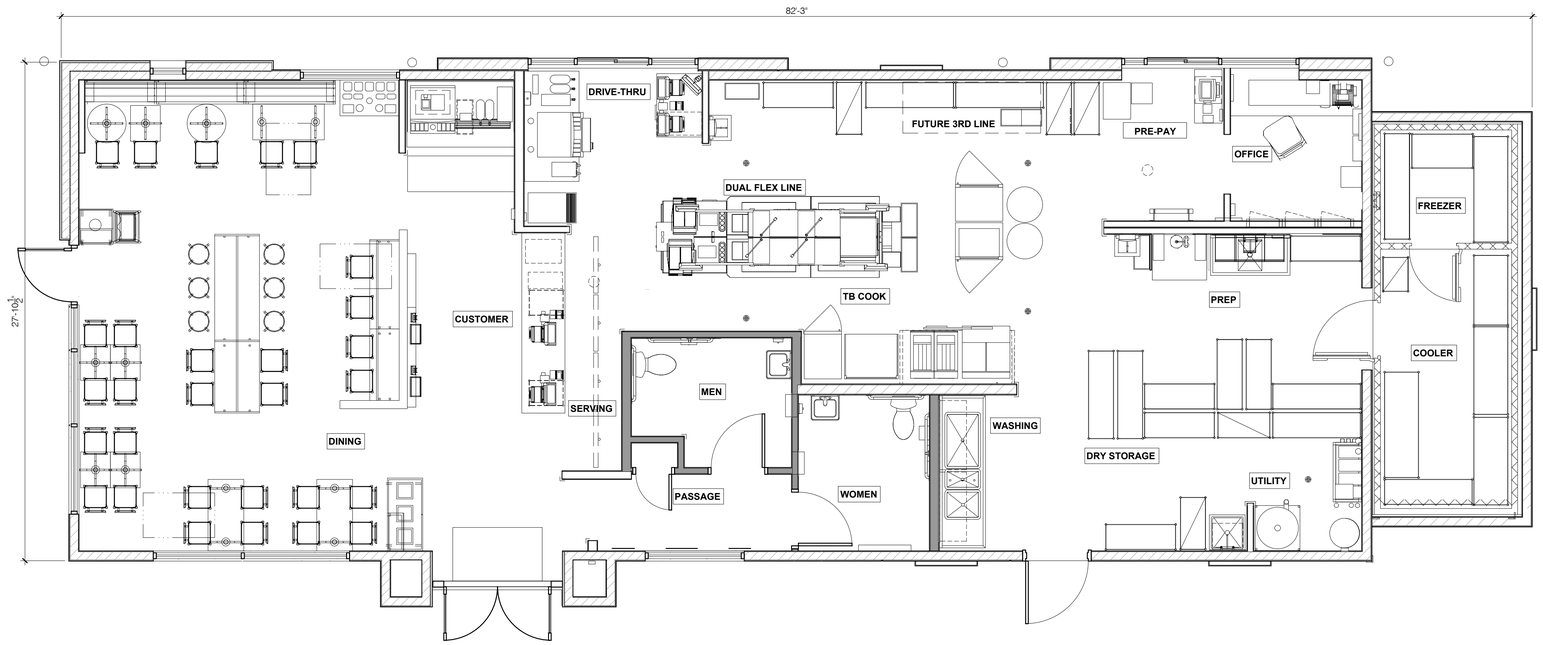
SITE DETAILS

A0.2



FLOOR PLAN 1/4" = 1'-0" A

TYPICAL EXTERIOR WALL:
2x6 WD STUDS AT 16" O.C. W/ SHEATHING AS SCHEDULED (SEE STRUCT. DWGS.) AND R-19 KRAFT-FACED FIBERGLASS BATT INSULATION U.O.N. GC SHALL PROVIDE BLUESKIN VP SELF ADHERED AIR BARRIER

TYPICAL INTERIOR WALL :
2x4 WD STUDS AT 16" O.C. (2x6 OR 2x8 WHERE NOTED) INTERIOR WALLS AND GYP. BD. SEPARATING DINING SPACE WITH
OTHER AREAS TO EXTEND TO UNDERSIDE OF TRUSSES U.O.N.

INTERIOR SOUND-RATED WALL:
TYPICAL INTERIOR WALL W/ 3-1/2" UNFACED FIBERGLASS BATT INSULATION.

HOODWALL:
EXTERIOR WALL WITH 20 GA. S.S. PANEL BEHIND HOOD. EXTEND MIN. 18" BEYOND END OF HOOD. REFER TO DETAIL 2/M3.0 FOR EXTENT OF S.S. PANEL.

DASHED LINE INDICATES INTERIOR SUBSTRATE LOCATION.

WALL SUBSTRATES :

1 - DINING ROOM :
1/2" GYPSUM WALLBOARD TO 6' ABOVE CEILING OR TO UNDERSIDE OF DECK WHERE EXPOSED (NOTE: THE CEMENT BOARD SPECIFICATION IS DESIGNED TO ALLOW THE G.C. FLEXIBLITY.)

2 - KITCHEN WALLS AND DINING ROOM CLOSET :
1/2" CEMENT WALLBOARD FROM T.O. SLAB WITH 1/2" CDX PLYWOOD W/FRP SURFACE FINISH TO 6" ABOVE CEILING HEIGHT U.O.N. IF DOUBLE SIDED SHEAR WALL PLYWD IS SPECIFIED THE PLYWOOD SHALL SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE.

3 - RESTROOM WALLS :
5/8" CEMENT WALLBOARD FROM T.O. SLAB TO 48" A.F.F. WITH 5/8" HI-IMPACT BRAND XP WALLBOARD, MOISTURE RESISTANT GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6' ABOVE CEILING HEIGHT U.O.N.. NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED.

4 - ALL OTHER FRAME WALL CONDITIONS :
1/2" CEMENT WALLBOARD FROM T.O. SLAB TO 48" A.F.F., WITH 1/2" GYPSUM WALLBOARD FROM T.O. CEMENT BOARD TO 6' ABOVE CEILING HEIGHT U.O.N. FINISH AS SCHEDULED.

WALL LEGEND

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS
A. SEE SHT. A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 48" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES C

1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS.
2 NO FRP BEHIND ⟨W-059⟩ WALK-IN COOLER/FREEZER.
3 PIPE BOLLARD. SEE DETAIL 8/C1.0.
4 HOOD WALL, SEE WALL LEGEND.
5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
6 CO2 FILL BOX LOCATION.
7 TILE TO METAL THRESHOLD.
8 KEEP CLEAR FOR UTILITIES & SYRUP LINES. SEE DETAIL 14 & 19/A6.4 FOR STUD LAYOUT REQUIREMENTS.
9 MOP SINK. REFER TO SHEET A2.0 & A2.1.
10 S.S. CORNER GUARD / WALL CAP [TM-2], TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 13/A6.3.
11 ELECT. PANELS RECESSED IN 2x6 WALL.
12 LIGHTING CONTROL PANEL SURFACE MOUNTED. REFER TO ELECT. DWGS.
13 SYRUP LINE CHASE (ABOVE). SEE DETAIL 9/A6.4.
14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 6/A6.4.
15 ROOF LADDER SEE 4/A6.0
16 SPANDREL GLASS. SEE A1.1 FOR WINDOW SCHEDULE.
17 REMOVABLE ASTRAGAL FROM INSIDE ONLY.
18 METAL STUDS REQUIRED PER LOCAL CODES.
19 INDICATES WATER HEATER LOCATION.
20 SPLASH GUARD. SEE DETAIL.
21 CASED OPENING, REFER TO DETAIL 3/A6.4.
22 STONE VENEER. SEE SHEETS A4.0 AND A4.1.
23 FULL HEIGHT WALL TO EXTEND TO BOTTOM OF THE ROOF DECK.
24 KIOSK POWER STUB LOCATION TO RUN WITHIN LEG OF KIOSK.
25 KIOSK DATA STUB LOCATION TO RUN WITHIN LEG OF KIOSK.

PLAN KEYNOTES N.T.S. B

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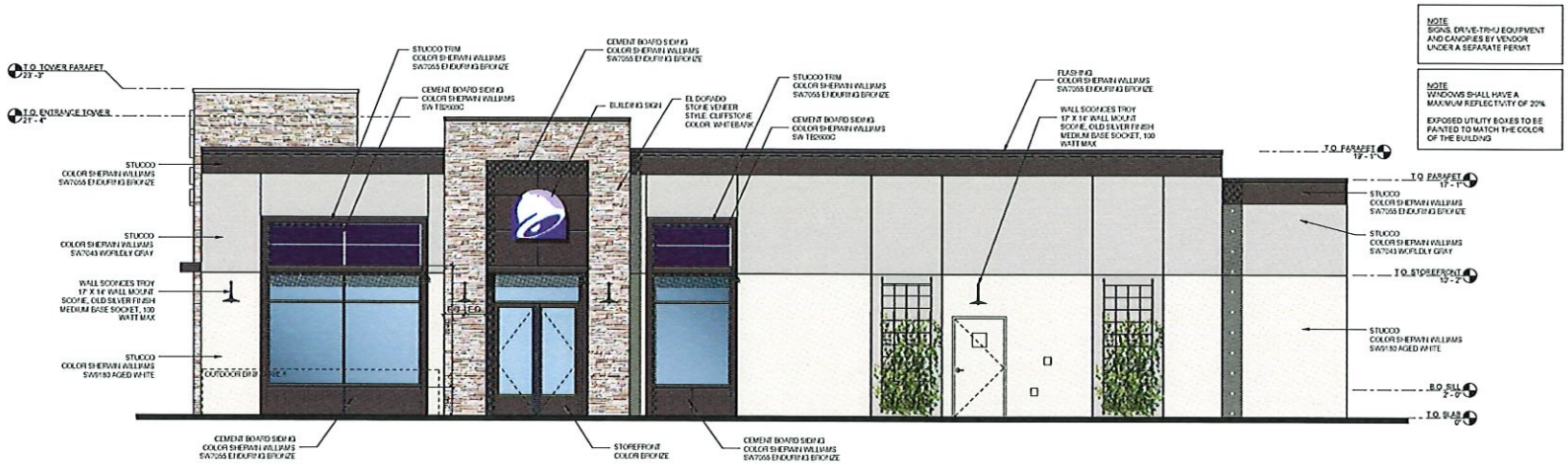
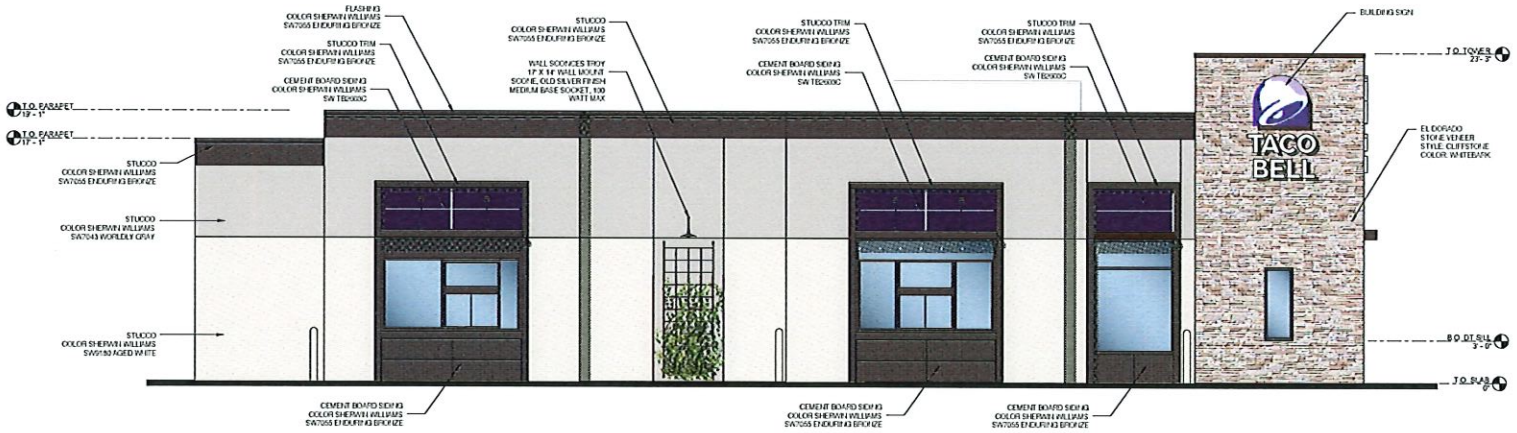
FLOOR PLAN

A1.0



NORTH ELEVATION

SCALE: 1/4"=1'-0" ①



SOUTH ELEVATION

SCALE: 1/4"=1'-0" ②

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COLORED EXTERIOR ELEVATIONS

A4.0

SIGNAGE UNDER A SEPARATE PERMIT BY SIGN VENDOR



WEST ELEVATION

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



EAST ELEVATION

SCALE: 1/4"=1'-0" (2)

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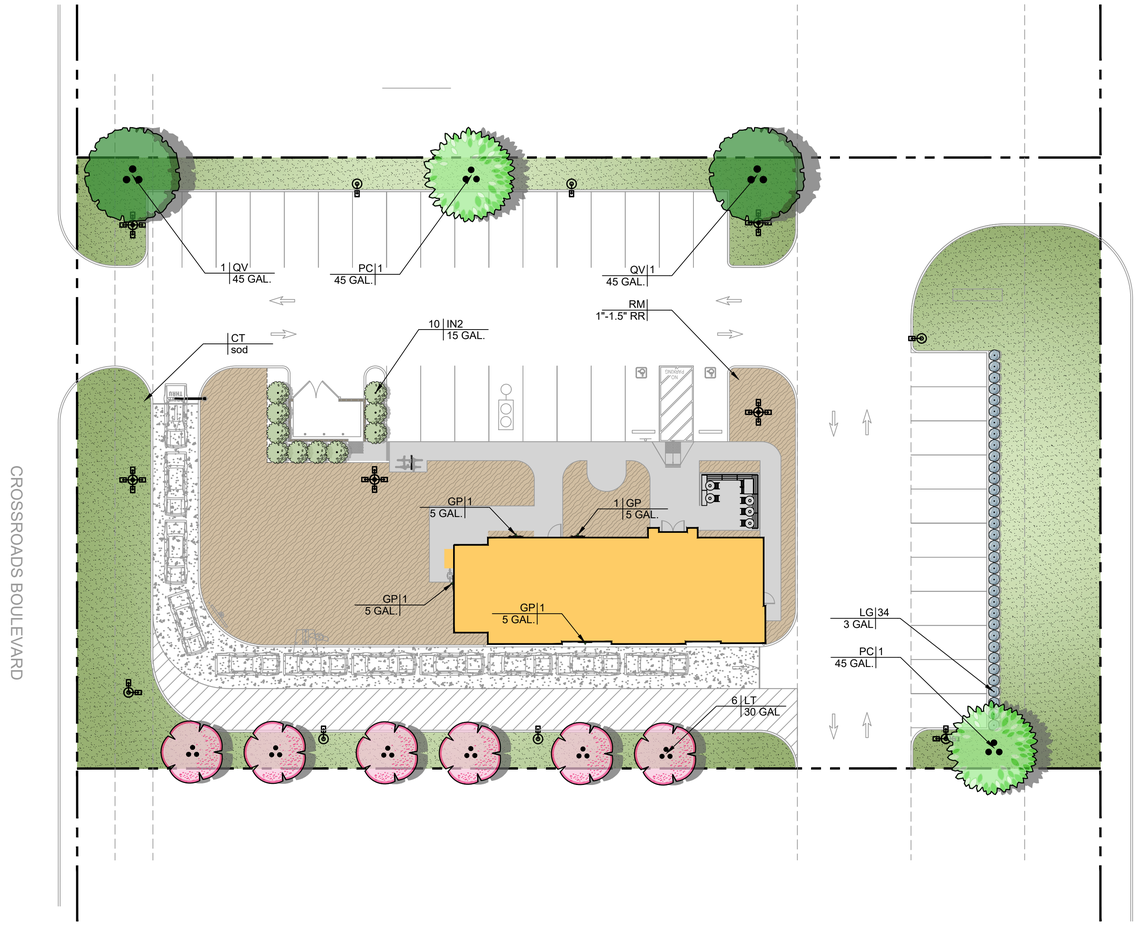
COLORED EXTERIOR ELEVATIONS

A4.1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	LT	6	LAGERSTROEMIA INDICA 'TUSCARORA' CRAPE MYRTLE	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	PC	2	PISTACIA CHINENSIS CHINESE PISTACHE	45 GAL.	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	QV	2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	45 GAL.	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**NOTES**
	IN2	10	ILEX X 'NELLIE R STEVENS' NELLIE STEVENS HOLLY	15 GAL.	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	LG	34	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	GP	4	GELSEMIUM SEMPERVIRENS 'PRIDE OF AUGUSTA' / CAROLINA JESSAMINE	5 GAL		PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**NOTES**			**NOTES**
	CT	PER PLAN	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS				SEED/SOD
	RM	PER PLAN	1"-1.5" TAN NATIVE RIVER ROCK				RIVER ROCK W/ PERMEABLE WEED FABRIC

LANDSCAPE TABULATIONS

LOT AREA	43557
LANDSCAPE AREA PROVIDED	16195
TOTAL TREE PROVIDED	10
TOTAL SHRUBS PROVIDED	44

N

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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R.L.A. MICHAEL A. WILSON, R.L.A.

R.L.A. No. 3068 Date 03/23/2021

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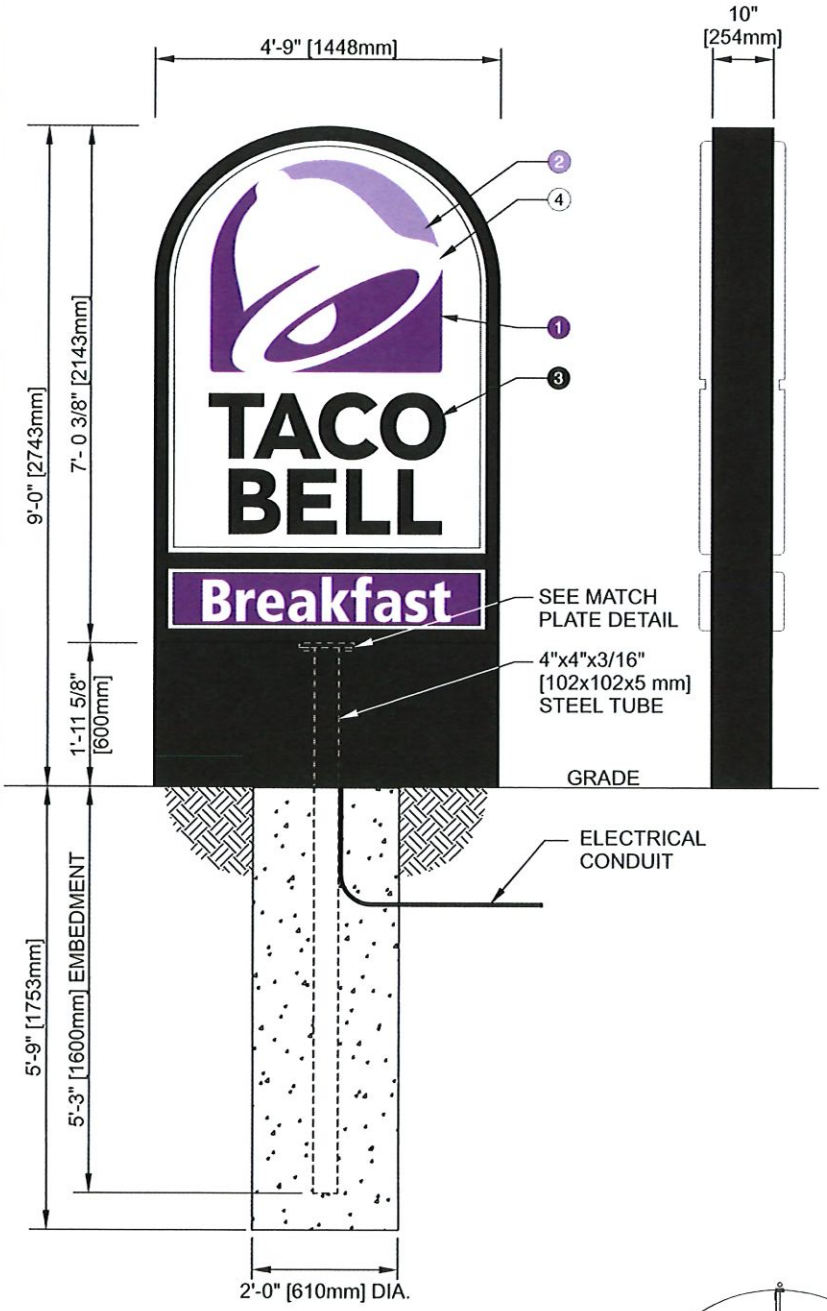
LANDSCAPE CONCEPT PLAN

L1

TACO BELL — Monument Sign - Breakfast - 32sf — V-904



0.67 CU. YDS. CONCRETE REQ'D

SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Cabinet

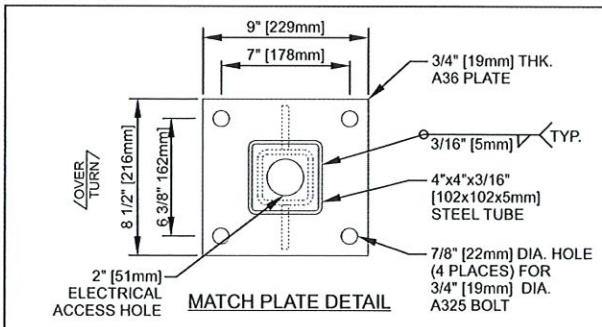
- Extruded aluminum frame, 10" [254mm] deep with 2" [51mm] retainer
- Aluminum painted fillers
- .150 [4mm] pan-formed SG polycarbonate face with debossed reinforcement at main ID face - 2nd surface digitally printed decal backed up with white
- .125 [3mm] pan-formed SG polycarbonate face at breakfast face
- Faces pinned into the retainer with mechanical fasteners as required
- Hingeable access for service

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required.
- 12V, Class II UL approved system.
- If alternate LED's are used:
  - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
  - Thermally managed surface mount devices (SMD).

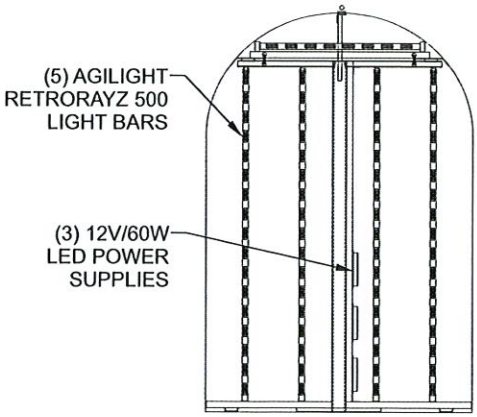
Cabinet:

LED(s): (4) AgiLight LS-RTRZ5-072-50K-G3 RetroRayz 500 Light Bars
(1) AgiLight LS-RTRZ5-036-50K-G3 RetroRayz 500 Light Bar
Power Supply: (3) 12V/60W LED Power Supplies @ 0.9 amps ea.
Total Load: 2.7 amps
Circuits(s): (1) 20 amp-120V



MATCH PLATE DETAIL

PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT OF THE THICKER ELEMENT FOR THE SOUNDNESS OF THE WELD. OTHERWISE, USE 1/4" [6mm] MIN. WELD



LED LAYOUT
CABINET

GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	PANTONE	PAINT
1	Dark Purple	PMS 2603C	
2	Light Purple	PMS 2577C	
3	Black	Pantone Black	
4	White	Pantone White 3M 3630-20	SW2123
5	TB Bronze Tiger Drylac 49-66230 C33		

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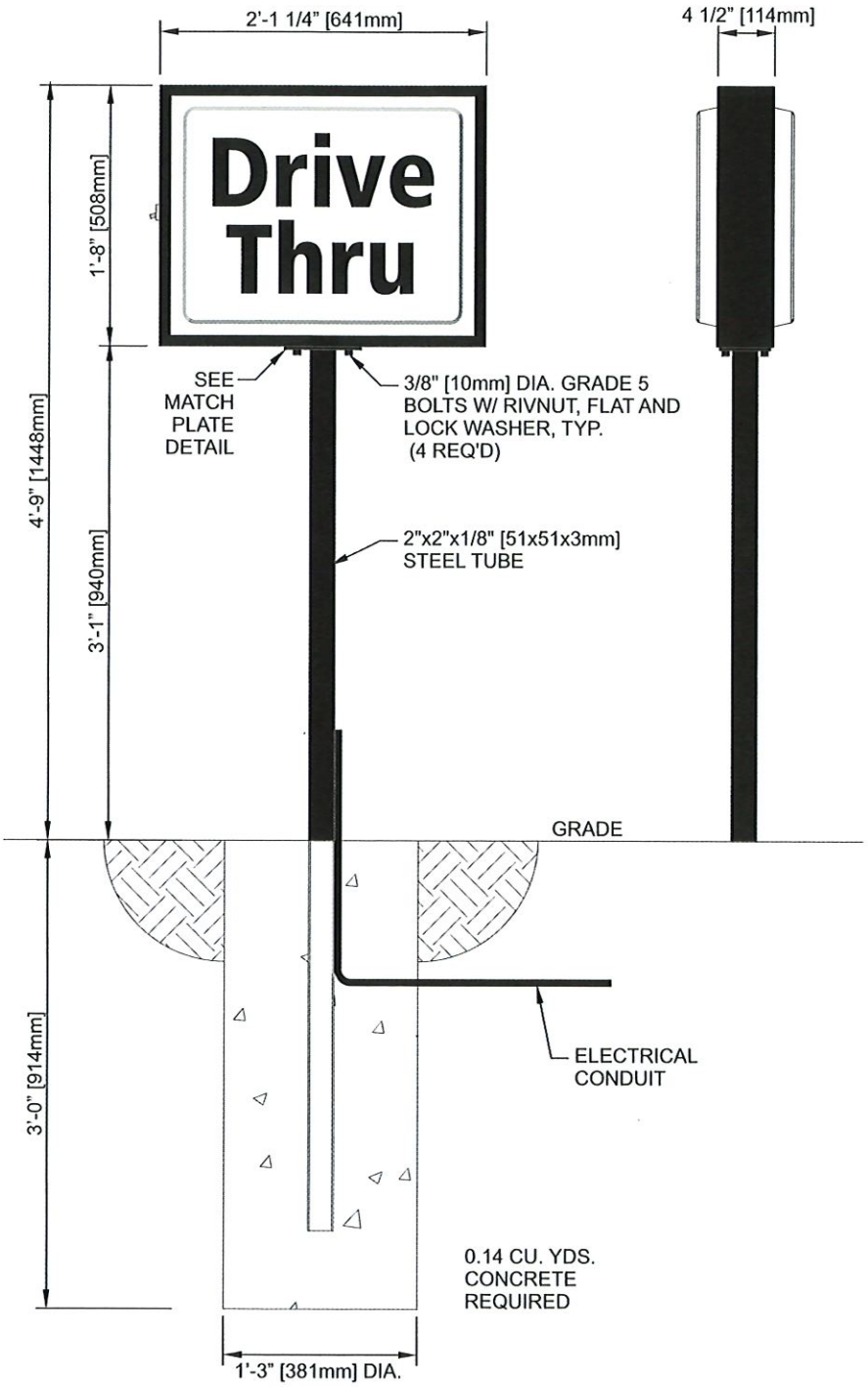
DECEMBER 2016

TACO BELL 1'-8" [508mm] x 2'-1 1/4" [641mm] Directional - Black Copy V-980



SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Extruded aluminum cabinet frame, 4 1/2" deep
- .125 [3mm] pan-formed clear SG polycarbonate face
- Removable face for service

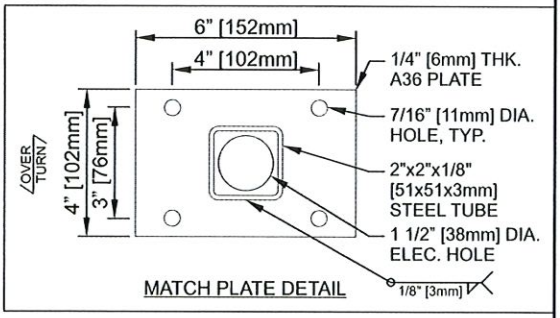
Area

- Squared: 3.51 sf

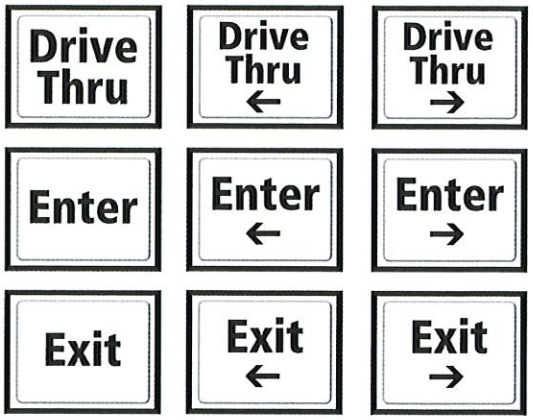
ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required.
- 12V, Class II UL approved system.
- If alternate LED's are used:
  - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
  - Thermally managed surface mount devices (SMD).

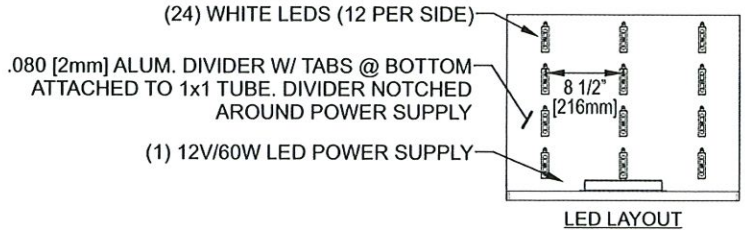
LED(s): (24)[12 per side] AgiLight LS-PRO160-50K-2B1 White (5000K) LEDs (12 ft) *or equivalent - pre-approval required*
Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps
Total Load: 0.9 amps
Circuits(s): (1) 20 amp-120V



MATCH PLATE DETAIL



COPY OPTIONS

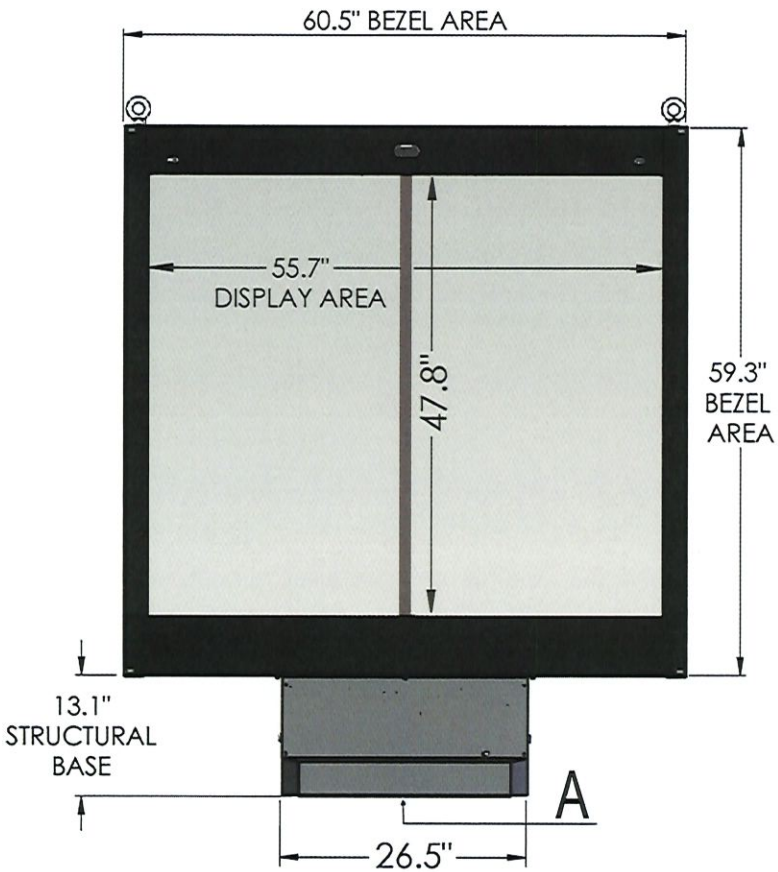


LED LAYOUT

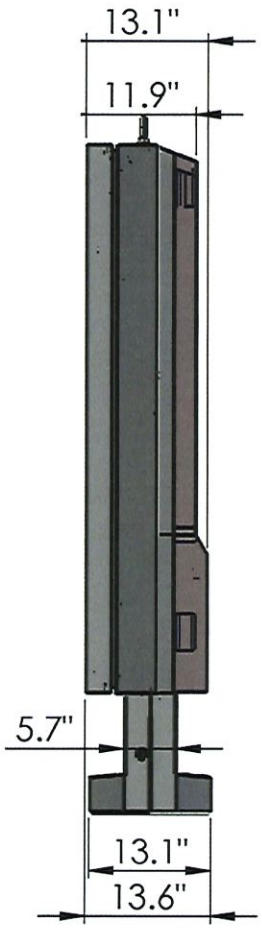
GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	PANTONE	PAINT
1	Dark Purple	PMS 2603C	
2	Light Purple	PMS 2577C	
3	Black	Pantone Black	
4	White	Pantone White 3M 3630-20	SW2123
5	TB Bronze Tiger Drylac 49-66230 C33		

NOT FOR CONSTRUCTION
DECEMBER 2016



Front View



Side View

GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

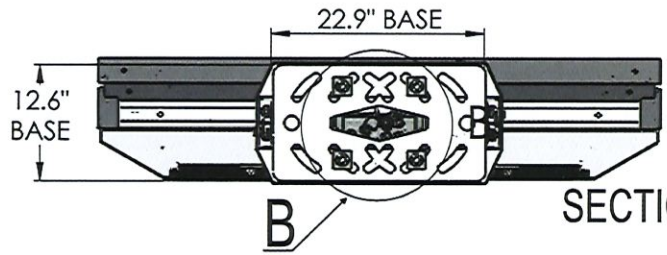
Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

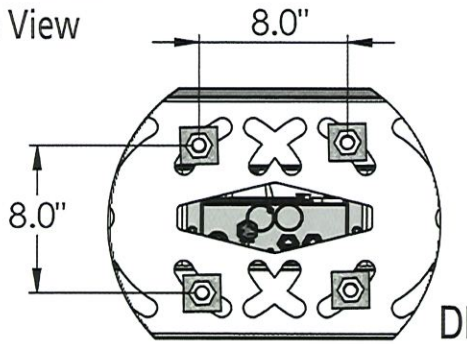
ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels



SECTION A-A

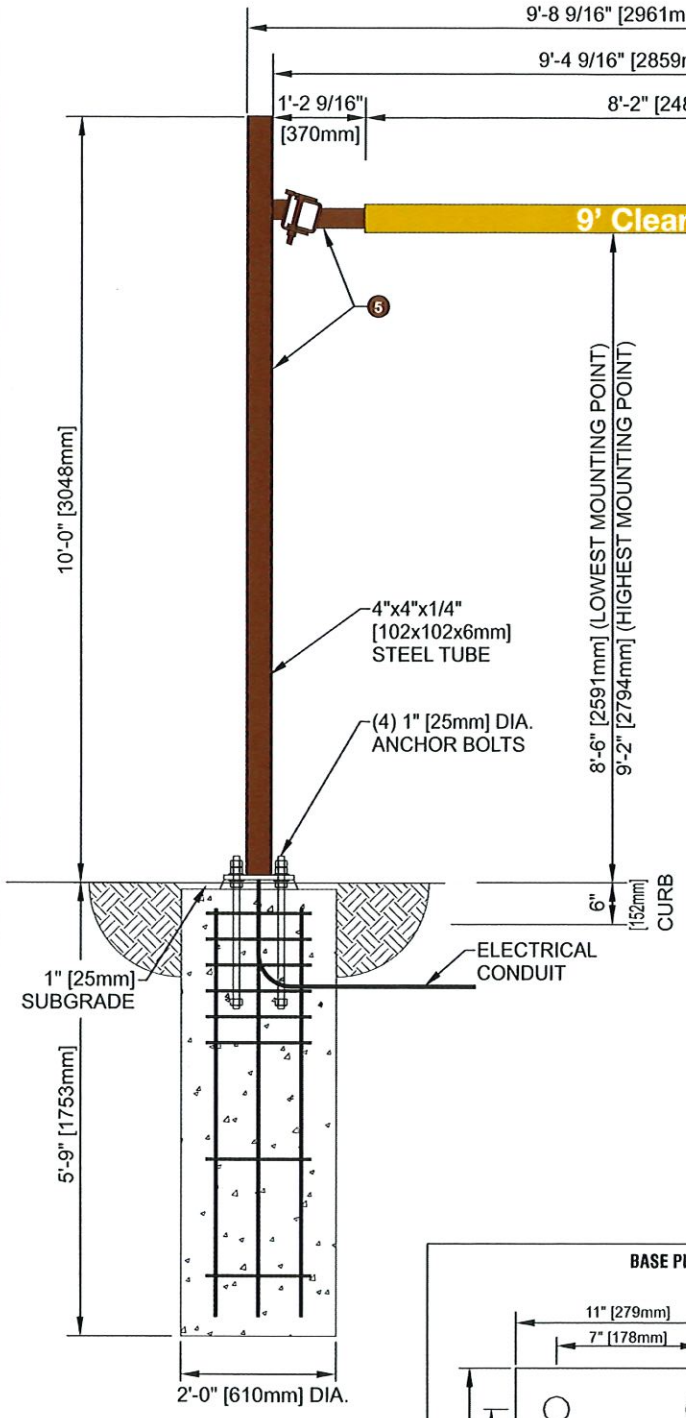


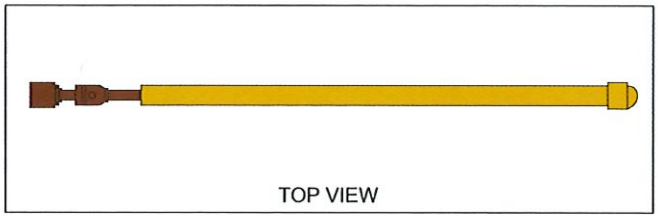
DETAIL B-B

TACO BELL	Product Model #: STR-D12-120 Project #: Date: 2019-12-03	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1 Date: 2019-12-03 Author: B. Pupo

Drawing and dimensions are for graphic purposes only. For more information please reference Stratacacche engineering drawings - Copywrite Stratacache 2019 - Unauthorized use prohibited.

TACO BELL — Clearance Bar V-870





SPECIFICATIONS

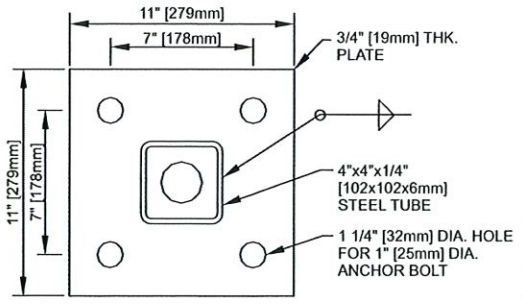
DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- 4"x4"x1/4" [102x102x6mm] steel tube column
- Adjustable mounting plate and hinge assembly for clearance bar
- 4" [102mm] PVC tube sleeved over 2"x3" [51x76mm] steel tube for clearance bar

BASE PLATE DETAIL



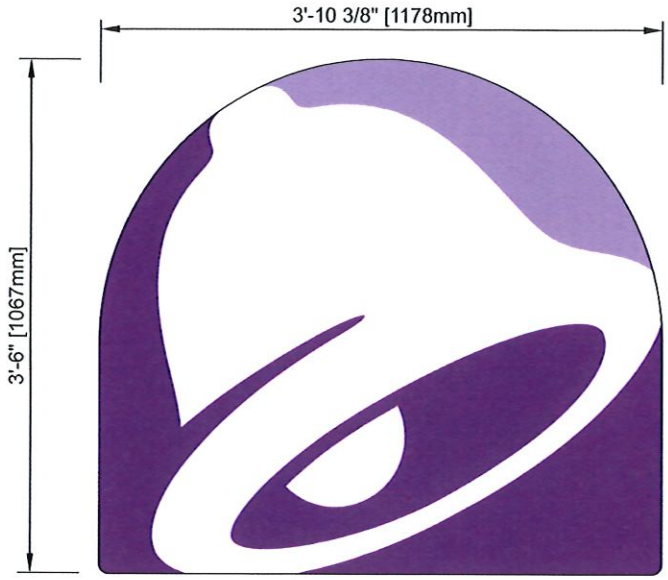
PARTICULAR CARE SHALL BE TAKEN TO PROVIDE SUFFICIENT PREHEAT OF THE THICKER ELEMENT FOR THE SOUNDNESS OF THE WELD. OTHERWISE, USE 1/4" [6mm] MIN. WELD

GRAPHIC & COLOR SPECIFICATIONS:

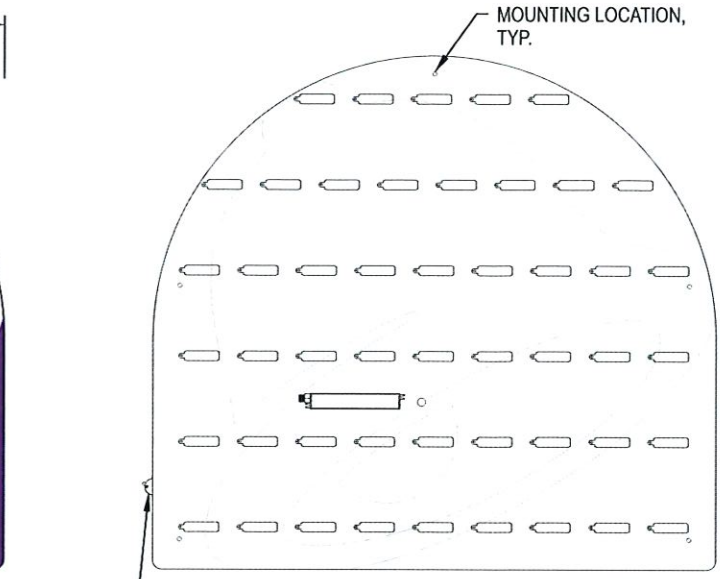
	COLOR	PANTONE		PAINT
1	Dark Purple	PMS 2603C		
2	Light Purple	PMS 2577C		
3	Black	Pantone Black		
4	White	Pantone White	3M 3630-20	SW2123
5	TB Bronze Tiger	Drylac 49-66230 C33		

NOT FOR CONSTRUCTION
DECEMBER 2016

TACO BELL — Swinging Bell - Formed Face — V-930



FRONT VIEW

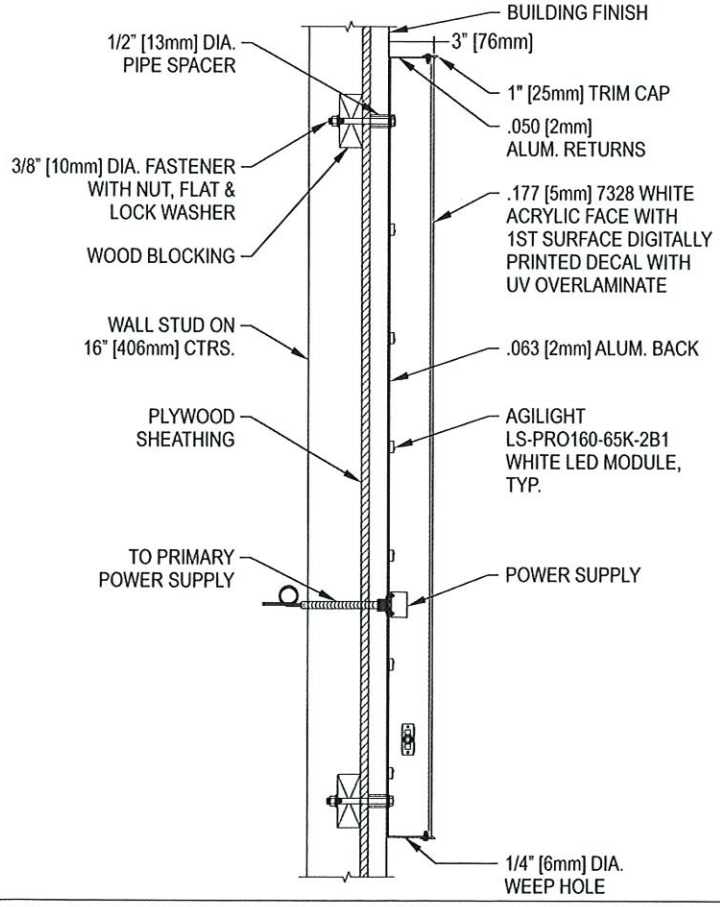


ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.

TYPICAL SECTION

N.T.S.



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .050 [2mm] aluminum returns w/ black finish
- .063 [2mm] aluminum back
- 1" [25mm] black trim cap
- Face: .177 [5mm] 7328 white acrylic with 1st surface digitally printed decal with UV overlaminate

Area

- Squared: 13.53 sf • Actual: 11.92 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
  - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
  - Thermally managed surface mount devices (SMD)

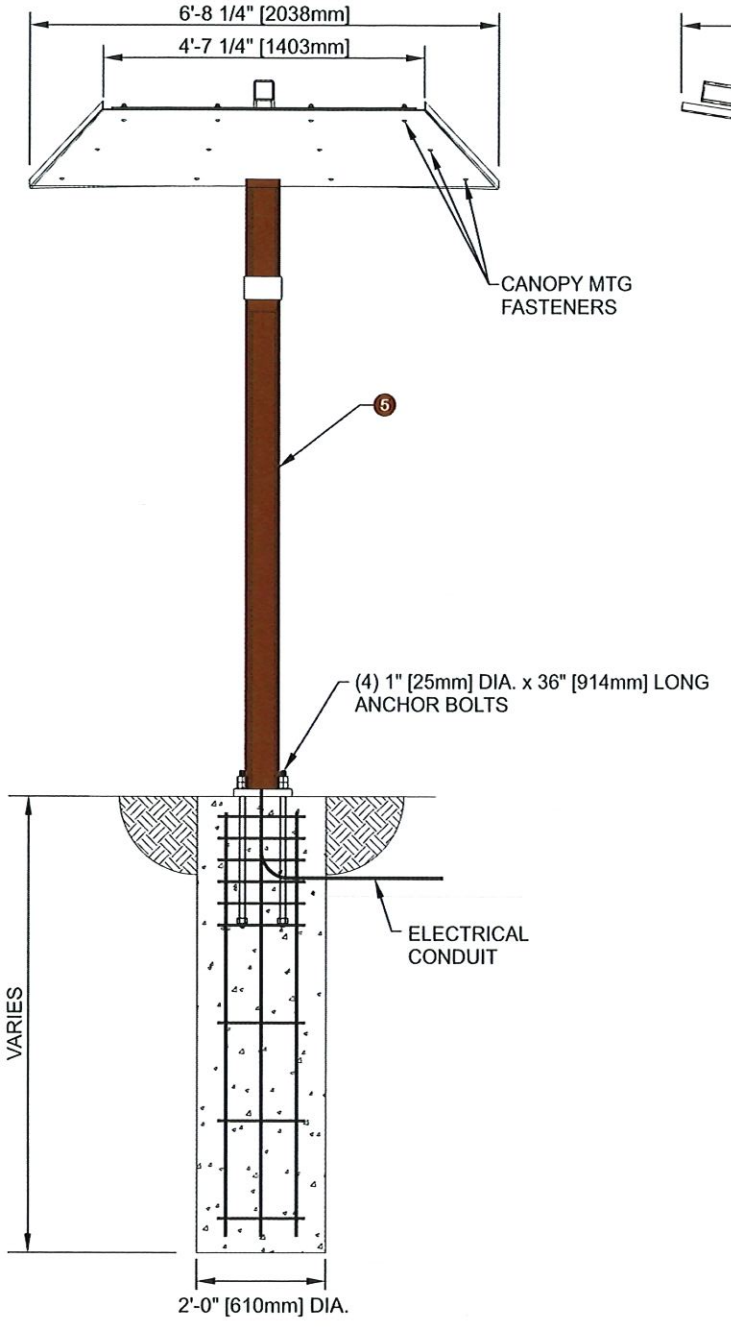
LED(s): (49) AgiLight LS-PRO160-65K-2B1 White (6500K) LEDs (25 ft) *or equivalent - pre-approval required*
Power Supply: (1) 12V/60W LED Power Supply @ 0.9 amps
Total Load: 0.9 amps
Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

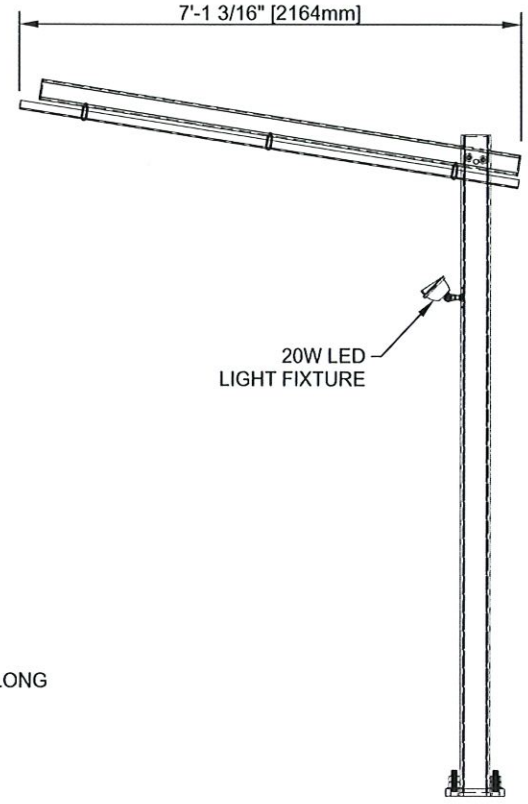
	COLOR	PANTONE	PAINT
1	Dark Purple	PMS 2603C	
2	Light Purple	PMS 2577C	
3	Black	Pantone Black	
4	White	Pantone White 3M 3630-20	SW2123
5	TB Bronze Tiger	Drylac 49-66230 C33	

NOT FOR CONSTRUCTION
DECEMBER 2016

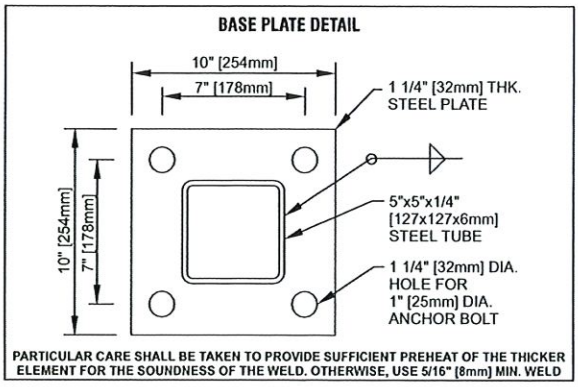
TACO BELL — Order Point Canopy V-871



FRONT VIEW



RIGHT VIEW



SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. 20 psf ground snow load.
- 150 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

CANOPY

- 5" [127mm]x5" [127mm] steel tube column
- 3 1/2" [89mm]x3 1/2" [89mm] steel tube horizontal canopy support
- .063 [2mm] aluminum canopy deck

ELECTRICAL SPECIFICATIONS

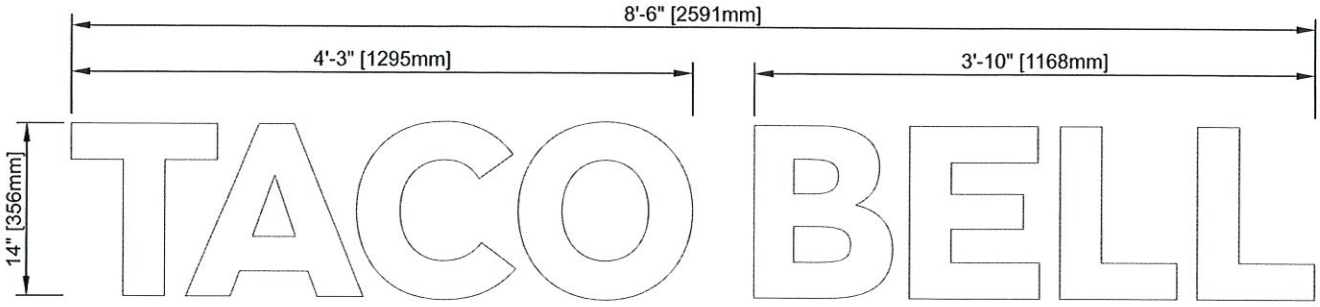
UL & NEC approval required.
Lamp(s): 20W LED light fixture
Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

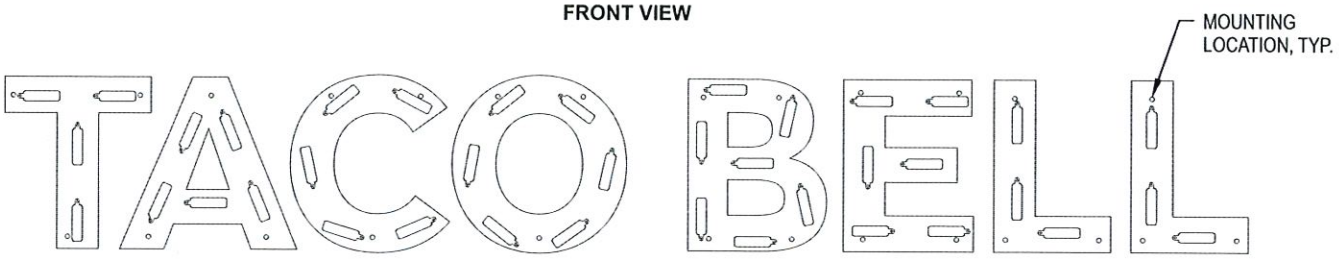
	COLOR	PANTONE		PAINT
1	Dark Purple	PMS 2603C		
2	Light Purple	PMS 2577C		
3	Black	Pantone Black		
4	White	Pantone White	3M 3630-20	SW2123
5	TB Bronze Tiger Drylac 49-66230 C33			

NOT FOR CONSTRUCTION
DECEMBER 2016

TACO BELL — 14" [356mm] Channel Letter — V-940

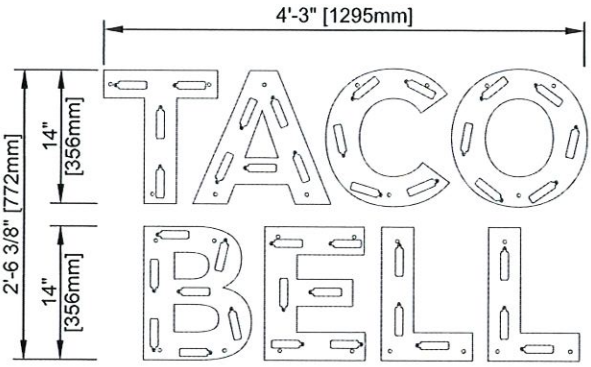


FRONT VIEW



ILLUMINATION LAYOUT

LED quantities and spacing may vary based on system used.



ALTERNATE LAYOUT CONFIGURATION

SPECIFICATIONS

DESIGN PARAMETERS

- **Structural adequacy shall be the manufacturer's responsibility using the following criteria:**
- 100 MPH 3 second gust wind speed per ASCE 7-05 (130 MPH - ASCE 7-10). Category II, Exposure C. Components & Cladding, Zone 5.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, IBC 2012, AISC 14th Edition, ASCE 7-05, ASCE 7-10, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .040 [1mm] aluminum returns w/ black finish and .063 aluminum back
- 3/4" [19mm] black trim cap
- Face: .150 [4mm] 7328 white acrylic
- Removable face

Area

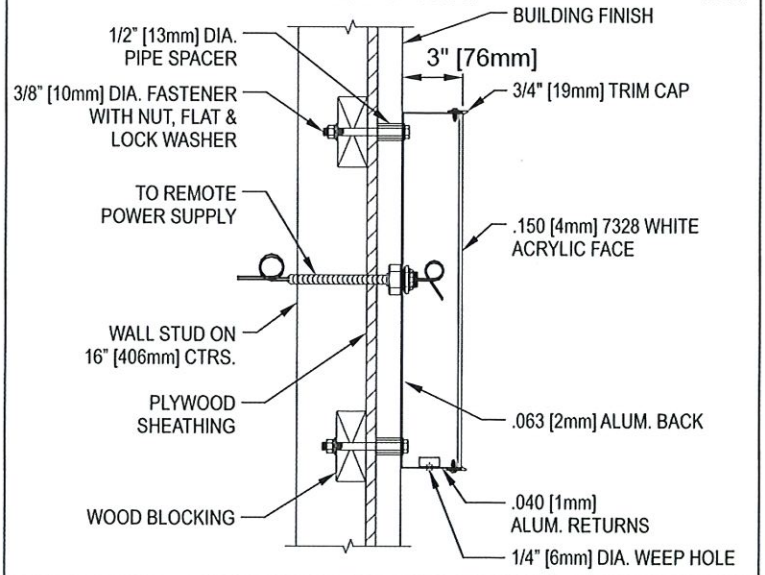
- Squared: 9.92 sf
- Actual: 5.17 sf

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- UL & NEC approval required
- 12V, Class II UL approved system
- If alternate LED's are used:
  - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours
  - Thermally managed surface mount devices (SMD)

LED(s):	(39) AgiLight LS-PRO160-65K-2B1 White (6500K) LEDs (20 ft) *or equivalent - pre-approval required*
Power Supply:	(1) 12V/60W LED Power Supply @ 0.9 amps *- Remotely Located*
Total Load:	0.9 amps
Circuits(s):	(1) 20 amp-120V

TYPICAL SECTION *N.T.S.*



SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	PANTONE		PAINT
1	Dark Purple	PMS 2603C		
2	Light Purple	PMS 2577C		
3	Black	Pantone Black		
4	White	Pantone White	3M 3630-20	SW2123
5	TB Bronze Tiger Drylac 49-66230 C33			

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DECEMBER 2016

Sherman
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Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Rakesh Kumar
1118 Chess Dr.
Foster City, CA 94404

Gabriela Marks
2643 4th Ave.
San Diego, CA 92103

Dear Applicants,

The request for site plan approval and variance for a Taco Bell Restaurant with Drive Thru and Outdoor Dining with a 30' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District located at 3310 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and 2252, the regulations applicable to the Blalock Industrial Park and Blalock Commercial Overlay District.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant (inside and outside service) - 2 spaces for every four seats.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line. Directional signs shall not have advertising or logo.
11. Shall comply with all City, Federal and State regulations for this use.
12. Review the zoning and development ordinance for additional requirements.
13. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
14. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
16. Bore required to connect to public water main on West side of Crossroads Blvd. Coordinate with City of Sherman Engineering Department.
17. 10' Water Easement on site plan does not exist and will not be authorized.
18. Entrance/Exit off of Hwy. 75 service road will be right-in, right-out only.
19. Civil plans in accordance with City criteria must be submitted to City Engineering Office for review and approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 500 BLOCK NORTH MONTGOMERY STREET**

The request of Polar Star Lodge #33 (Owner), Leafy Goddess Ventures (Developer), Jaquita L. Edwards (Prospective Buyer) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 500 block of North Montgomery Street, being 0.430 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2, as follows;

Planning and Zoning Commission

Replat approval Lux on Pacific Addition, a Replat of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2

Background:

The property is located in the 500 blocks of North Montgomery Street; the southeast corner of Montgomery and Pacific Streets. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to Replat the property into one lot for residential development of townhomes.

Adjacent Zoning:

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

Origination:

Polar Star Lodge #33 (Owner)
Leafy Goddess Ventures (Developer)
Jaquita L. Edwards (Prospective Buyer)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

67

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Lux on Pacific Addition
Staff Review Letter



Sherman
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City of Sherman, Texas
Developmental Services Department

500 Block North Montgomery Street

NOT TO SCALE

1 in = 200 ft



Zoning - 500 Block North Montgomery Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

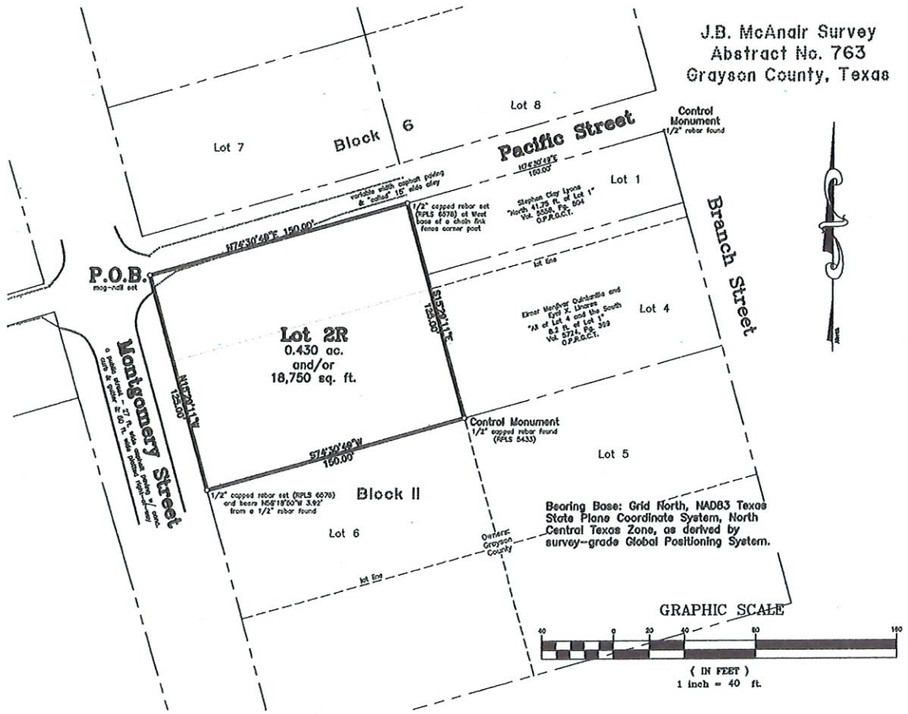
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

500 Block North Montgomery Street





Lux on Pacific Addition
(being a Replat of Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2)
to the City of Sherman, Texas
0.430 Acres
in the
J.B. McAnair Survey Abstract No. 763

General Notes:

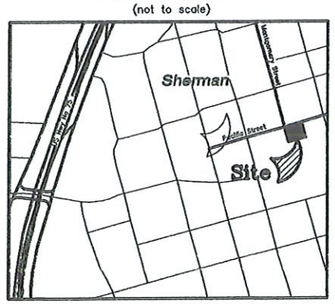
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Shermon nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS030321

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Polar Star Lodge
507 Contemporary Drive
Sherman, Texas 75092

Site Location
(not to scale)



S:\Land Projects R2\Lots-2-and-3-Block-11-Bonds-Second-Addition\CAD 30\Plat.dwg Layout: Plat Plot Date Mar 25 21 Time: 2:34 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J.B. McAnair Survey, Abstract No. 763, being all of Lots 2 and 3, Block 11 of G.W. Bond's Supplement No. 2 to the City of Sherman, Texas recorded in Volume "M", Page 63, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail set at the intersection of the South line of Pacific Street, a public street, and the East line of Montgomery Street, a public street, at the Northwest corner of both said Lot 2 and the herein described tract;

THENCE North 74 deg. 30 min. 49 sec. East, with the South line of said Pacific Street and the North line of said Lot 2, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the West base of a chain link fence corner post at the Northwest corner of both Lot 1, said Block 11 and the North 41.75 ft. by 150.00 ft. tract of land conveyed to Stephen Clay Lyons, recorded in Volume 5558, Page 504, Official Public Records, Grayson County, Texas, and the Northeast corner of both said Lot 2 and the herein described tract, SAID rebar beare South 74 deg. 30 min. 49 sec. West, 150.00 ft. from a ½ inch rebar found at the Northeast corner of said Lot 1;

THENCE South 15 deg. 29 min. 11 sec. East, with the West line of both said Lot 1 and Lyons tract and the East line of said Lot 2, passing the Northwest corner of the 83.25 ft. by 150.00 tract of land conveyed to Elmer Menjivar Quintanilla and Eyni X. Linares, recorded in Volume 5724, Page 399, said Official Public Records, and the Southwest corner of said Lyons tract, leaving said fence and continuing now with the West line of said Quintanilla and Linares tract, passing the Northwest corner of Lot 4, said Block 11 and the Southwest corner of said Lot 1, continuing on said course for a **TOTAL** distance of 125.00 ft. to a 1/2 inch rebar found, stamped "RPLS 5433" at the Southwest corner of both said Quintanilla and Linares tract and Lot 4, the Northwest corner of Lot 5, said Block 11, the Northeast corner of Lot 6, said Block 11 and the Southeast corner of both said Lot 3 and the herein described tract;

THENCE South 74 deg. 30 min. 49 sec. West, with the North line of said Lot 6 and the South line of said Lot 3, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the East right-of-way line of said Montgomery Street, at the Northwest corner of said Lot 6 and the Southwest corner of both said Lot 3 and the herein described tract, **SAID** rebar beare North 58 deg. 18 min. 50 sec. West, 3.92 ft. from a 1/2 inch rebar found;

THENCE North 15 deg. 29 min. 11 sec. West, with the East line of said Montgomery Street and the West line of said Lots 2 and 3, a distance of 125.00 ft. to the **PLACE OF BEGINNING** and containing **0.430 ACRES** of land.

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS · KATE A. WAGNER · 6578 · REGISTERED PROFESSIONAL LAND SURVEYOR

I, Polar Star Lodge, owner of Lux on Pacific Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Authorized Representative for Polar Star Lodge

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

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Lux on Pacific Addition to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the _____ Addition to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Lux on Pacific Addition to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Lux on Pacific Addition
(being a Replat of Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2)
to the City of Sherman, Texas
0.430 Acres
in the
J.B. McAnair Survey Abstract No. 763

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

S:\Land Projects R2\Lots-2-and-3-Block-11-Bonds-Second-Addition\CAD 30\Plat.dwg Layout: Plat Plot Date Mar 25 21 Time: 2:34 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Polar Star Lodge
507 Contemporary Dr.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Lux on Pacific Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Dedicate a 15'x15' corner clip at the corner of Pacific Street and Montgomery Street.
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

500 BLOCK NORTH MONTGOMERY STREET

The request of Polar Star Lodge #33 (Owner), Leafy Goddess Ventures (Developer), Jaquita L. Edwards (Prospective Buyer) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 500 block of North Montgomery Street, being 0.430 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 2 & 3, Block 11, G.W. Bond's Supplement No. 2, as follows;

Planning and Zoning Commission

Zone change and site plan approval for Four Townhomes under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located in the 500 block of North Montgomery Street; the southeast corner of Montgomery and Pacific Streets. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to Replat the property into one lot for residential development of four (4) Townhomes. The townhomes will be three-bedrooms per unit with a two-car garage and one parking space in the driveway. The exterior will be stucco with stone accents and concrete siding on the rear.

Adjacent Zoning:

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

Origination:

Polar Star Lodge #33 (Owner)
Leafy Goddess Ventures (Developer)
Jaquita L. Edwards (Prospective Buyer)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

67

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Lux on Pacific Addition
Survey
Site Plan
Building Elevations
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

500 Block North Montgomery Street

NOT TO SCALE

1 in = 200 ft



Zoning - 500 Block North Montgomery Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

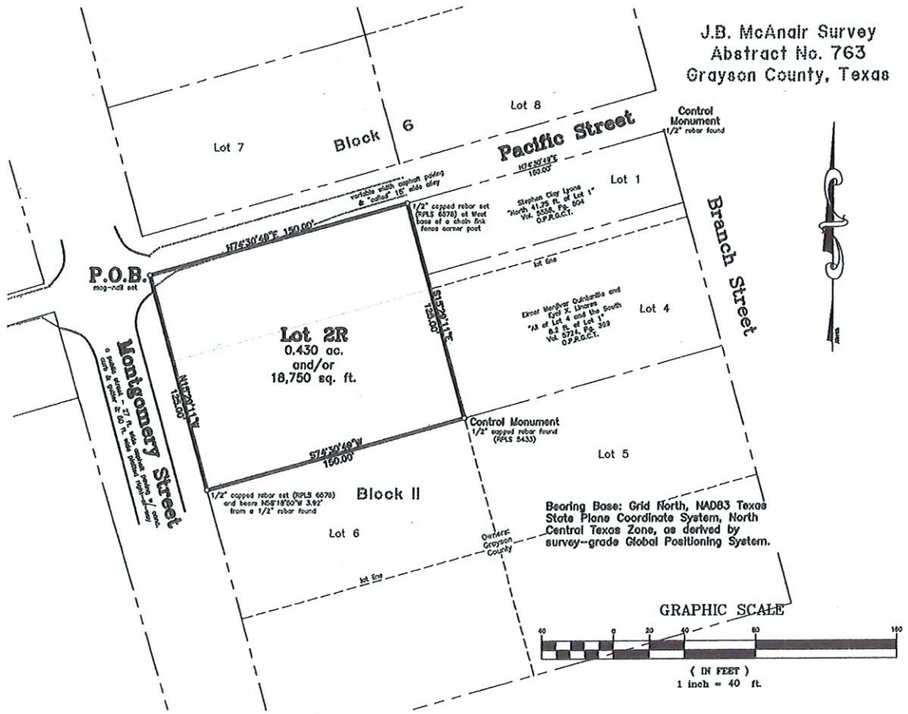
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

500 Block North Montgomery Street





Lux on Pacific Addition
(being a Replat of Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2)
to the City of Sherman, Texas
0.430 Acres
in the
J.B. McAnair Survey Abstract No. 763

General Notes:

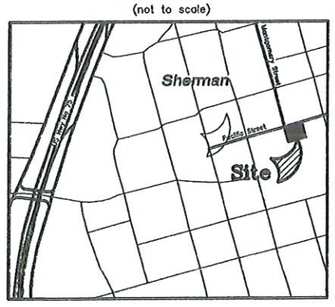
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Shermon nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS030321

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Polar Star Lodge
507 Contemporary Drive
Sherman, Texas 75092

Site Location
(not to scale)



S:\Land Projects R2\Lots-2-and-3-Block-11-Bonds-Second-Addition\CAD 30\Plat.dwg Layout: Plat Plot Date Mar 25 21 Time: 2:34 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J.B. McAnair Survey, Abstract No. 763, being all of Lots 2 and 3, Block 11 of G.W. Bond's Supplement No. 2 to the City of Sherman, Texas recorded in Volume "M", Page 63, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail set at the intersection of the South line of Pacific Street, a public street, and the East line of Montgomery Street, a public street, at the Northwest corner of both said Lot 2 and the herein described tract;

THENCE North 74 deg. 30 min. 49 sec. East, with the South line of said Pacific Street and the North line of said Lot 2, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the West base of a chain link fence corner post at the Northwest corner of both Lot 1, said Block 11 and the North 41.75 ft. by 150.00 ft. tract of land conveyed to Stephen Clay Lyons, recorded in Volume 5558, Page 504, Official Public Records, Grayson County, Texas, and the Northeast corner of both said Lot 2 and the herein described tract, SAID rebar beare South 74 deg. 30 min. 49 sec. West, 150.00 ft. from a ½ inch rebar found at the Northeast corner of said Lot 1;

THENCE South 15 deg. 29 min. 11 sec. East, with the West line of both said Lot 1 and Lyons tract and the East line of said Lot 2, passing the Northwest corner of the 83.25 ft. by 150.00 tract of land conveyed to Elmer Menjivar Quintanilla and Eyni X. Linares, recorded in Volume 5724, Page 399, said Official Public Records, and the Southwest corner of said Lyons tract, leaving said fence and continuing now with the West line of said Quintanilla and Linares tract, passing the Northwest corner of Lot 4, said Block 11 and the Southwest corner of said Lot 1, continuing on said course for a **TOTAL** distance of 125.00 ft. to a 1/2 inch rebar found, stamped "RPLS 5433" at the Southwest corner of both said Quintanilla and Linares tract and Lot 4, the Northwest corner of Lot 5, said Block 11, the Northeast corner of Lot 6, said Block 11 and the Southeast corner of both said Lot 3 and the herein described tract;

THENCE South 74 deg. 30 min. 49 sec. West, with the North line of said Lot 6 and the South line of said Lot 3, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the East right-of-way line of said Montgomery Street, at the Northwest corner of said Lot 6 and the Southwest corner of both said Lot 3 and the herein described tract, **SAID** rebar beare North 58 deg. 18 min. 50 sec. West, 3.92 ft. from a 1/2 inch rebar found;

THENCE North 15 deg. 29 min. 11 sec. West, with the East line of said Montgomery Street and the West line of said Lots 2 and 3, a distance of 125.00 ft. to the **PLACE OF BEGINNING** and containing **0.430 ACRES** of land.

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS · KATE A. WAGNER · 6578 · REGISTERED PROFESSIONAL LAND SURVEYOR

I, Polar Star Lodge, owner of Lux on Pacific Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Authorized Representative for Polar Star Lodge

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

Given under my hand and seal of office this _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Lux on Pacific Addition to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the _____ Addition to the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

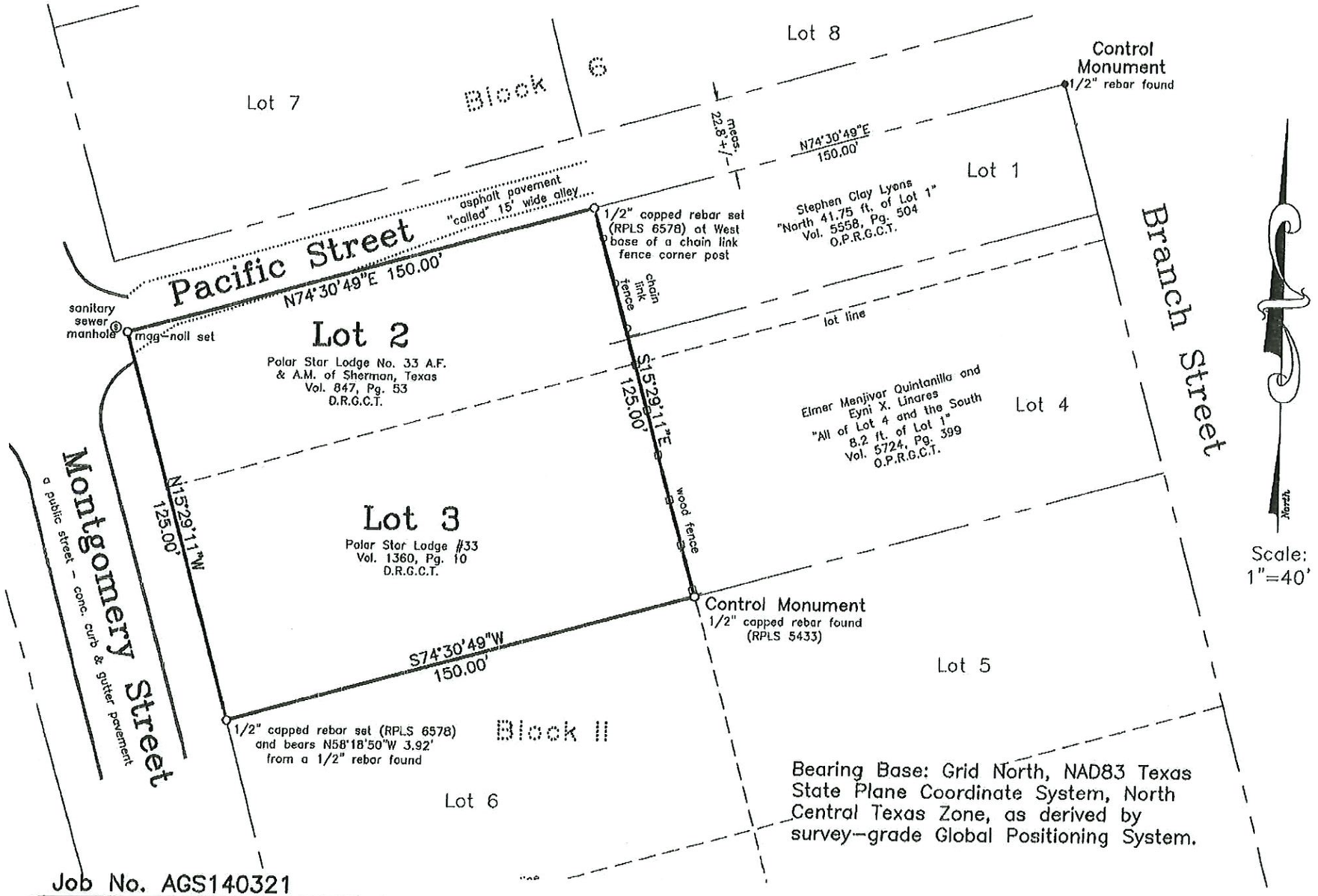
The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Lux on Pacific Addition to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Lux on Pacific Addition
(being a Replat of Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2)
to the City of Sherman, Texas
0.430 Acres
in the
J.B. McAnair Survey Abstract No. 763

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

S:\Land Projects R2\Lots-2-and-3-Block-11-Bonds-Second-Addition\CAD 30\Plat.dwg Layout: Plat Plot Date Mar 25 21 Time: 2:34 PM



Job No. AGS140321

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

S:\Land Projects R2\Lots-2-and-3-Block-11-Bonds-Second-Addition\Civil 3D\North-Montgomery.dwg Layout: Legal-Landscape Plot Date Mar 5 21 Time: 2:02 PM

Owner: Polar Star Lodge
Buyer: Leafy Goddess Ventures

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

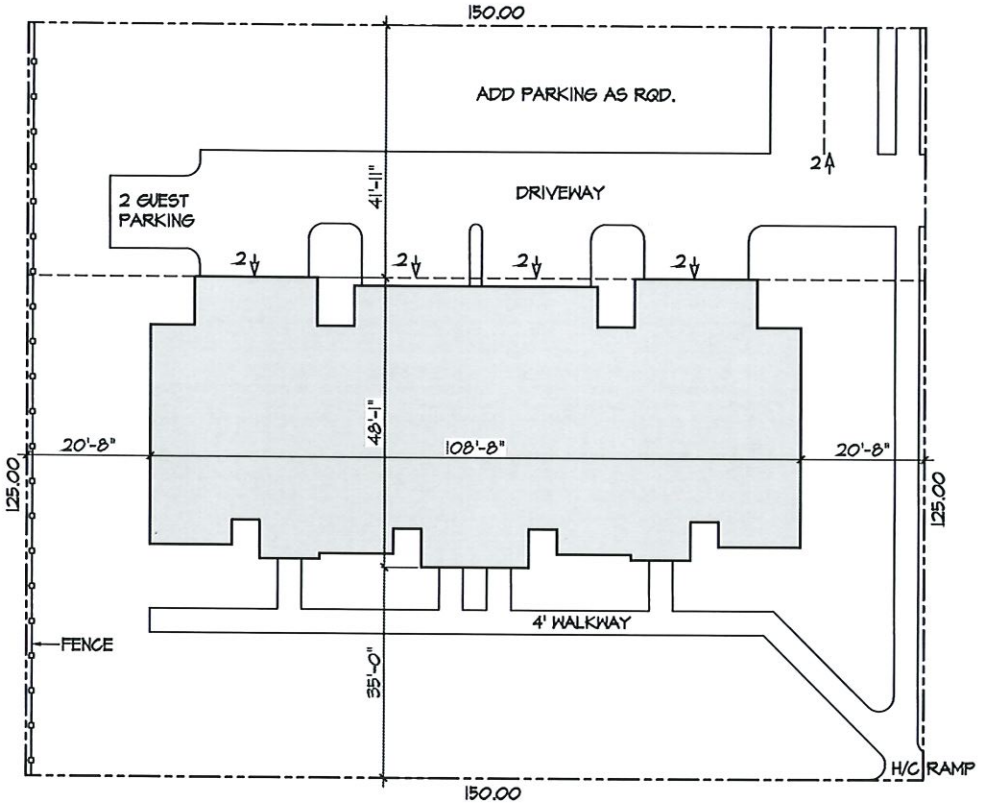
Legal Description is as follows: Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2 to the City of Sherman, Texas, as per plat of record in Volume M, Page 63, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C290 F, Revised Date: September 26, 2010.

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R.P.L.S. No. 6578

Copyright Date: March 5, 2021



Pacific Street

SITE PLAN

SCALE: 1" = 20'-0"



PLAN NO. 7484

DATE 2-26-21

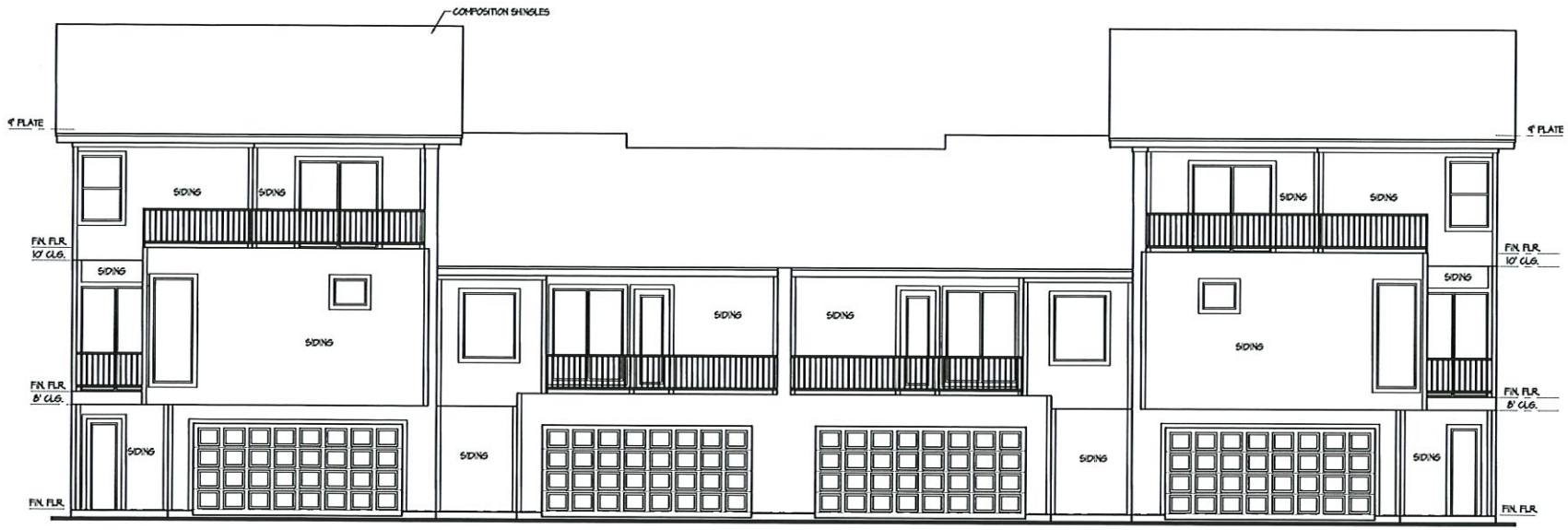
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.
DO NOT SCALE THESE DRAWINGS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

LEAFY GODDESS

Lots 2 and 3, Block 11, G.W. Bond's Supplement No. 2 to the City of Sherman, Texas.

MICHAEL V. LAND
EMAIL: plansbylandegmail.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 972.250.2005
FAX: 972.250.0805

PLANS by



REAR ELEVATION

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



FRONT ELEVATION

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

MICHAEL V. LAND
PLANS
EMAIL: plansbylandsignal.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 472.250.3008
FAX: 472.250.0008

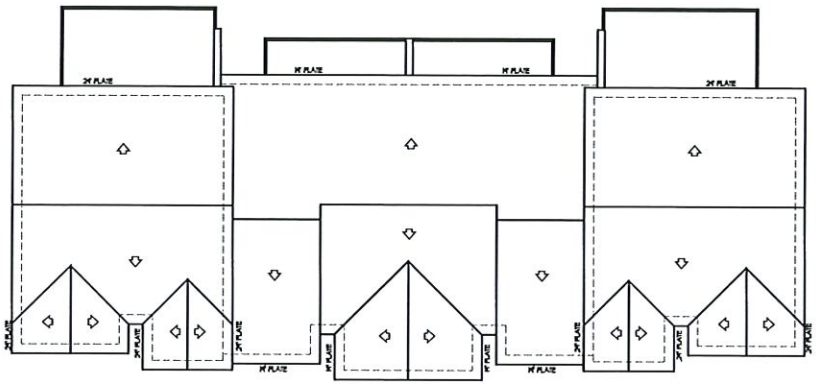
LEAFY GODDESS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION. NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.
7454

DATE
2-26-21

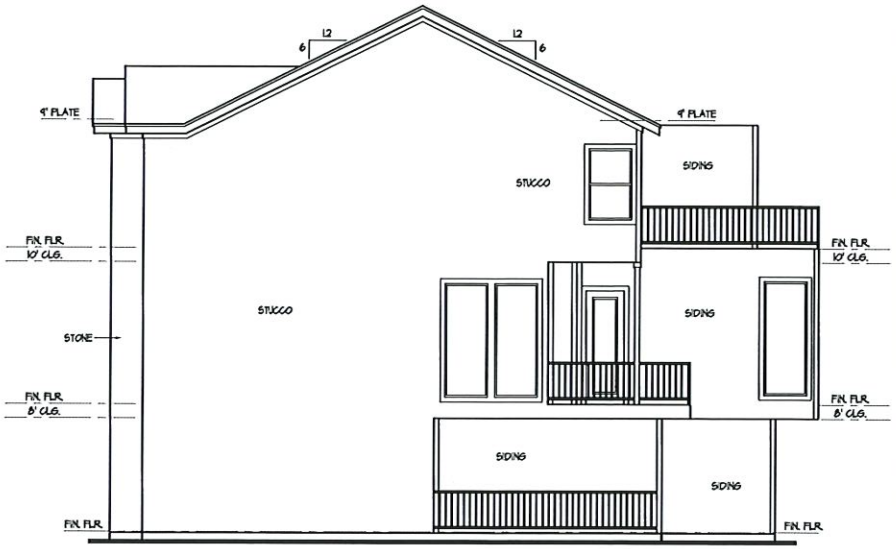
REVISION DATES



ROOF PLAN

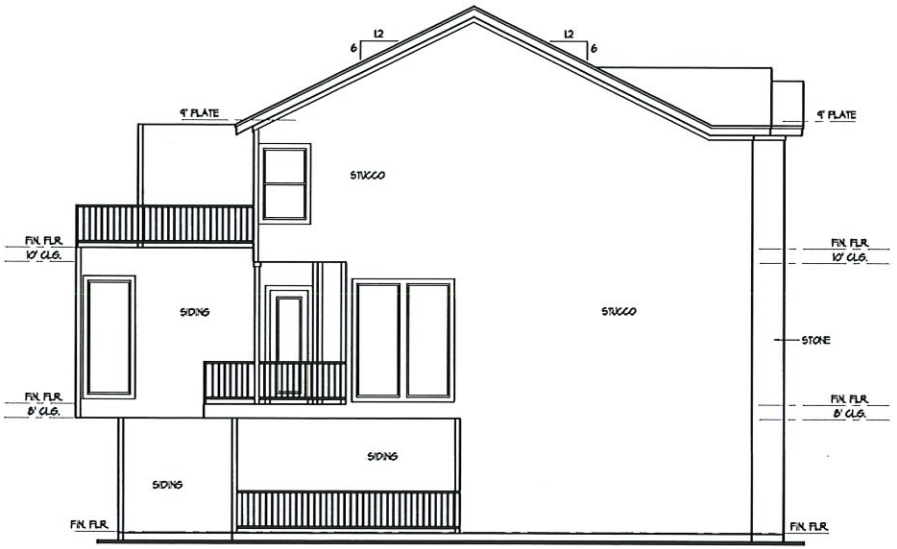
NOTE: ALL ROOF SLOPES TO BE 6:12 U.N.O.

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

MICHAEL V. LAND PLANS
EMAIL: plansbymichael@gmail.com
14 GOLLING BLVD
RICHARDSON TEXAS, 75080
PHONE: 972.200.0808
FAX: 972.200.0808

LEAFY GODDESS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.
DESIGNER ASSUMES NO RESPONSIBILITY FOR ERRORS.
DESIGNER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED BY THE BUILDING OFFICIAL, LOCAL CODES, ORDINANCES, AND RESTRICTIONS IN THE TITLE. LOCAL CODES, ORDINANCES, AND RESTRICTIONS MAY REQUIRE CHANGES TO THE PLANS. CONTRACTOR SHOULD ALLOW UP TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.
7454

DATE
2-26-21

REVISION DATES

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Polar Star Lodge #33
C/O Stanley Smith
507 S. Contemporary Dr.
Sherman, TX 75092

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

Leafy Goddess Ventures
C/O Jaquita L. Edwards
25 Highland Park Village #100-689
Dallas, TX 75205

Dear Applicants,

The request for a zone change and site plan approval for Four Townhomes from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located in the 500 Block of North Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
5. No building shall exceed 35 feet in height unless an exception is granted.
6. Parking is permitted on paved surfaces only (concrete and asphalt).
7. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
8. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
12. Drive approach must be wide enough to allow ingress and egress simultaneously.
13. Verify fire requirements and code compliance with Fire Marshal. Verify 24' fire lane, sprinkle requirements with Fire Marshal.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **5800-6100 BLOCKS SWAMY DRIVE**

The request of One Ganesha LTD (Owner), Vilbig & Associates, Inc. (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 5800-6100 blocks of Swamy Drive, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Swamy Addition, Phase II

Background:

The property is located in the 5800-6100 blocks of Swamy Drive between Blue Flame Road and FM Highway 691. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District.

The owner would like plat the property into nine lots for commercial development.

Adjacent Zoning:

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

Origination:

One Ganesha LTD (Owner)
Vilbig & Associates, Inc. (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map

Zoning Map

Swamy Addition Phase II

Staff Review Letter



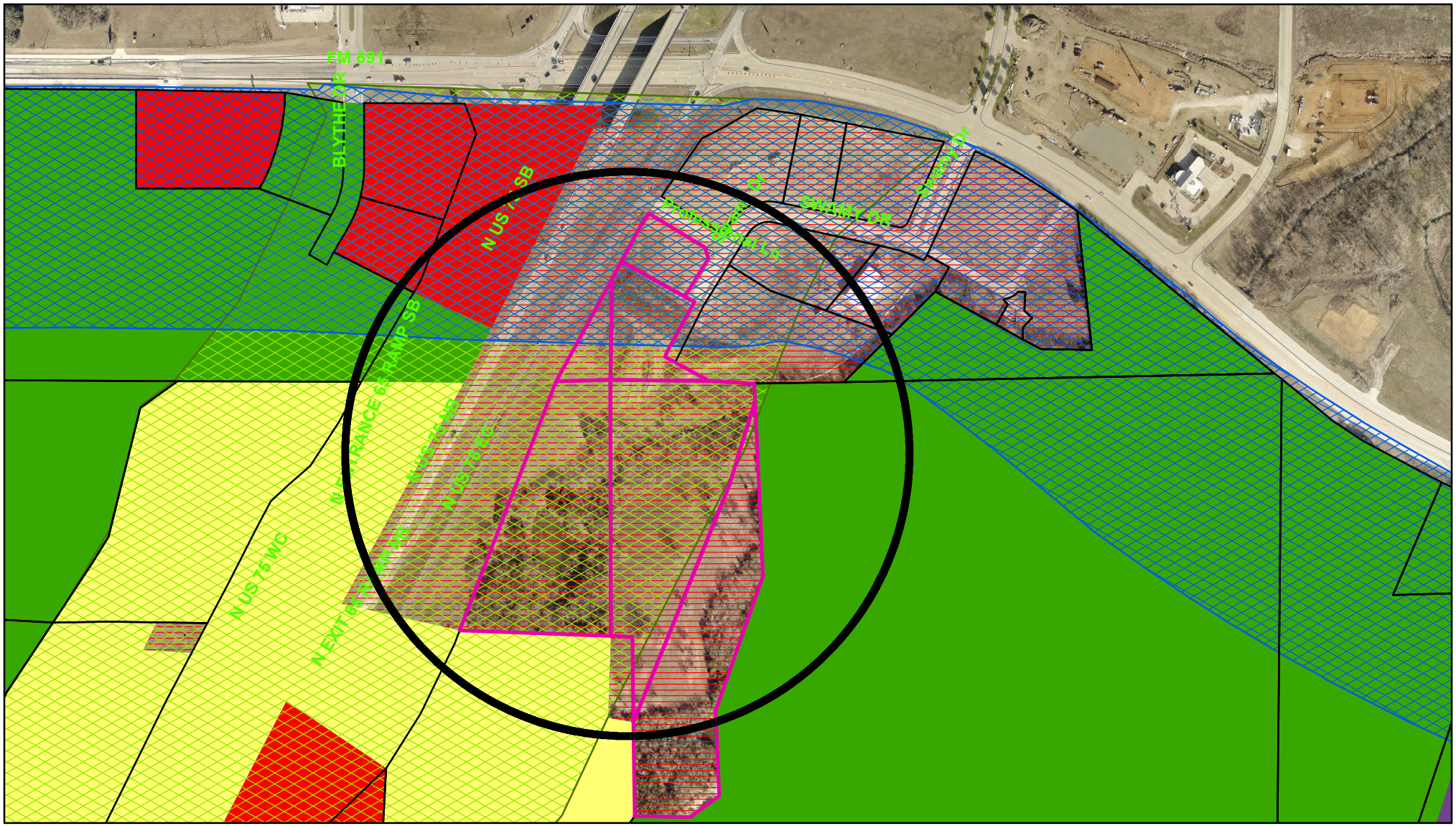
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

5800-6100 Blocks Swamy Drive

NOT TO SCALE

1 in = 587 ft



Zoning - 5800-6100 Blocks Swamy Drive

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

30" STORM WATER PIPE

U. S. Hwy. 75

Maruti Interests, LLC
8.68 acres
Vol. 4512, Pg. 455
O.P.R.G.C.T.

A.C. Smith Survey
Abstract No. 1561
Grayson County, Texas

N24°36'10"E ~ 335.11'

N23°13'E ~ 239.63'

N01°47'26"W ~ 295.66'

S87°20'26"W ~ 111.55'

S8°43'54"E ~ 232.76'

S37°51'42"W ~ 270.38'

S36°33'E ~ 472.38'

N21°16'28"E ~ 436.85'

N21°16'28"E ~ 215.01'

N21°14'45"E ~ 212.42'

N34°14'45"E ~ 124.82'

N34°53'15"E 34.78'

S28°15'20"W ~ 167.70'

S61°45'55"E 55.00'

LOT 5
113,821 S.F.

LOT 4
53,051 S.F.

LOT 3
49,832 S.F.

LOT 2
45,464 S.F.

LOT 1
44,463 S.F.

LOT 9
72,239 S.F.

LOT 8
82,485 S.F.

LOT 7
73,704 S.F.

LOT 6
60,868 S.F.

TOTAL AREA
15.68 Ac.
LOT 1 THRU. 9
INCLUDING ROW

PROPOSED 15' BUILDING LINE

PROPOSED 10' UTILITY EASEMENT

PROPOSED 10' BUILDING LINE

PROPOSED 15' UTILITY EASEMENT

PROPOSED 10' UTILITY EASEMENT

PROPOSED 15' BUILDING LINE

10' Oncor Electric Delivery Co. easement (0.265 ac.) in Inst. No. 2018-13190

20' WATER AND SEWER EASEMENT VOLUME 4579, PAGES 750

Old lot line of lot 1 A Dr. Swamy Addition City of Sherman, Texas Doc. No. 2017-3277 P.R.G.C.T.

Lot 8, Block A Dr. Swamy Addition City of Sherman, Texas Doc. No. 2017-3277 P.R.G.C.T.

Lot 2, Block A Dr. Swamy Addition City of Sherman, Texas Doc. No. 2017-3277 P.R.G.C.T.

Swamy Drive

DETENTION BASIN

approx. location of Zone "AE" 100-year Flood Hazard Area, as scaled from the FEMA Flood Insurance Rate Map referenced below

0 60' 120' 180'

SCALE: 1" = 60'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 EXISTING CONTOUR LINES
- 618 EXISTING CONTOUR LINES
- ADJACENT SUBDIVISION BOUNDARIES
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- EV EV EXISTING WATER
- X X WIRE FENCE
- EXISTING CHAIN LINK FENCE
- G G G EXISTING GAS LINE

15.68 ACRES EXISTING ZONING C-2

OWNER / DEVELOPER
ONE GANESHA LTD.
401 CRESCENT DR.,
POTTSBORO, TX 75076

"Preliminary Plat, for inspetion Purposes Only. In No Way Official or Approved for Record Purposes."

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 07207 ON MARCH 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, PMT, BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 03/16/21

!CAUTION!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF THESE PLANS. IF ANY ARE UNKNOWN, CALL BEFORE DIGGING!

Texas 811

SWAMY ADDITION
PHASE II
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
ZONED C2
15.68 ACRES

NO.	DATE	BY	DESCRIPTION

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = --
VA PROJECT NO: 709-08

SHEET

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

One Ganesha, Ltd.
401 Crescent Dr.
Pottsboro, TX 75076

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

Dear Applicants,

The request for approval of the Preliminary Plat of Swamy Addition, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Metes and bounds must match drawing.
3. Remove proposed building line from drawing.
4. 10' Utility Easement to be dedicated on all street frontage.
5. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. All aspects of the Floodplain Ordinance shall be followed. Copy of approved 404 permit must be provided to City Engineering Department prior to any work being done on proposed Lots 4 & 5.
7. Privately owned and maintained detention required per original Swamy Addition agreements.
8. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2774 PLAINVIEW ROAD (ETJ)**

The request of Courtney and Jay Goode (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2774 Plainview Road, being 9.355 acres in the Alfred Hume Survey, Abstract No. 522, as follows:

Planning and Zoning Commission

Final Plat approval of Goode Addition No. 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located at 2774 Plainview Road off North FM 1417 (Heritage Parkway) in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

The owner would like plat the property into three lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Courtney and Jay Goode (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not included in Master Plan.

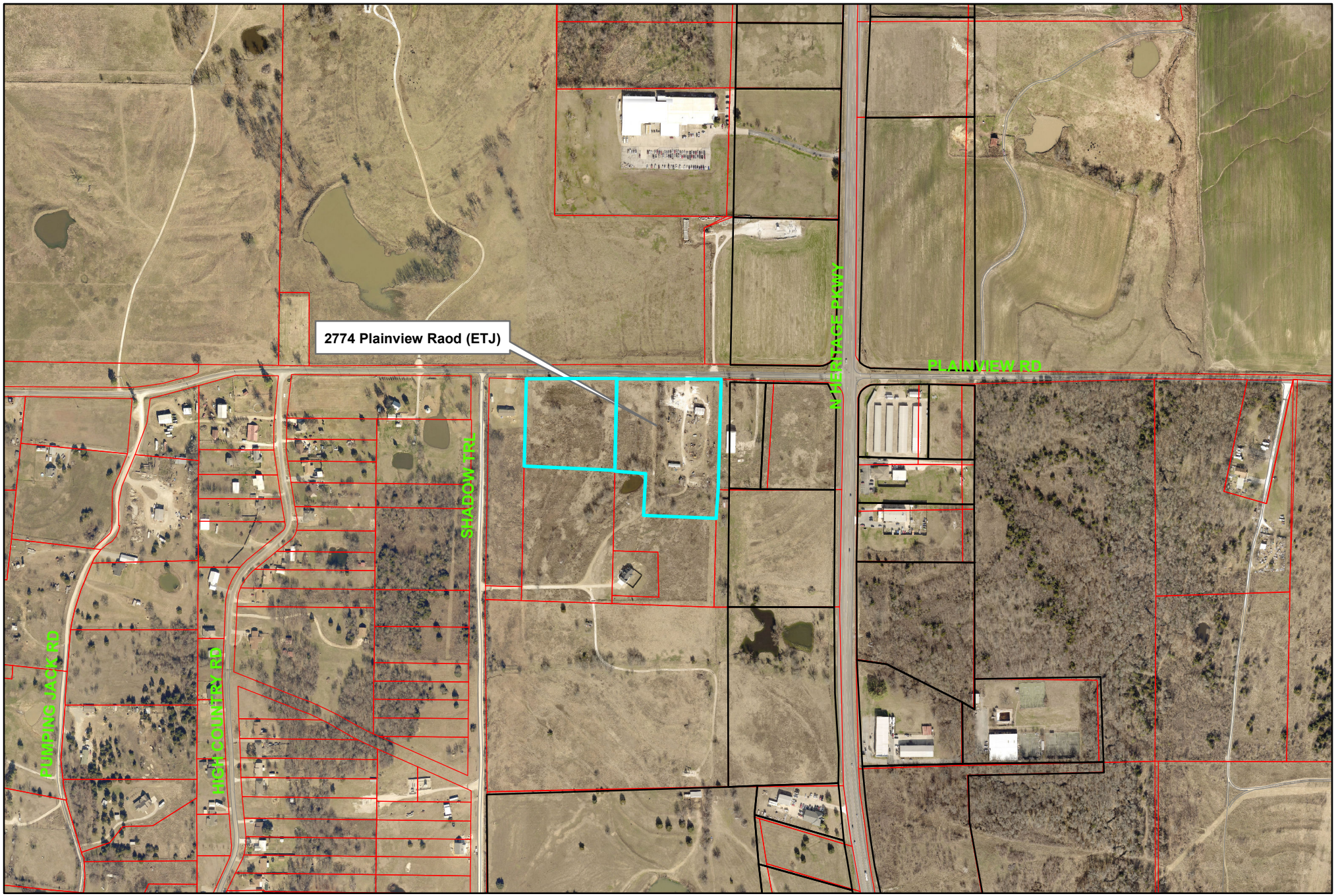
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Goode Addition No 2
Staff Review Letter



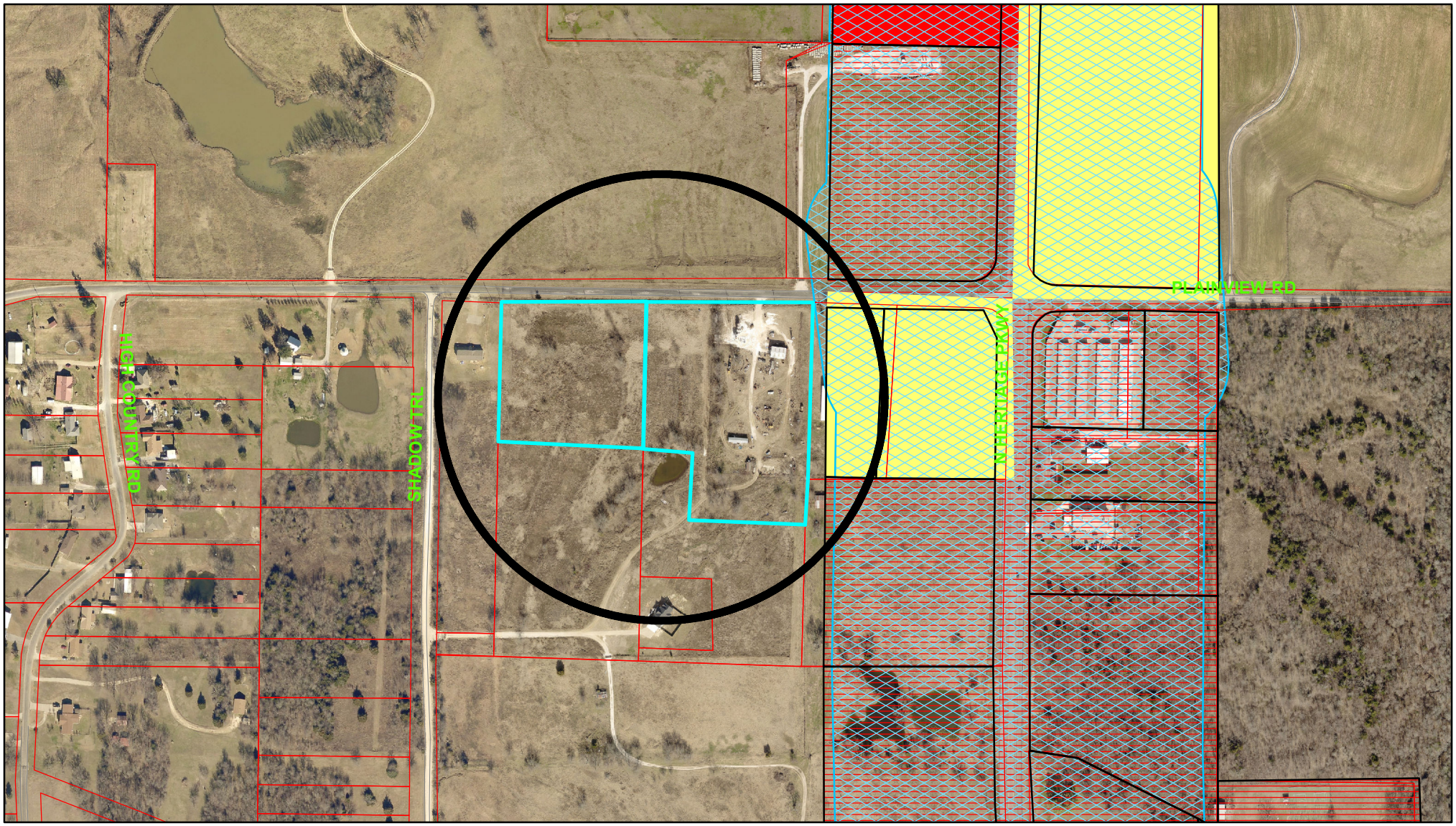
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2774 Plainview Road (ETJ)

NOT TO SCALE

1 in = 587 ft



Zoning - 2774 Plainview Road (ETJ)

Legend

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

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

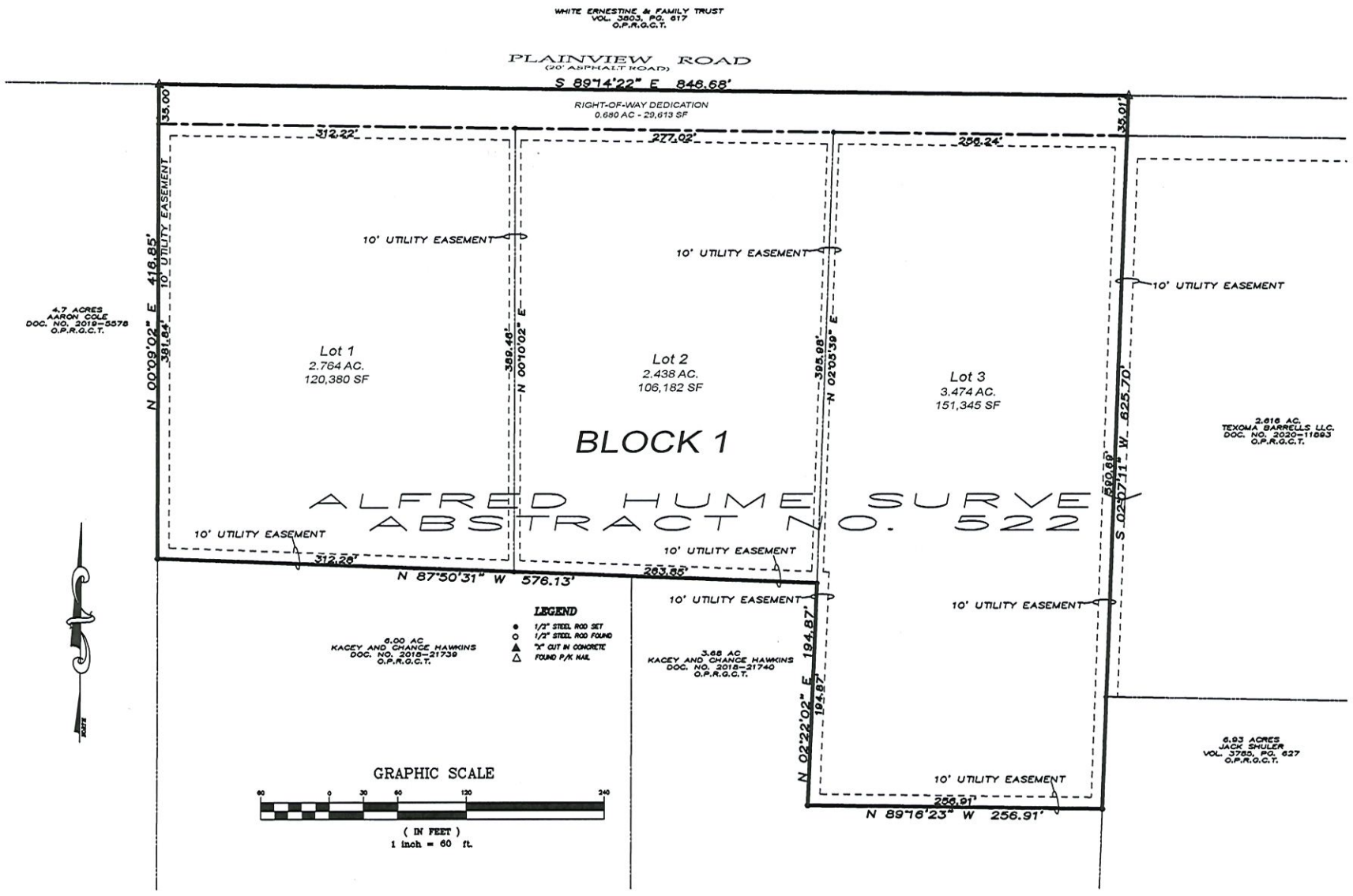
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft



OWNERS /DEVELOPER
COURTNEY GOODE AND JAY GOODE
2774 PLAINVIEW ROAD
SHERMAN, TEXAS 75090

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

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

SHEET 1 OF 2

FINAL PLAT
GOODE ADDITION NO. 2
BEING A TOTAL OF 9.355 ACRES IN THE
ALFRED HUME SURVEY, ABSTRACT NO. 522
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
03-24-2021

JOB NO. 21020117

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, and being a part of that called 10.017 acre tract of land conveyed to Jay Dee Goode by deed of record in Document No. 2015-22568, Official Public Records, Grayson County, Texas and a part of that called 10.017 acre tract of land conveyed to Courtney Sierra Goode by deed of record in Document No. 2015-22566 and being more particularly described by metes and bounds as follows:

Beginning at a found P/K nail at the northwest corner of said Courtney Sierra Goode tract ;
Thence South 89°14'22" East, a distance of 846.68 feet to a found P/K nail at the noerthease corner of saidJay Dee Goode tract, the northwest corner of the Goode Addition as recorded in Document No. 2018-152, Plat Record, Grayson County, Texas;
Thence South 02°07'11" West with the west line of said Goode Addition,passing its southwest corner at a distance of 527.33 feet and continuing with the east line of said Jay Dee Goode tract,in all a distance of 825.70 feet to a found 1/2" steel rod;
Thence North 89°16'23" West, a distance of 256.91 feet to a found 1/2" steel rod;
Thence North 02°22'02" East, a distance of 194.87 feet to a set 1/2" steel rod;
Thence North 87°50'31" West, a distance of 576.13 feet to a found 1/2" steel rod;
Thence North 00°09'02" East, a distance of 416.85 feet to the Point of Beginning and containing 9.355 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

ACCEPTANCE

Approved this _____ day of _____,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman — Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas — Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, GOODE ADDITION NO. 2, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____ 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ ,2021.

Clerk, City of Sherman, Texas

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, Jay Dee Goode and Courtney Sierra Goode do hereby adopt this plat designating the hereinabove property as the GOODE ADDITION NO. 2, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part 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_____day of_____
,2021.

Jay Dee Goode

Courtney Sierra Goode

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 Jay Dee GOODE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of _____, 2021.

Notary Public in and for
the State of Texas

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 Courtney Sierra Goode known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of _____, 2021.

Notary Public in and for
the State of Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSF), permitted and approved by Grayson County. OSSF evaluations, reports and permits must be obtained and submitted to the City for each lot to regarding the suitability of the system based on user and type of development . The City of Sherman reserves the right to require connection to the City's system by sewer connection or main extension based on user and availability.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 48181C0275 F, revised 9/26/2010.

OWNERS /DEVELOPER
COURTNEY GOODE AND JAY GOODE
2774 PLAINVIEW ROAD
SHERMAN, TEXAS 75090

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

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

SHEET 2 OF 2

FINAL PLAT
GOODE ADDITION NO. 2
BEING A TOTAL OF 9.355 ACRES IN THE
ALFRED HUME SURVEY, ABSTRACT NO. 522
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
03-24-2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Courtney Goode and Jay Goode
2774 Plainview Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Goode Addition, No. 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show Point of Beginning on drawing.
2. Show distance from existing city limits line on plat.
3. Typos in legal description. Correct appropriately.
4. Dedicate 55' Right of Way along Plainview Road per Grayson County Thoroughfare Plan.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2511 SWAMY DRIVE**

The request of Sanjay Singhania (Owner), Peloton Land Solutions (Civil Engineer/Architect) concerning the property located at 2511 Swamy Drive, being Lot 1, Block A, Dr. Swamy Addition III, a Replat of Lot 5, Block A of the Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site plan approval Texoma Plaza Medical Office Building

Background:

The property is located at 2511 Swamy Drive, the southeast corner of Swamy Drive and FM Highway 691. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District.

The owner would like construct four office buildings: Building 1 - 7085 sq. ft.; Building 2 - 6,870 sq. ft.; Building 3 - 7,033 sq. ft. and Building 4 - 7,033 sq. ft. Parking will be provided for 127 spaces. The exterior will be brick, stone, stucco with metal roofs.

Adjacent Zoning:

SF-1 (Single-Family Residential) District
C-2 (General Commercial) District

Origination:

Sanjay Singhania (Owner)
Peloton Land Solutions (Civil Engineer/Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

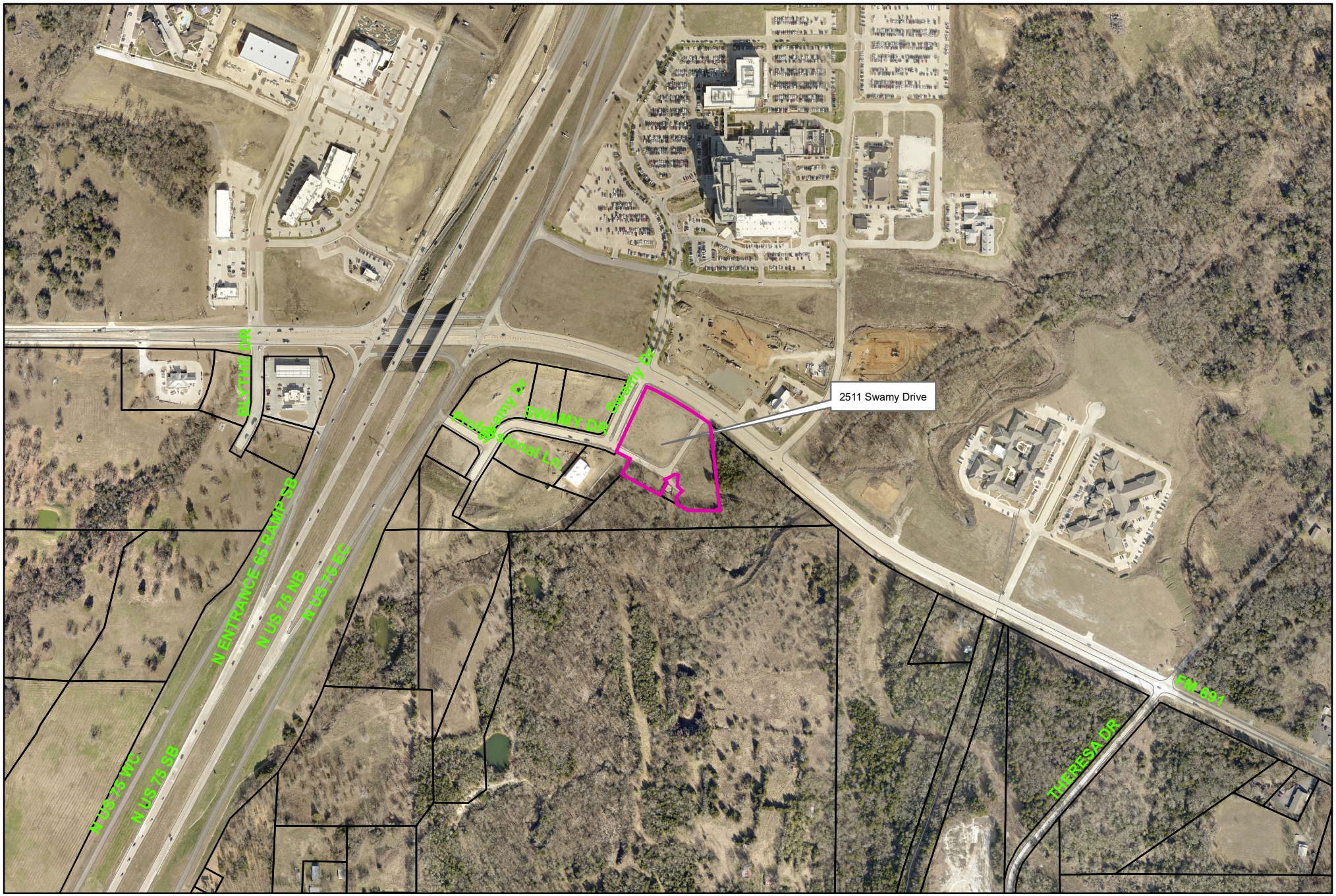
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Plat
Site Plan
Building Elevations
Staff Review Letter



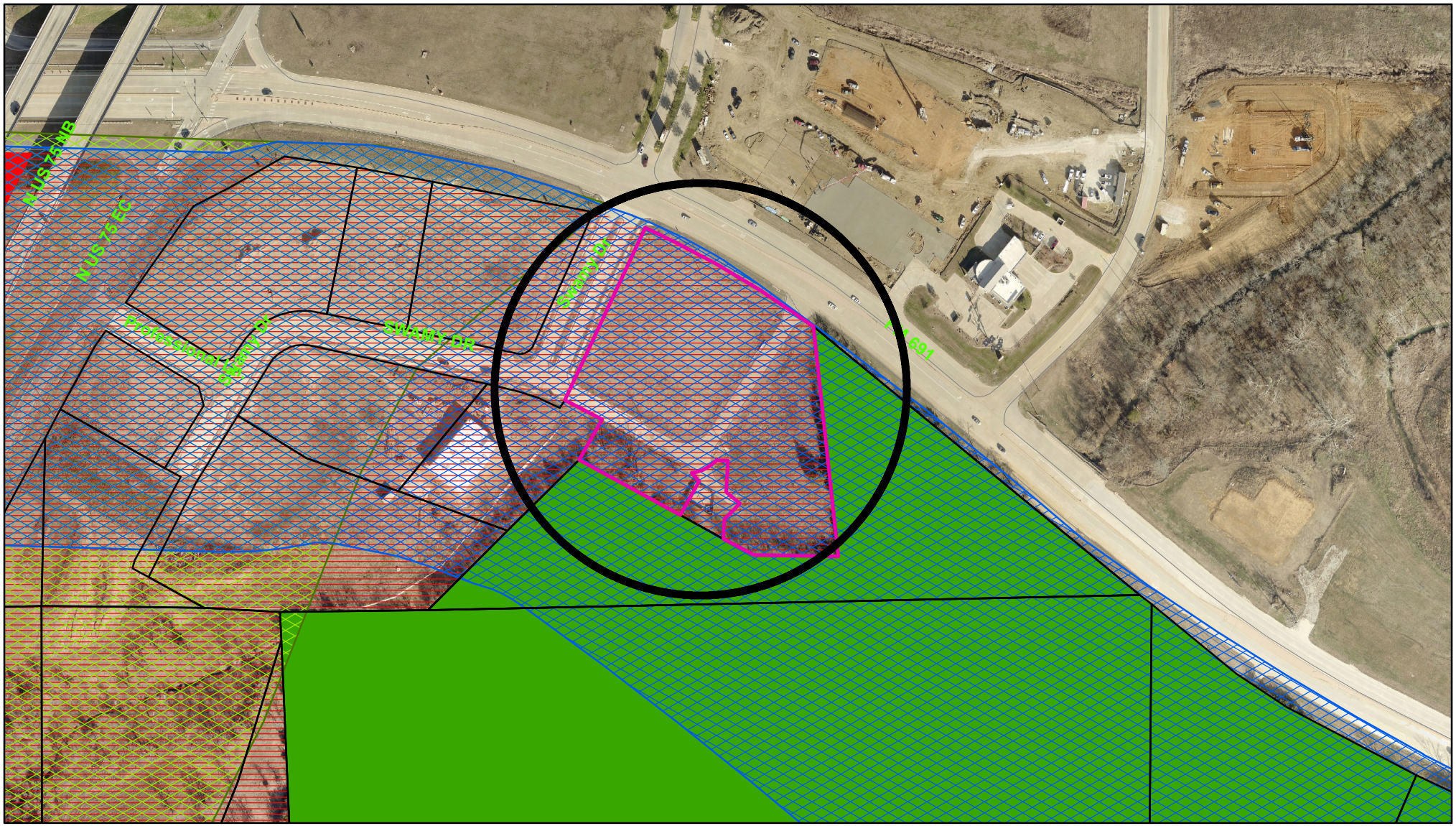
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2511 Swamy Drive

NOT TO SCALE

1 in = 587 ft



Zoning - 2511 Swamy Drive

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

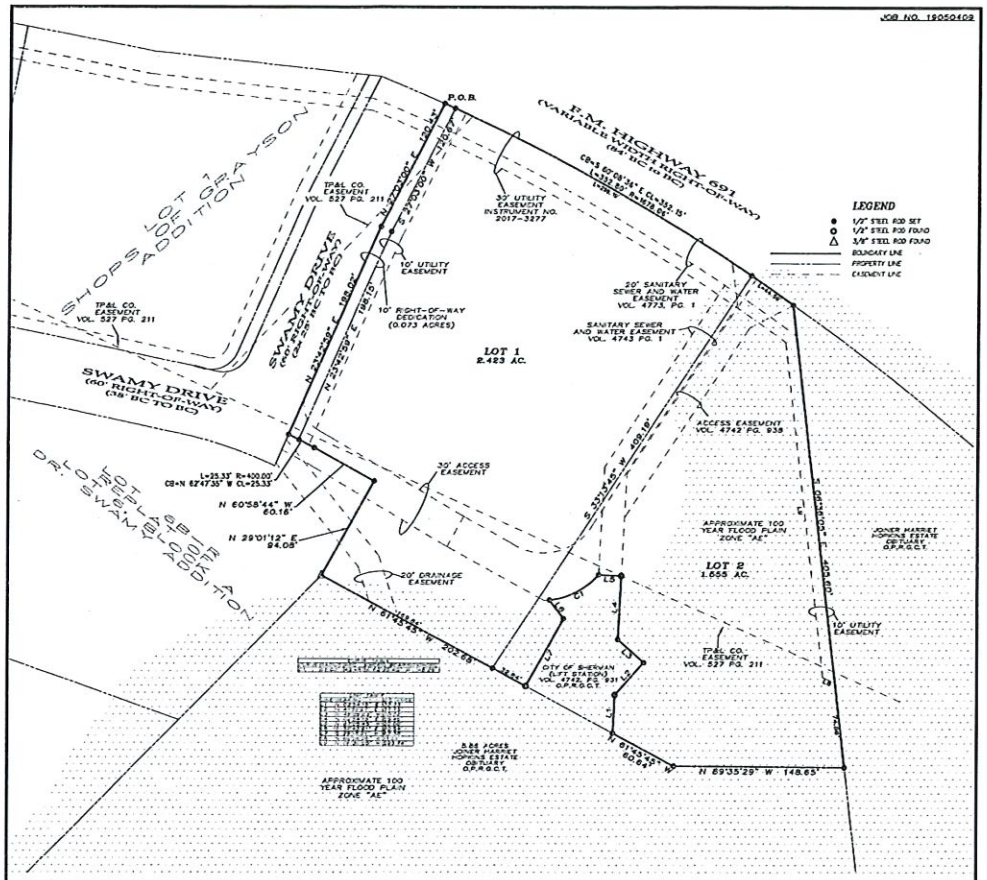
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 242 ft

JOB NO. 19050409



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

FINAL PLAT
DR. SWAMY ADDITON III
BEING A REPLAT OF LOT 5, BLOCK A OF THE DR. SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN DOC. NO. 2017-3277 O.P.R.G.C.T.
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 8/20/2019 10:59:38 AM
In the PLAT Records
DR SWAMY ADDN III
Doc Number: 2019 - 135
Number of Pages: 2
Amount: 85.00
Order#: 20190820000097
By: BB

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 60 ft.

6-18-19

OWNERS/DEVELOPER
ONE GANESHA LTD.
401 CRESENT DRIVE
POTTSBORO, TEXAS 75076

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

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

SHEET 1 OF 2 | 22027

JOB NO. 19050409

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 5, Block A of the Final Plat, Dr. Swamy Addition Lots 1-7, Block A, Conveyed to One Ganesha Ltd by plat recorded in Document Number 2017-3277, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Set ½" steel rod in the South Right-of-Way of F.M. Highway 691 and the East Right-of-Way of Swamy Drive;

Thence with a non-tangent curve to the right having a radius of 1678.08 feet, (chord bears South 60°08'38" East, with the South line of said F.M. Highway 691 Right-of-Way a distance of 352.15 feet) an arc length of 352.80 feet to a set ½" steel rod;

Thence South 66°36'05" East, with the West line of said Lot 5 a distance of 403.60 feet to a set ½" steel rod;

Thence North 89°35'29" West, with the North line of a 5.86 acre tract of land conveyed to Joiner Harriet Hopkins Estate, of said Official Public Records a distance of 148.65 feet to a set ½" steel rod;

Thence North 61°45'45" West with said North Line of a 5.86 acre tract of land a distance of 60.94 feet to a set ½" steel rod also being the Southeast corner of a tract of Land Conveyed to the City of Sherman, Recorded in Volume 4742, Page 931 of said Official Public Records;

Thence the Following Calls and Distances around Said City of Sherman tract:
North 02°54'15" East a distance of 33.33 feet to a found 1/2" steel rod;
North 41°51'27" East a distance of 37.75 feet to a set 1/2" steel rod;
North 48°08'33" West a distance of 30.52 feet to a set 1/2" steel rod;
North 02°54'15" East a distance of 55.46 feet to a set 1/2" steel rod;
North 87°05'45" West a distance of 20.00 feet to a set 1/2" steel rod;
With a non-tangent curve to the right having a radius of 65.00 feet, (chord bears South 62°39'40" West, a distance of 48.29 feet) an arc length of 49.48 feet to a set ½" steel rod;
South 37°43'21" East a distance of 20.54 feet to a set 1/2" steel rod;
South 29°18'21" West a distance of 67.38 feet to a found 1/2" steel rod;

Thence North 61°45'45" West with said North line of a 5.86 acres a distance of 202.68 feet to a found 3/8" steel rod;

Thence North 29°01'12" East with the most Northerly East line of Lot 6B-R form the Replat of Lot 6, Block A, Dr Swamy Addition, a distance of 94.08 feet to a set ½" steel rod;

Thence North 60°58'44" West with the North line of said Lot 6B-R a distance of 60.18 feet to a set ½" steel rod;

Thence with a tangent curve to the left having a radius of 400.00 feet, (chord bears North 62°47'35" West, a distance of 25.33 feet) an arc length of 25.33 feet to a set ½" steel rod;

Thence North 23°42'59" East with the east Right-of-Way of Swamy Drive a distance of 198.02 feet to a set ½" steel rod;

Thence North 27°03'00" East a distance of 120.43 feet to the Point of Beginning and containing 4.044 acres of land.

~ GENERAL NOTES ~

1. Water Supply is to be provided by the City of Sherman.
2. Sewer Service is to be provided by the City of Sherman.
3. Electric service is provided by Grayson Collin Electric Cooperative, Inc.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or excavation of the floodway is prohibited.
5. Any private common drainage easement shown on the plat or across the addition are hereby dedicated to the property owners association for the addition for the use of the lot or lots that are drained by the easement or the drainage course along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned partner will be responsible for any damage of personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding development of this tract.
9. Bearings are based on the City of Sherman Control Monument between.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of property.
11. Part of the subject property lies within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C0280F, Dated September 26, 2008.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, ONE GANESHA LTD., do hereby adopt this plat designating the hereinabove property as the DR. SWAMY ADDITON III, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may 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 14th day of August, 2019

P.T. Swamy
DR. P.T. SWAMY

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 P.T. SWAMY 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 14th day of August 2019.

Notary Public in and for
the State of Texas
Commission Expires: 5-9-20

BRETT UNDERWOOD
Notary ID # 132651031
My Commission Expires
May 9, 2020

ACCEPTANCE

Approved this 16th day of July 2019, by the City Planning Commission of the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

8/16/2019
Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, DR. SWAMY ADDITON III an addition to the City of Sherman, Texas, was Submitted to the City Council on the 16th day of August, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said plat or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 16th day of August

Linda Ashby
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS 643

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

08/14/19
Date

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL LAND SURVEYOR

FINAL PLAT
DR. SWAMY ADDITON III
BEING A REPLAT OF LOT 5, BLOCK A OF THE DR. SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN DOC. NO. 2017-3277 O.P.R.G.C.T.
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By: BB

E-9-377

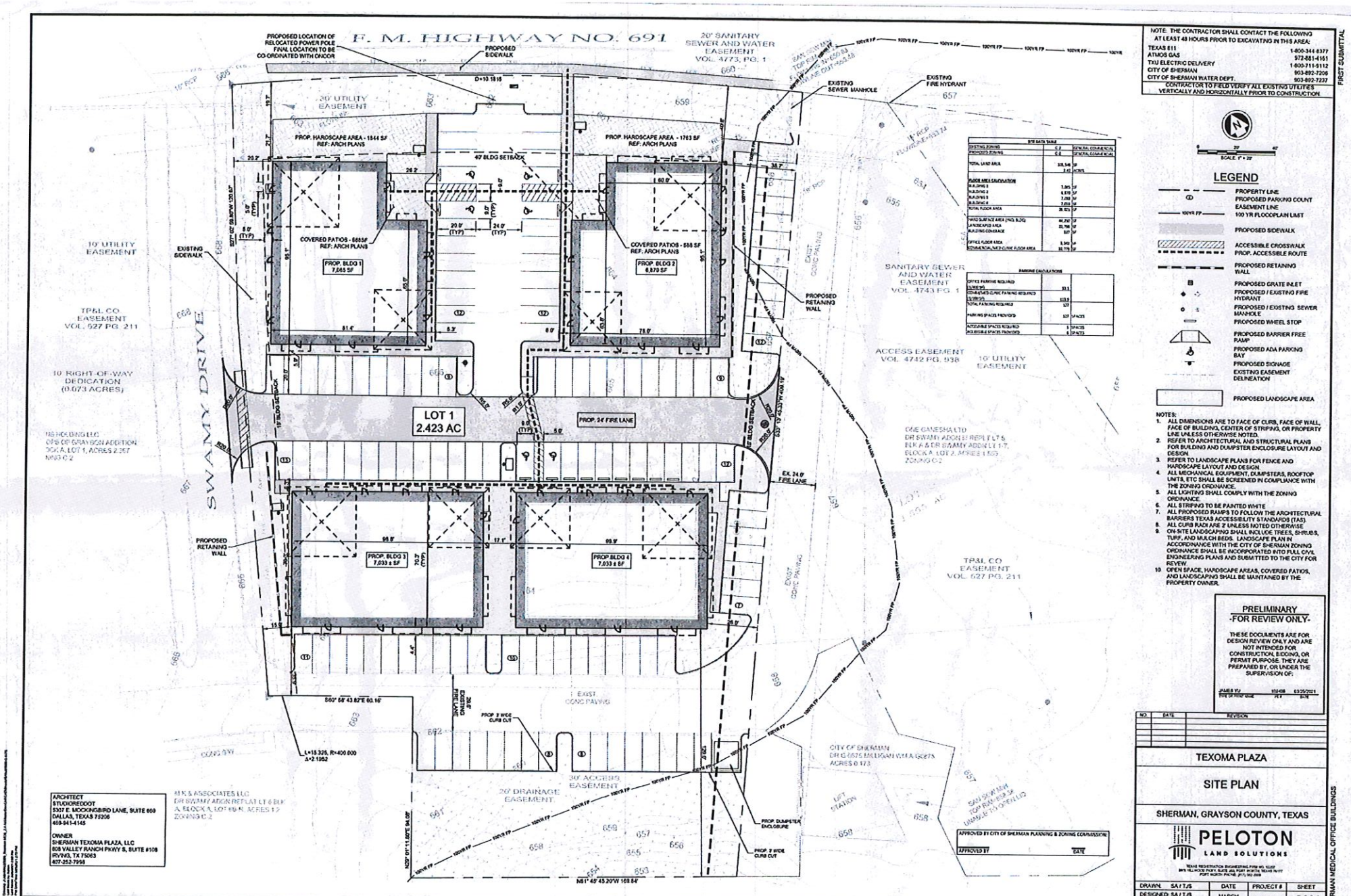
6-18-19

OWNERS/DEVELOPER
ONE GANESHA LTD.
401 CRESENT DRIVE
POTTSBORO, TEXAS 75076

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

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

SHEET 2 OF 2



SITE DATA TABLE		
EXISTING ZONING	C-2	GENERAL COMMERCIAL
PROPOSED ZONING	C-2	GENERAL COMMERCIAL
TOTAL LAND AREA	105,546 SF 2.42 ACRES	
FLOOR AREA CALCULATION		
BUILDING 1	7,065 SF	
BUILDING 2	6,870 SF	
BUILDING 3	7,033 SF	
BUILDING 4	7,033 SF	
TOTAL FLOOR AREA	28,001 SF	
HARD SURFACE AREA (INCL BLDG)	46,230 SF	
LANDSCAPED AREA	33,786 SF	
BUILDING COVERAGE	27,001 SF	
OFFICE FLOOR AREA	5,340 SF	
RETAIL/MEDICAL/MED CLINIC FLOOR AREA	22,661 SF	

PARKING CALCULATIONS		
OFFICE PARKING REQUIRED		
1/300 SF	33.1	
RETAIL/MED CLINIC PARKING REQUIRED		
1/200 SF	113.3	
TOTAL PARKING REQUIRED	127	
PARKING SPACES PROVIDED	127	SPACES
ACCESSIBLE SPACES REQUIRED	5	SPACES
ACCESSIBLE SPACES PROVIDED	6	SPACES

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-311-5112
CITY OF SHERMAN	903-892-7206
CITY OF SHERMAN WATER DEPT.	903-892-7237

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- PROPOSED PARKING COUNT
- EASEMENT LINE
- 100YR FP — 100 YR FLOODPLAIN LIMIT
- PROPOSED SIDEWALK
- ACCESSIBLE CROSSWALK
- PROP. ACCESSIBLE ROUTE
- PROPOSED RETAINING WALL
- PROPOSED GRATE INLET
- PROPOSED / EXISTING FIRE HYDRANT
- PROPOSED / EXISTING SEWER MANHOLE
- PROPOSED WHEEL STOP
- PROPOSED BARRIER FREE RAMP
- PROPOSED ADA PARKING BAY
- PROPOSED SIGNAGE
- EXISTING EASEMENT DELINEATION
- PROPOSED LANDSCAPE AREA

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
6. ALL STRIPING TO BE PAINTED WHITE
7. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
8. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE
9. ON-SITE LANDSCAPING SHALL INCLUDE TREES, SHRUBS, TURF, AND MULCH BEDS. LANDSCAPE PLAN IN ACCORDINANCE WITH THE CITY OF SHERMAN ZONING ORDINANCE SHALL BE INCORPORATED INTO FULL CIVIL ENGINEERING PLANS AND SUBMITTED TO THE CITY FOR REVIEW.
10. OPEN SPACE, HARDSCAPE AREAS, COVERED PATIOS, AND LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER.

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

JAMES YU — 102408 — 03/25/2021
TYPE OF PRINT NAME — P.E. — DATE

NO.	DATE	REVISION

TEXOMA PLAZA

SITE PLAN

SHERMAN, GRAYSON COUNTY, TEXAS

PELOTON LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 15227
8911 N. CAPITAL OF TEXAS HWY, SUITE 2410, AUSTIN, TEXAS 78759
PORT NORTH PHONE: (817) 562-2636

DRAWN: SA / TJS	DATE	PROJECT #	SHEET
DESIGNED: SA / TJS	MARCH 2021	SAN20009	C201
REVIEWER: JHY			

FIRST SUBMITTAL

SHERMAN MEDICAL OFFICE BUILDINGS

COLOR & FINISH LEGEND

- MATERIAL 1 : THIN STONE
- MATERIAL 2 : BRICK-1
- MATERIAL 3 : BRICK -2
- MATERIAL 4 : PORCELAIN STONE TILE (NOMBRA)
- MATERIAL 5 : CASTONE
- MATERIAL 6 : STUCCO #1
- MATERIAL 7 : STUCCO #2
- MATERIAL 8 : METAL COPING

MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL FACADE AREA	1824	100%	1842	100%	1675	100%	2074	100%
PRIMARY MATERIAL								
THIN STONE (1)	560	31%	756	41%	669	40%	540	26%
THIN BRICK (2)(3)	824	45%	683	37%	655	39%	1194	58%
PORCELAIN STONE (4)	77	4.2%	71	4%	26	1.4%	38	1.8%
CASTONE (5)	69	3.8%	67	3.6%	71	4.3%	59	2.8%
STUCCO (6)(7)	265	14%	237	12.9%	224	13%	214	10.3%
METAL COPPING (8)	28	1.5%	28	1.5%	30	1.9%	29	1.5%

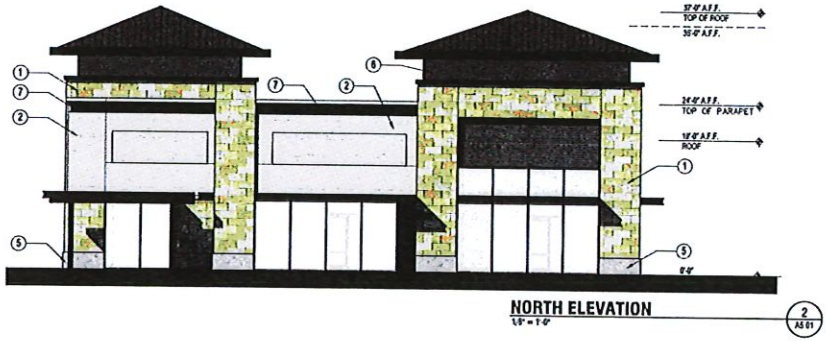
* ALL ROOF TOP UNITS ARE TO BE SCREENED WITH BUILDING PARAPET



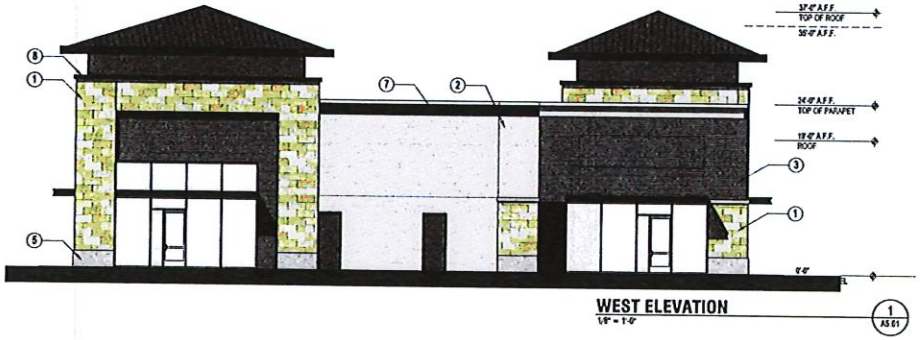
SOUTH ELEVATION 1/8" = 1'-0" — 4 / A5.01



EAST ELEVATION 1/8" = 1'-0" — 3 / A5.01



NORTH ELEVATION 1/8" = 1'-0" — 2 / A5.01



WEST ELEVATION 1/8" = 1'-0" — 1 / A5.01

studioreddot

PRELIMINARY ISSUE

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

Arch: Sabrina Bala Reg. No.: 19142

owner

architecture
STUDIO RED DOT
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
t. 469.941.4145 m. 972.896.7594

project
TEXOMA PLAZA
SHERMAN, TEXAS

The drawing and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

ISSUE FOR REVIEW ONLY
revisions

title

date 03-25-2021

sheet A5.01
BUILDING 1

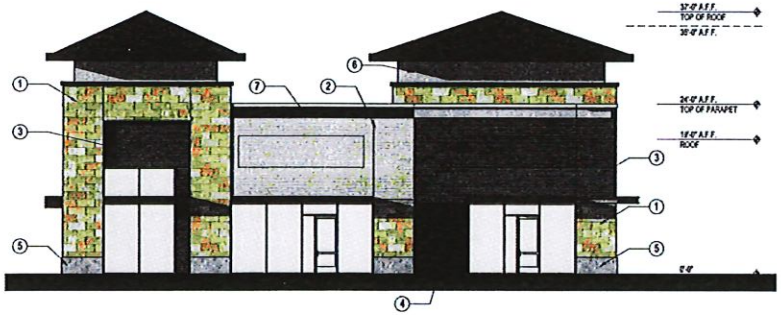
COLOR & FINISH LEGEND

- MATERIAL 1 : THIN STONE
- MATERIAL 2 : BRICK-1
- MATERIAL 3 : BRICK-2
- MATERIAL 4 : PORCELAIN STONE TILE (RICHIVA)
- MATERIAL 5 : CASTONE
- MATERIAL 6 : STUCCO #1
- MATERIAL 7 : STUCCO #2
- MATERIAL 8 : METAL COPING

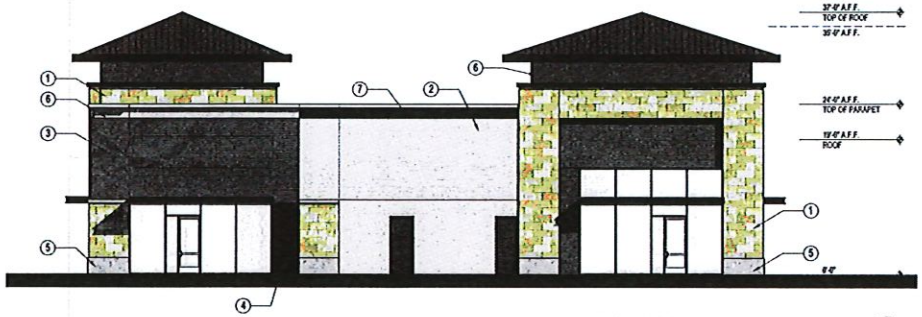
MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL FACADE AREA	1681	100%	2074	100%	1582	100%	1780	100%
PRIMARY MATERIAL								
THIN STONE ①	516	31%	542	26%	633	40%	709	40%
THIN BRICK ②③	772	45.6%	1150	57%	625	39.6%	689	39%
PORCELAIN STONE ④	77	4.6%	39	1.8%	27	1.7%	70	4%
CASTONE ⑤	59	3.5%	59	2%	62	3.9%	64	3.5%
STUCCO ⑥⑦	228	13.6%	249	12%	209	13%	219	12%
METAL COPING ⑧	29	1.7%	29	1.4%	30	1.8%	29	1.5%

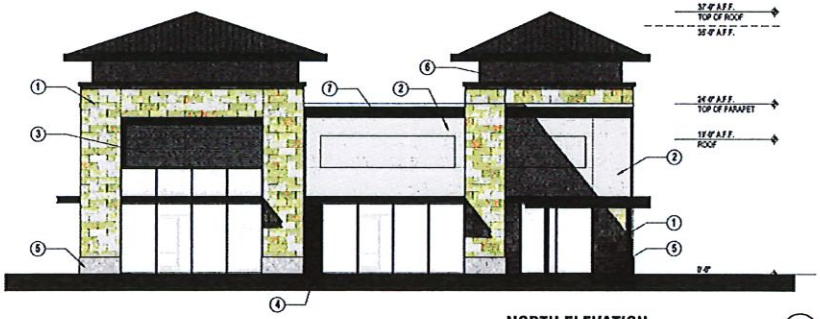
* ALL ROOF TOP UNITS ARE TO BE SCREENED WITH BUILDING PARAPET



SOUTH ELEVATION 4 / A5.02
1/8" = 1'-0"



EAST ELEVATION 3 / A5.02
1/8" = 1'-0"



NORTH ELEVATION 2 / A5.02
1/8" = 1'-0"



WEST ELEVATION 1 / A5.02
1/8" = 1'-0"

studioreddot

PRELIMINARY ISSUE

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

Archt: Sabrina Bala Reg. No.: 19142

owner

architecture
STUDIO RED DOT
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
t. 469.941.4145 m. 972.896.7594

project
TEXOMA PLAZA
SHERMAN, TEXAS

The drawings and written material herein constitute original work of the architect and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

ISSUE FOR REVIEW ONLY
revisions

title

date 03-25-2021

sheet
A5.02
BUILDING 2

COLOR & FINISH LEGEND

- MATERIAL 1 : THIN STONE
- MATERIAL 2 : BRICK-1
- MATERIAL 3 : BRICK -2
- MATERIAL 4 : PORCELAIN STONE TILE (NICHIHA)
- MATERIAL 5 : CASTONE
- MATERIAL 6 : STUCCO #1
- MATERIAL 7 : STUCCO #2
- MATERIAL 8 : METAL COPING

MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL FACADE AREA	2151	100%	1447	100%	1882	100%	1357	100%
PRIMARY MATERIAL								
THIN STONE (1)	340	15.8%	454	31%	742	39%	382	28%
THIN BRICK (2)(3)	1316	61.2%	608	42%	725	39%	718	53%
PORCELAIN STONE (4)	39	2%	66	4.5%	55	3%	39	3%
CASTONE (5)	59	2.7%	118	8.8%	59	3.8%	41	3%
STUCCO (6)(7)	365	16.8%	183	12.5%	249	13.2%	161	12%
METAL COPPING (8)	32	1.5%	18	1.2%	32	1.7%	16	1%

* ALL ROOF TOP UNITS ARE TO BE SCREENED WITH BUILDING PARAPET



SOUTH ELEVATION
1/8" = 1'-0"
4 A5.04



EAST ELEVATION
1/8" = 1'-0"
3 A5.03



NORTH ELEVATION
1/8" = 1'-0"
2 A5.03



WEST ELEVATION
1/8" = 1'-0"
1 A5.03

studioreddot

PRELIMINARY ISSUE

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

Archt: Sabrina Bala Reg. No.: 19142

owner

architecture
STUDIO RED DOT
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
t. 469.941.4145 m. 972.896.7594

project
TEXOMA PLAZA
SHERMAN, TEXAS

The drawing and written materials herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

ISSUE FOR REVIEW ONLY
revisions

title

date 03-25-2021

sheet
A5.03
BUILDING 3

COLOR & FINISH LEGEND

- MATERIAL 1 : THIN STONE
- MATERIAL 2 : BRICK-1
- MATERIAL 3 : BRICK-2
- MATERIAL 4 : PORCELAIN STONE FILE (RICHRA)
- MATERIAL 5 : CASTONE
- MATERIAL 6 : STUCCO #1
- MATERIAL 7 : STUCCO #2
- MATERIAL 8 : METAL COPING

MATERIAL CALCULATION TABLE

	SOUTH		EAST		NORTH		WEST	
	AREA	%	AREA	%	AREA	%	AREA	%
TOTAL FACADE AREA	2151	100%	1357	100%	1862	100%		
PRIMARY MATERIAL								
THIN STONE ①	340	15.8%	382	28%	742	39%	454	31%
THIN BRICK ②③	1316	61.2%	718	53%	725	39%	608	42%
PORCELAIN STONE ④	39	2%	39	3%	55	3%	66	4.5%
CASTONE ⑤	59	2.7%	41	3%	59	3.8%	118	8.8%
STUCCO ⑥⑦	365	16.8%	161	12%	249	13.2%	183	12.5%
METAL COPPING ⑧	32	1.5%	16	1%	32	1.7%	18	1.2%



DUMPSTER ELEVATIONS 3 / A5.04
3/16" = 1'-0"

* ALL ROOF TOP UNITS ARE TO BE SCREENED WITH BUILDING PARAPET



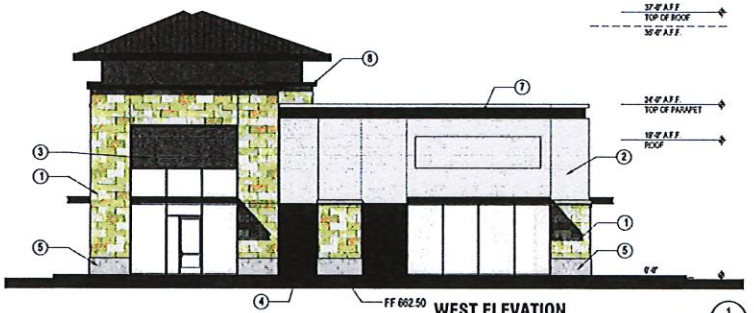
SOUTH ELEVATION 4 / A5.04
1/8" = 1'-0"



EAST ELEVATION 3 / A5.04
1/8" = 1'-0"



NORTH ELEVATION 2 / A5.04
1/8" = 1'-0"



WEST ELEVATION 1 / A5.04
1/8" = 1'-0"

studioreddot

PRELIMINARY ISSUE

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

Archt: Sabrina Bala Reg. No.: 19142

owner

architecture
STUDIO RED DOT
5307 Mockingbird Ln., Suite 660
Dallas, TX 75206
t. 469.941.4145 m. 972.896.7594

project
TEXOMA PLAZA
SHERMAN, TEXAS

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ISSUE FOR REVIEW ONLY
revisions

title

date 03-25-2021

sheet
A5.04
BUILDING 4

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Sanjay Singhania
608 Valley Ranch Pkwy S., Ste. 108
Irving, TX 75063

Peloton Land Solutions
James Yu, P.E.
11000 Frisco St., Ste. 400
Frisco, TX 75033

Dear Applicants,

The request for site plan approval Texoma Plaza Medical Office Building located at 2511 Swamy Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, O-1.3 (FM Highway 691) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. The maximum height of the building shall not exceed 35'.
9. The trash dumpster will need to be located inside the main building area.
10. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
14. Sidewalk to be installed adjacent to all roadways and directional ADA ramps are required at intersections.
15. The location of the trash receptors must be approved by the Public Works Department.
16. All aspects of the Floodplain Ordinance shall be followed. Verify approval of LOMR F prior to any work being done within the Floodplain.
17. Retaining walls exceeding 48" in height, including footing, to be reviewed and approved prior to installation.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

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

The request of FL Country Village LTD (Owners), Joe Gilbert (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), being 13.071 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Reserve at Country Village

Background:

The property is located at 900 South FM 1417 (Heritage Parkway) between Quail Run Road and West Houston Street; Country Village Apartments is the tenant. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1.1 (FM 1417) Overlay District.

The owner would like plat the property into one lot for Multi-Family Residential development.

Adjacent Zoning:

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

Origination:

FL Country Village LTD (Owner)
Joe Gilbert (Developer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.
and
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:

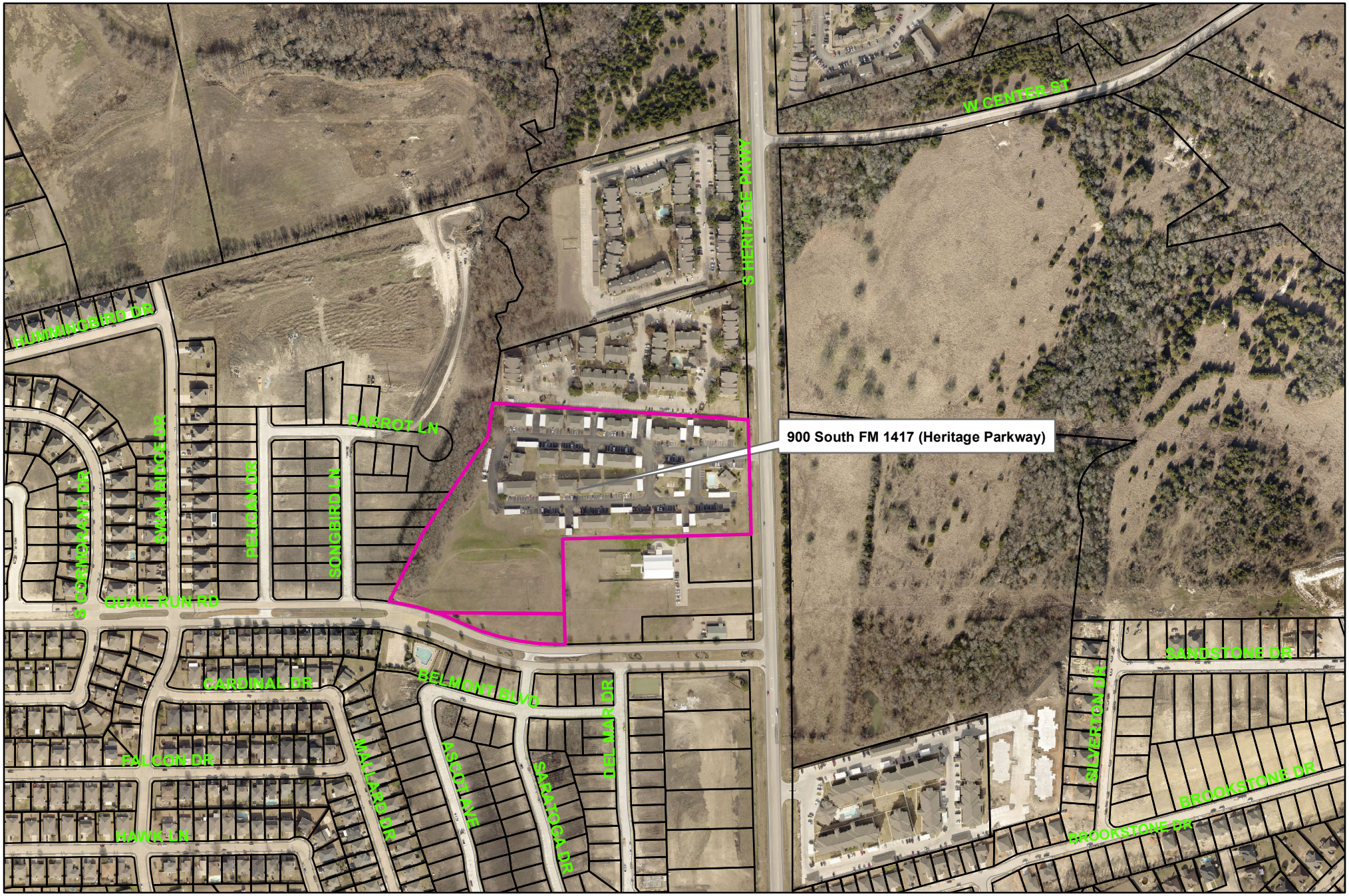
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
The Reserve at Country Village
Staff Review Letter



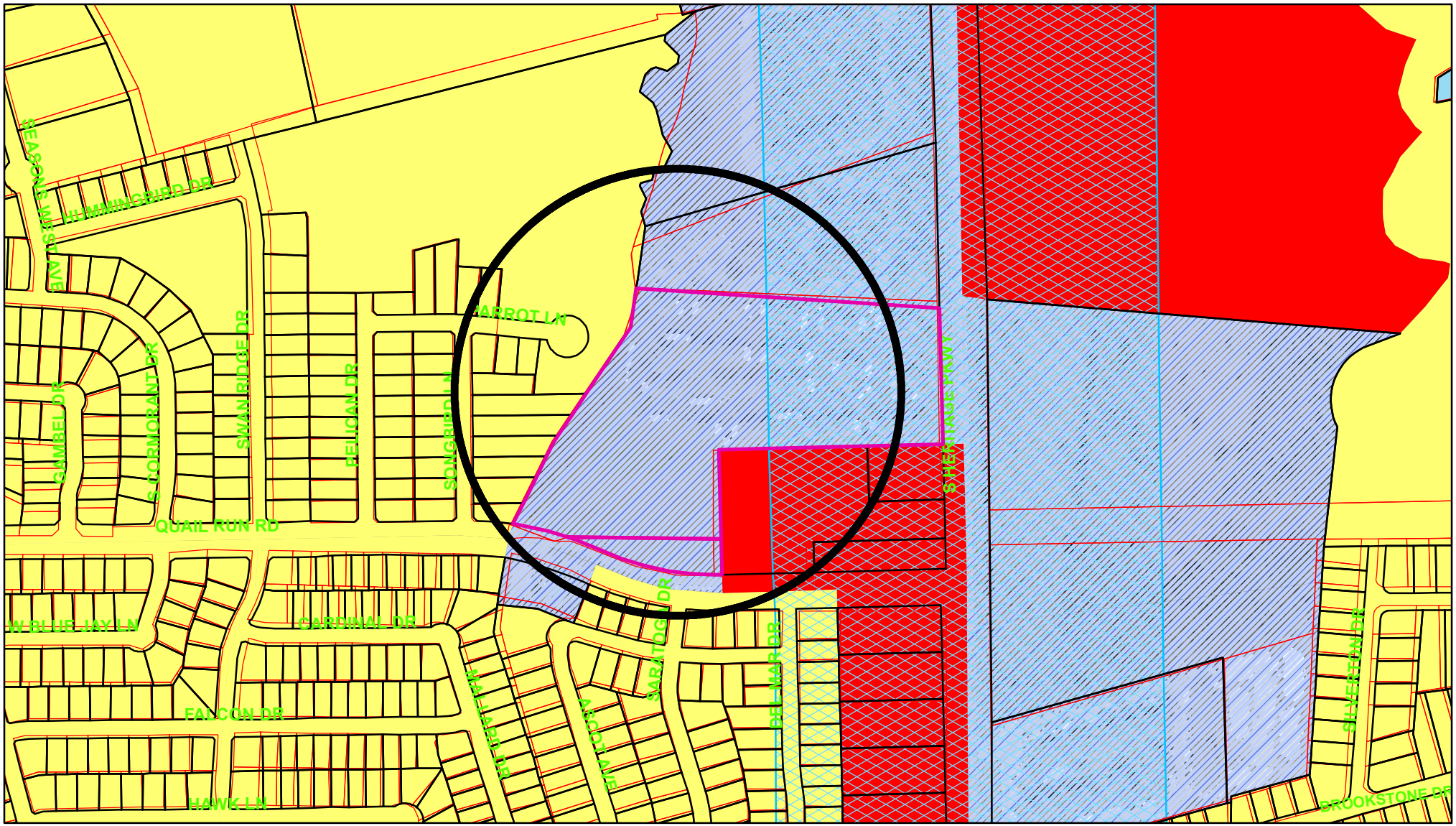
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

900 South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 440 ft



Zoning - 900 South FM 1417 (Heritage Parkway)

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

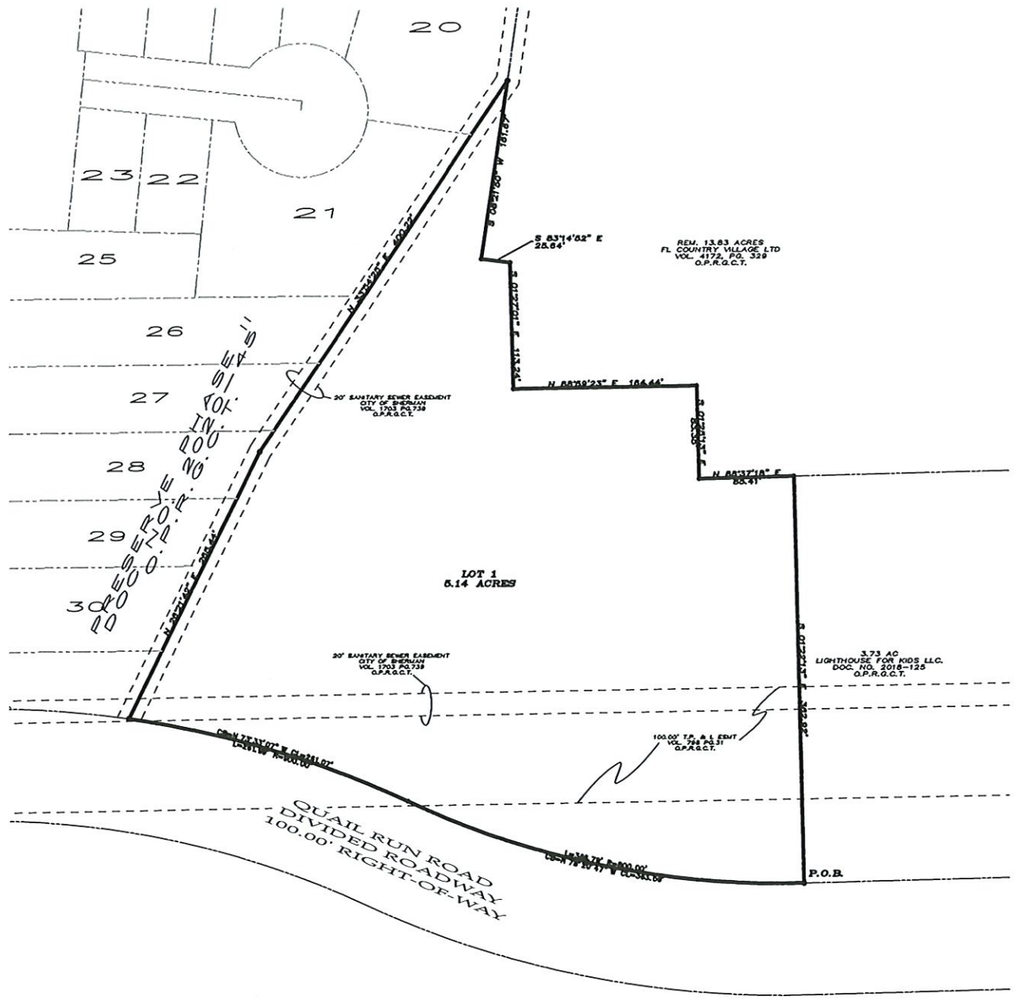
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

JOB NO. 21030124



FINAL PLAT

THE RESERVE AT COUNTRY VILLAGE

BEING A PART OF A 13.83 ACRE TRACT OF LAND CONVEYED TO FL COUNTRY VILLAGE LTD, IN VOLUME 4172, PAGE 328, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 5.14 ACRES

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
FL COUNTRY VILLAGE LTD.
5840 SPRING VALLEY ROAD APT. 506
DALLAS, TEXAS

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

3-24-2021

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

SHEET 1 OF 2

JOB NO. 21030124

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 13.83 acres conveyed to FL Country Village, LTD by deed recorded in Volume 4172, Page 328, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found ½" steel rod at a the Southwest corner of a 3.73 acre tract of land conveyed to Lighthouse for Kids LLC, and being in the North Right-of-Way of Quail Run Road;

Thence the following calls and distances with Said North Right-of-Way:
with a non-tangent curve to the right having a radius of 800.00 feet, (chord bears North 78°20'47" West, a distance of 363.59 feet) an arc length of 366.79 feet;
with a reverse curve to the left having a radius of 800.00 feet, (chord bears North 73°33'07" West, a distance of 261.07 feet) an arc length of 261.99 feet;

Thence North 26°21'42" East with the east line of The Preserve Phase II addition a distance of 265.44 feet to a found ½" steel rod;

Thence North 33°54'25" East with the west line of said 13.83 acre tract of land a distance of 400.22 feet to a found ½" steel rod;

Thence the Following calls and distances over and across said 13.83 acre tract of land:
South 08°21'50" West a distance of 161.67 feet to a set ½" steel rod;
South 83°14'52" East a distance of 25.64 feet to a set 1/2" steel rod;
South 01°27'01" East a distance of 113.24 feet to a set 1/2" steel rod;
North 88°59'23" East a distance of 164.44 feet to a set 1/2" steel rod;
South 01°25'13" East a distance of 83.35 feet to a set 1/2" steel rod;
North 88°37'18" East a distance of 88.41 feet to a set 1/2" steel rod;

Thence South 01°22'13" East with the west line of said Lighthouse for Kids LLC tract a distance of 362.92 feet to the Point of Beginning and containing 5.14 acres of land.

ACCEPTANCE

Approved this _____ day of _____2021, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

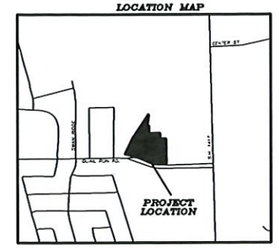
_____ Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

_____ Date

~ GENERAL NOTES ~

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, FL COUNTRY VILLAGE LTD. do hereby adopt this plat designating the hereinabove property as THE RESERVE AT COUNTRY VILLAGE, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part 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_____day of_____,2021.

_____ FL COUNTRY VILLAGE LTD

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 DAVID PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing THE RESERVE AT COUNTRY VILLAGE, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of_____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of_____,2021.

_____ Clerk, City of Sherman, Texas

FINAL PLAT

THE RESERVE AT COUNTRY VILLAGE

BEING A PART OF A 13.83 ACRE TRACT OF LAND CONVEYED TO FL COUNTRY VILLAGE LTD, IN VOLUME 4172, PAGE 328, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 5.14 ACRES

OWNERS/DEVELOPER
FL COUNTRY VILLAGE LTD.
5840 SPRING VALLEY ROAD APT. 506
DALLAS, TEXAS

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

3-24-2021

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

FL Country Village, Ltd.
5804 Spring Valley Rd., Apt 506
Dallas, TX 75254

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of The Reserve at Country Village has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Dedicate 10' Utility Easement along Quail Run Road.
3. Show pavement width on plat.
4. Add zip code to owner and surveyor blocks.
5. Mutual Access to existing apartment complex to be shown on plat.
6. Additional median cut on Quail Run Road will not be permitted.
7. Verify location of sanitary sewer. Provide 20' Sanitary Sewer Easement around existing line or relocate sewer main.
8. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

702 & 708 SOUTH MONTGOMERY STREET

The request of Walter Ventura (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 702 and 708 South Montgomery Street, being 0.510 acres in the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 1 & 3, and a part of Lot 5, Block 3, Robert A. King's Addition, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 9.3' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 2R of the Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition.

Background:

The property is located at 702 and 708 South Montgomery Street; the southwest corner of Montgomery Street and Wells Avenue. The property is zoned an R-2 (Multi-Family Residential) District.

The owner would like to Replat the property into three lots for residential development. There is an existing building on the corner lot and they are requesting a variance to allow a 9.3' rear setback. The other buildings on the lot have been demolished.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Walter Ventura (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

47

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Robert A King's Replat
Site Plan
Photo of Existing House
Site Plan Parking 702 S Montgomery
Staff Review Letter - Variance
Staff Review Letter - Replat



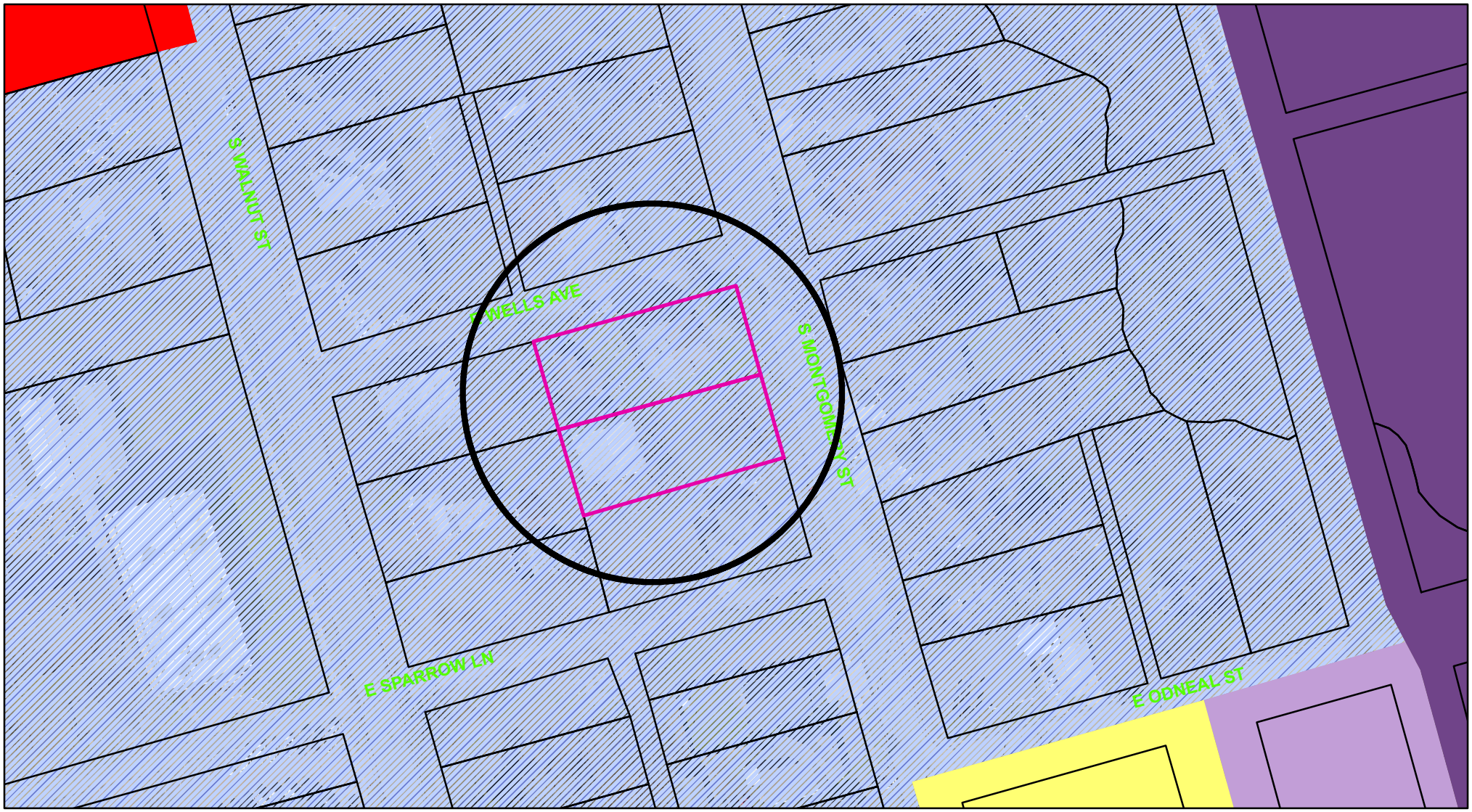
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

702 & 708 S. Montgomery St.

NOT TO SCALE

1 in = 200 ft



Zoning - 702 & 708 South Montgomery Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

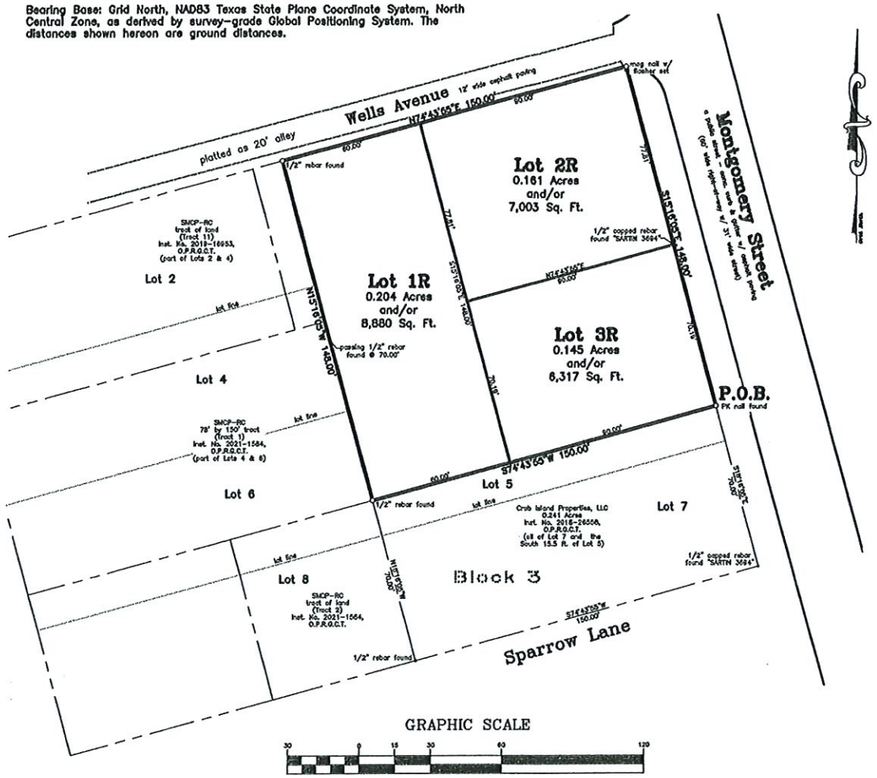
NOT TO SCALE

1 in = 100 ft

702 & 708 South Montgomery Street



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Replat of Lots 1 and 3 and a part of Lot 5, Robert A. King's Addition

to the

City of Sherman, Texas

0.510 Acres

in the

Samuel Blagg Survey Abstract No. 56

General Notes:

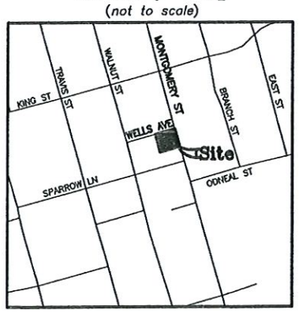
1. Water Supply to be provided by the City of Sherman, Texas.
2. Sewer service to be provided by the City of Sherman, Texas.
3. Electrical service is provided by Oncor Electric Delivery Coop.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS750321

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Walter Ventura
9692 Robinwoods Drive
Frisco, Texas

Vicinity Map
(not to scale)



S:\Land Projects R2\Plat-Robert-A-Kings-Addition-Samuel-Blagg-Survey\Drawings\Plat.dwg 3/23/2021 11:24 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition, to the City of Sherman, Texas, as per plat of record in Volume 25, Page 559, Deed Records, Grayson County, Texas, being the same 70.00 x 150.00 feet of land (*Tract One*), and 78 x 150 feet of land (*Tract Two*), conveyed by Warranty Deed from Peter Schma, to Walter Venturo, on August 30, 2018, recorded in Instrument No. 2018-20017, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a PK nail found on the West right-of-way line of Montgomery Street, the Southeast corner of said Ventura Tract Two, the Northeast corner of Crab Island Properties, LLC 0.241 acre tract of land, recorded in Instrument No. 2018-26558, said Official Public Records, Grayson County, Texas, the Southeast corner of the herein described tract, **SAID** nail being North 15 deg. 16 min. 05 sec. West, 70.00 ft. from a 1/2 inch capped rebar found stamped "*SARTIN 3694*" at the Southeast corner of said Crab 0.241 ac.;

THENCE South 74 deg. 43 min. 55 sec. West, with the South line of said Ventura Tract Two, the North line of said Crab 0.241 ac., a distance of 150.00 ft. to a 1/2 inch rebar found at the Northeast corner of SMCP-RC tract of land (*Tract 2*), recorded in Instrument No. 2021-1584, said Official Public Records, Grayson County, Texas, the Southeast corner of SMCP-RC 78' by 150' tract of land (*Tract 1*), recorded in Instrument No. 2021-1584, said Official Public Records, Grayson County, Texas, the Northwest corner of said Crab 0.241 ac., the Southwest corner of both said Ventura Tract Two and the herein described tract, **SAID** rebar being North 15 deg. 16 min. 05 sec. West, 70.00 ft. from a 1/2 inch rebar found at the Southwest corner of said Crab 0.241 ac.;

THENCE North 15 deg. 16 min. 05 sec. West, with the West line of said Ventura Tract Two, the East line of said SMCP-RC Tract 1, **PASSING** a 1/2 inch rebar found at 70.00 ft., and continuing for a **TOTAL** distance of 148.00 ft. to a 1/2 inch rebar found on the South right-of-way line of a 20 ft. wide alley known as Wells Avenue, the Northwest corner of SMCP-RC tract of land (*Tract 11*) recorded in Instrument No. 2019-16953, said Official Public Records, Grayson County, Texas, the Northwest corner of both said Ventura Tract Two and the herein described tract;

THENCE North 74 deg. 43 min. 55 sec. East, with the South right-of-way line of said Wells Avenue, the North line of said Ventura Tract Two, a distance of 150.00 ft. to a mag nail with flasher set at the intersection of both said Wells Avenue and Montgomery Street, the Northeast corner of both said Ventura Tract Two and the herein described tract;

THENCE South 15 deg. 16 min. 05 sec. East, with the West right-of-way line of said Montgomery Street, the East line of said Ventura Tract Two, **PASSING** a 1/2 inch capped rebar found stamped "*SARTIN 3694*" at 77.81 ft., and continuing for a **TOTAL** distance of 148.00 ft. to the **PLACE OF BEGINNING** and containing **0.510 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____

Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
LAND SURVEYOR

I, Walter Ventura, sole owner of Replat of Lots 1 and 3 a a part of Lot 5, Block 3, Robert A. King's Addition, to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____

Walter Ventura

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

Given under my hand and seal of office this _____ day of _____, 2021.

_____

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____

Chairman Secretary

This, the final plat of Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition, to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____ DAY OF _____, 2021, BY _____

CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition

to the City of Sherman, Texas

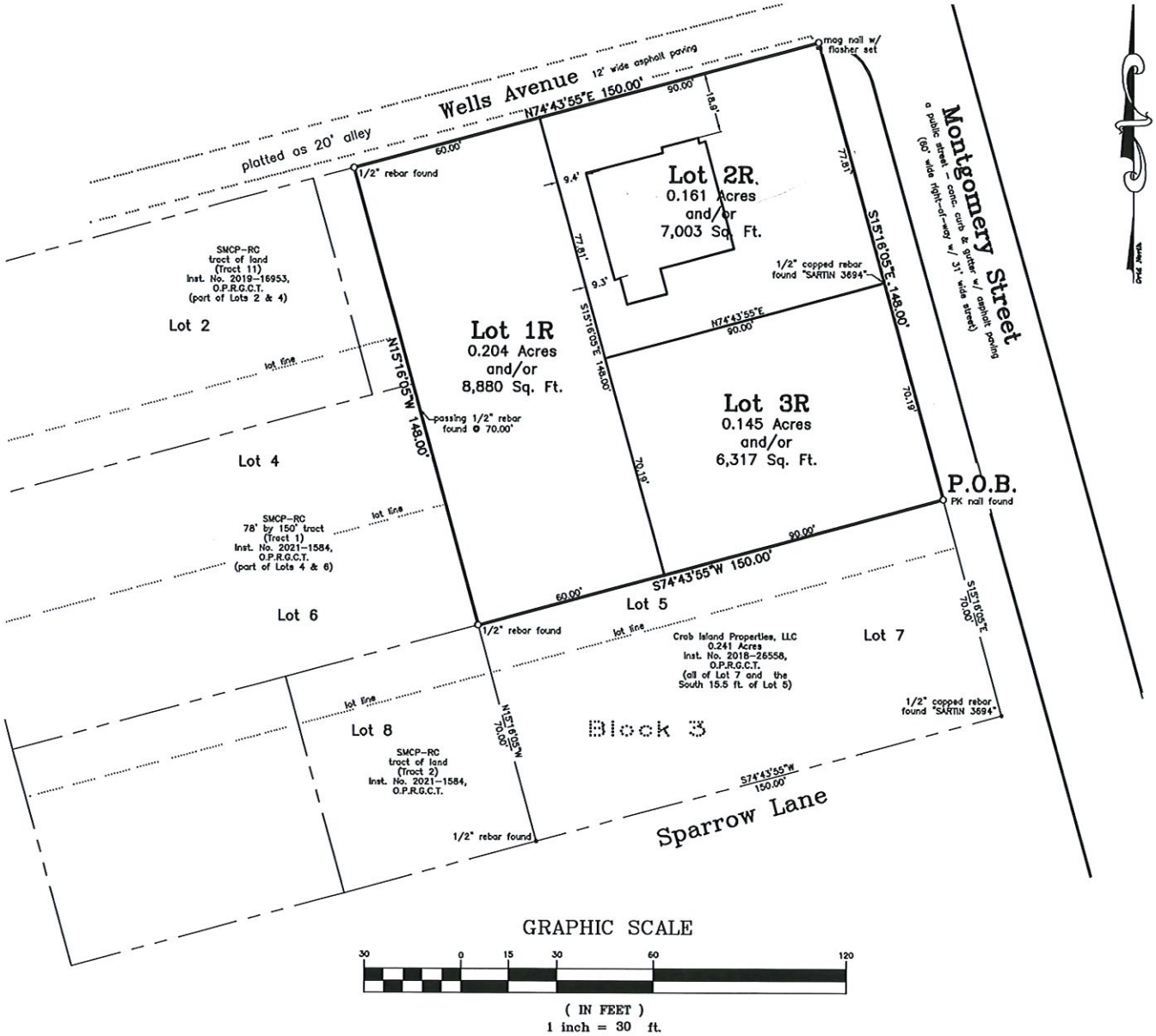
0.510 Acres

in the

Samuel Blagg Survey
Abstract No. 56

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

S:\Land Projects R2\Plat-Robert-A-Kings-Addition-Samuel-Blagg-Survey\Drawings\Plat.dwg 3/23/2021 11:24 AM



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

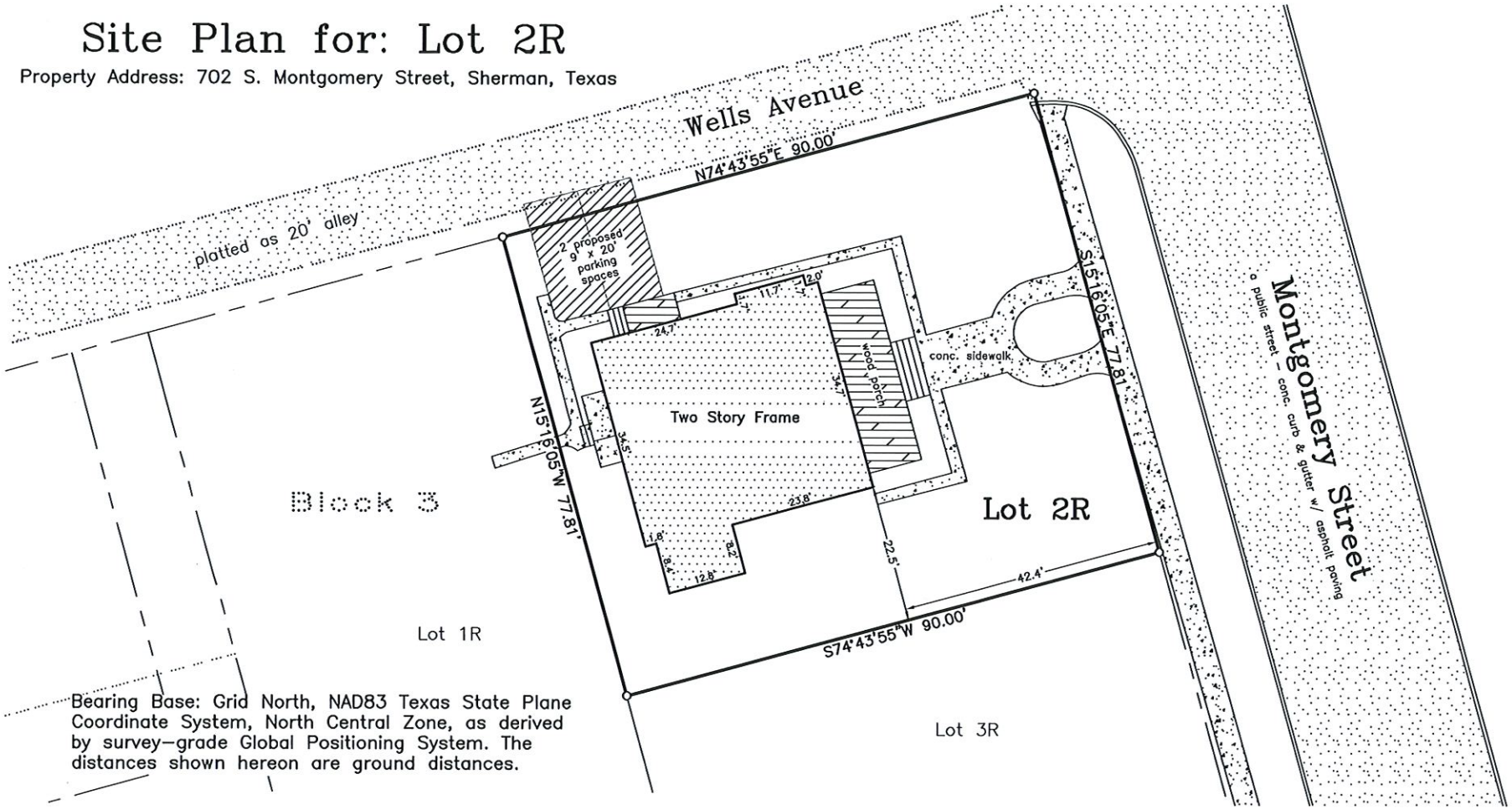
702 South Montgomery Street





Site Plan for: Lot 2R

Property Address: 702 S. Montgomery Street, Sherman, Texas



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

Job No. AGS460421

Helvey-Wagner Surveying, Inc.

222 W. Main St., Denison, Texas 75020

Phone (903) 463-6191

Email: kate@helveywagnersurvey.net

TBPELS Firm Registration No. 10088100

S:\Land Projects R2\Plat-Robert-A-Kings-Addition-Samuel-Blogg-Survey\Drawings\Lot-2R-Site-Plan.dwg 4/14/2021 10:21 AM

Date of Preparation: April 14, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Walter Ventura
9692 Robinwoods Dr.
Frisco, TX 75035

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

Dear Applicants,

The request for a variance and site plan approval to allow a 9.3' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 2R of the Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition in an R-2 (Multi-Family Residential) District located at 702 and 704 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Walter Ventura
9692 Robinwoods Dr.
Frisco, TX 75035

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

Dear Applicants,

The request for approval of the Replat of Lots 1 and 3 and a part of Lot 5, Block 3, Robert A. King's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Water main must be extended in accordance with City criteria within Wells Avenue to serve proposed Lot 1R. Chapter 13, Sec. 13.07.282
3. Dedicate 10' Utility Easement along Montgomery Street and Wells Avenue.
4. Add zip code to owner block.
5. Dedicate a 15'x15' corner clip at Wells Avenue and Montgomery Street.
6. Inadequate fire access to Lot 1R. Verify fire requirements and code compliance with Fire Marshal.
7. Property owner of the remainder of Lot 5, all of Lot 7 to be included in the replat.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners), Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 61.772 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Bel-Air Village, Phase 1

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development and amended the planned development to include this acreage for a total of 278.313 acres and rename it to Bel Air Village (Ord. 6319).

This request is for Preliminary Plat approval for Phase I, containing 61.772 acres, 318 lots residential lots and 10 Home Owner's Association (HOA) lots for a mixed-use development.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
Blalock Industrial Park

Origination:

Terra Perpetua LLC (Owners)
Kimley-Horn & Associates (Surveyor/Civil Engineer)

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:

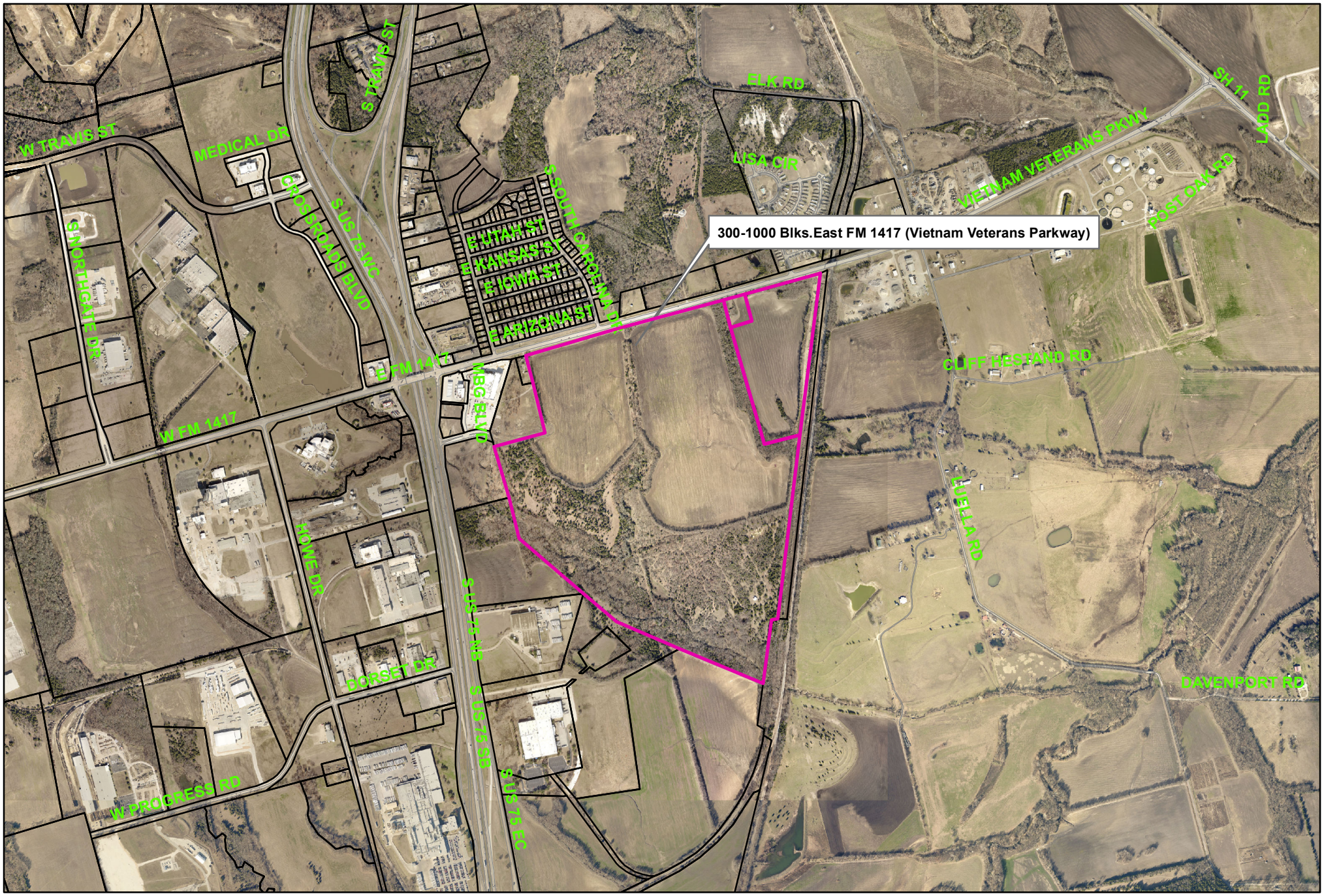
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Bel Air Village Phase I
Staff Review Letter



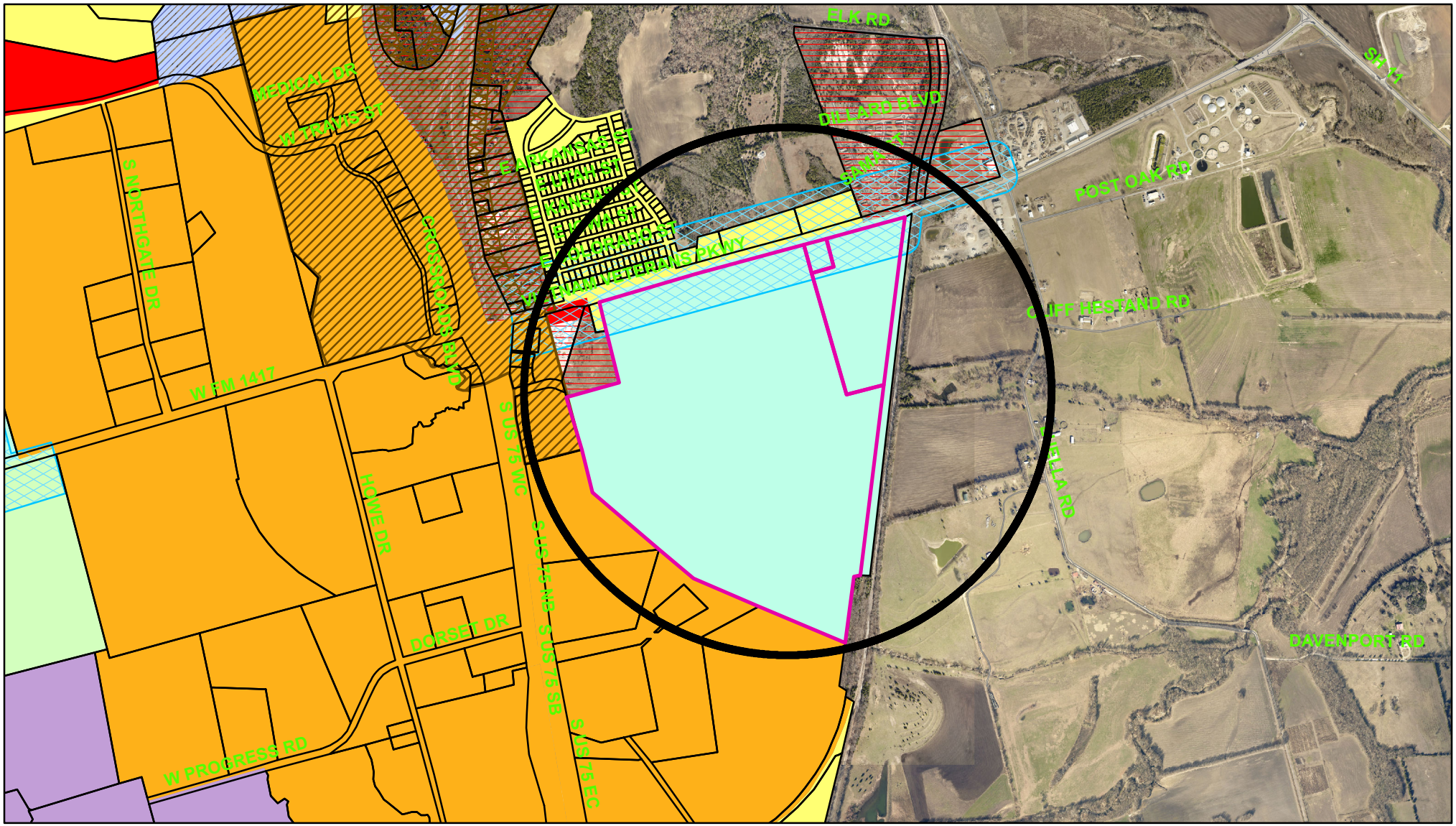
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

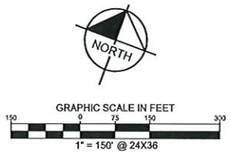
Sherman
CLASSIC TOWN. BROAD HORIZON.

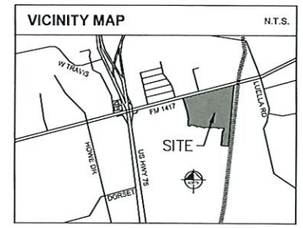
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,595 ft







LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-36; BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-46;
BLOCK F, LOT 1-HOA, LOT 2-HOA, LOTS 2-11, LOT 12-HOA, LOTS 13-18, LOT 19-HOA, & LOTS 20-45;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-15, LOT 16-HOA, & LOTS 17-42; BLOCK I, LOTS 1-15, LOT 16-HOA, & LOTS 17-34; BLOCK J, LOT 1-HOA

318 RESIDENTIAL LOTS
10 HOA LOTS

61.772 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

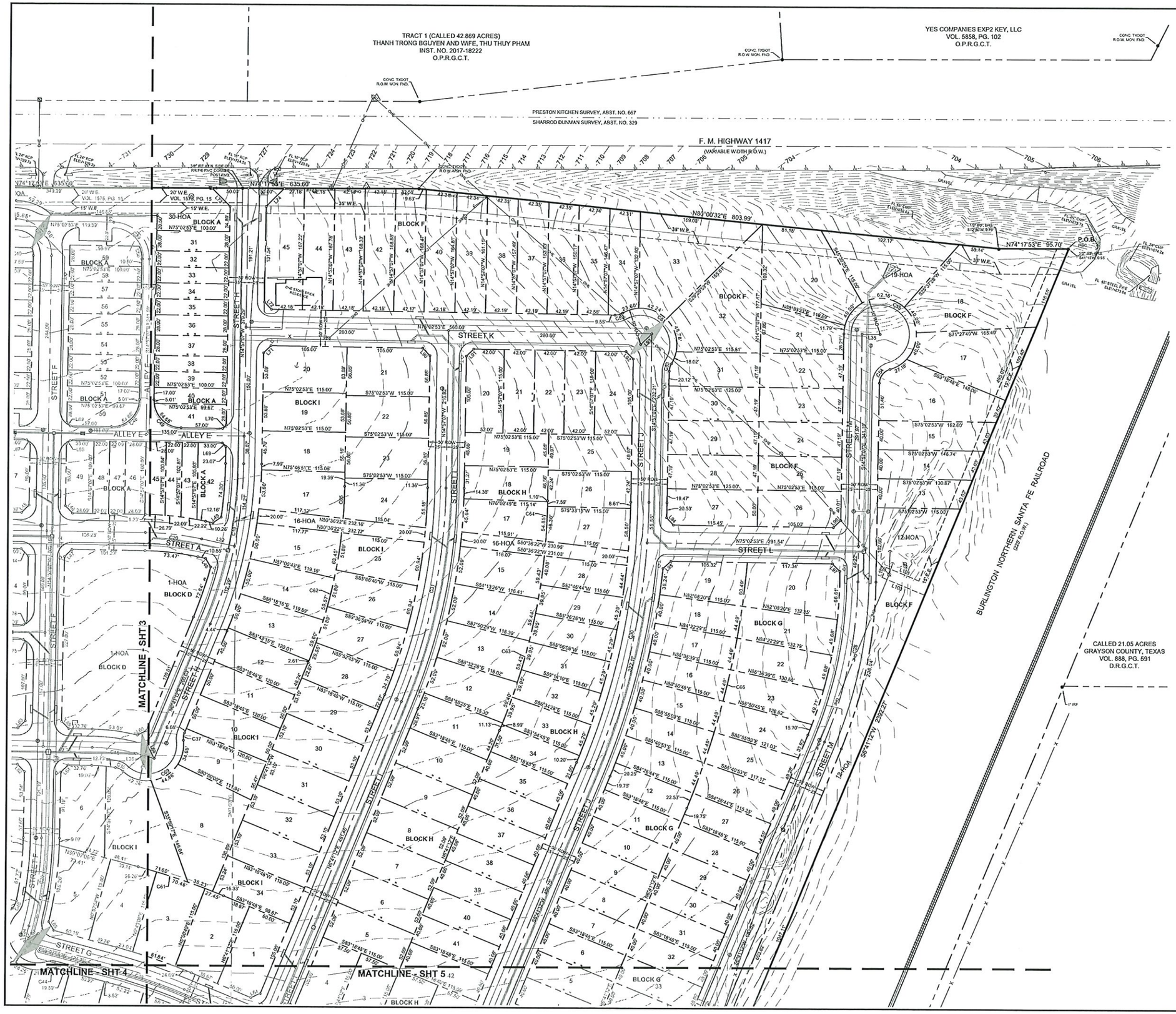
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	MLB	KHA	Mar. 2021	064462003	1 OF 6

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

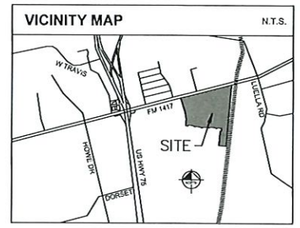
DWG NAME: K:\FRI_SURVCY\064462003\BEL_AIR VILLAGE - SHERMAN\DWG\064462003-BEL_AIR VILLAGE_PRELIM PLAT V1(BOLDING PLOTTED BY: BLACK, MICHAEL 3/30/2021 3:56 PM LAST SAVED 3/30/2021 7:44 PM



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

SEE SHEET No. 4 FOR LINE & CURVE TABLES



NORTH

GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59; BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-36; BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-46; BLOCK F, LOT 1-HOA, LOT 2-HOA, LOTS 2-11, LOT 12-HOA, LOTS 13-18, LOT 19-HOA, & LOTS 20-45; BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-15, LOT 16-HOA, & LOTS 17-42; BLOCK I, LOTS 1-15, LOT 16-HOA, & LOTS 17-34; BLOCK J, LOT 1-HOA

318 RESIDENTIAL LOTS
10 HOA LOTS

61.772 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	KHA	Mar. 2021	064462003	2 OF 6

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_PRELIM PLAT VER20.DWG PLOTTED BY BLACK, MICHAEL 3/25/2021 3:07 PM LAST SAVED 3/25/2021 2:44 PM

CALLED 88,972.5 SQ. FT.
GRAYSON COUNTY, TEXAS
VOL. 1660, PG. 420
D.R.G.C.T.

CALLED 31.841 ACRES
LIBERTY TRUST COMPANY, LTD,
CUSTODIAN f/b/o BECKY ANN FARRIS
VOL. 5645, PG. 497
O.P.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

BEL AIR BOULEVARD

STREET A

STREET C

STREET D

STREET E

STREET F

STREET G

ALLEY A

ALLEY B

ALLEY C

ALLEY D

ALLEY E

ALLEY F

TERRA PERPETUA, LLC
REMAINDER OF
CALLED 245.83 ACRES
INST. NO. 2018-3686
O.P.R.G.C.T.

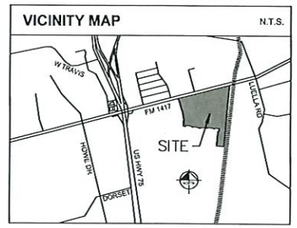
MATCHLINE - SHT 2

MATCHLINE - SHT 4

MATCHLINE - SHT 5

VICINITY MAP

N.T.S.





GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

SEE SHEET No. 4 FOR
LINE & CURVE TABLES

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 1

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BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-36; BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-46;
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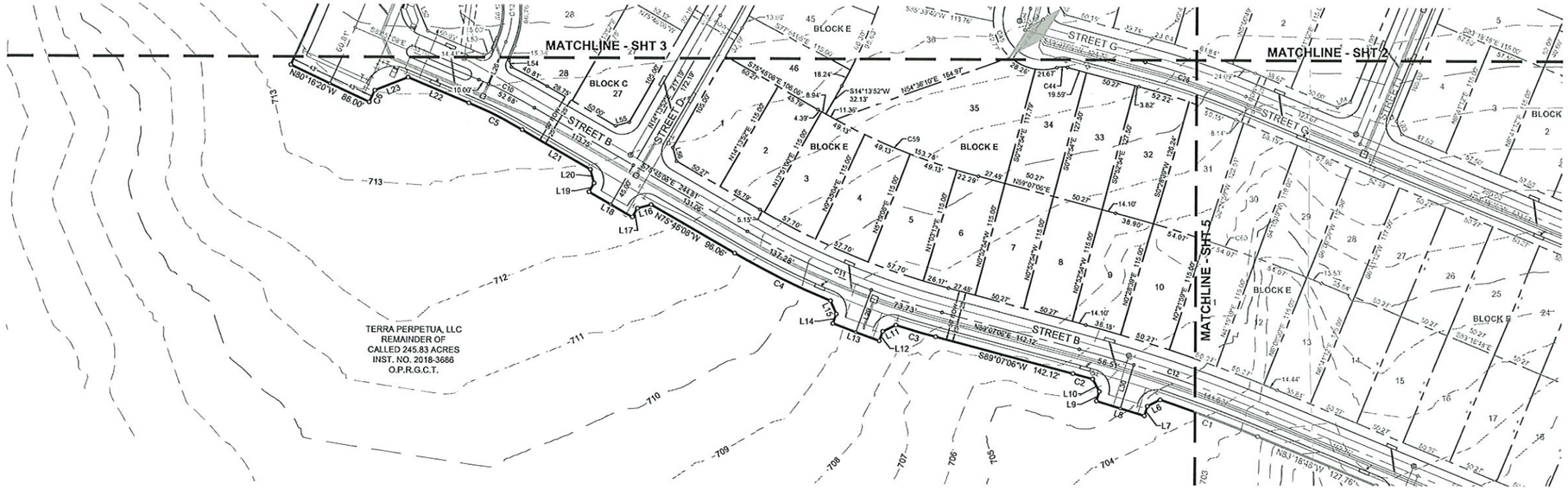

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
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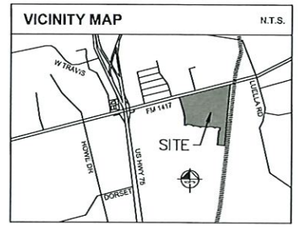
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S51°41'12"W	14.14'	L11	S48°21'25"W	14.40'	L21	N75°46'08"W	78.75'	L31	S06°41'12"W	45.00'	L41	S30°02'53"W	7.07'	L51	S46°59'17"W	5.02'	L61	S30°02'53"W	14.14'	L71	S30°02'53"W	14.14'	L81	S35°18'48"E	14.14'	L91	S30°02'53"W	14.14'	L101	N83°18'48"W	48.89'
L2	S06°41'12"W	10.00'	L12	S04°23'56"W	10.00'	L22	N82°57'06"W	65.93'	L32	N56°16'23"E	45.95'	L42	N30°02'53"E	14.14'	L52	S38°45'08"E	35.85'	L62	N59°57'07"W	14.14'	L72	S59°57'07"E	14.14'	L82	N51°41'12"E	14.14'	L92	N59°57'07"W	14.14'	L102	S06°41'12"W	15.00'
L3	N83°18'48"W	50.00'	L13	N85°36'04"W	50.00'	L23	S52°50'52"W	35.85'	L33	N75°02'53"E	93.24'	L43	S59°57'07"E	14.14'	L53	N52°02'52"E	7.07'	L63	N30°02'53"E	14.14'	L73	N60°19'37"W	35.12'	L83	S35°18'48"E	14.14'	L93	S30°02'53"W	21.21'	L103	S83°18'48"E	63.89'
L4	N06°41'12"E	10.00'	L14	N04°23'56"E	10.00'	L24	N19°12'18"W	74.16'	L34	N00°52'54"W	22.05'	L44	N59°57'07"W	14.14'	L54	S36°43'27"E	7.22'	L64	S30°02'53"W	14.14'	L74	S29°40'23"W	35.59'	L84	N51°41'12"E	14.14'	L94	S59°14'18"E	13.95'			
L5	N38°18'48"W	14.14'	L15	N39°33'34"W	14.40'	L25	N59°57'07"W	56.57'	L35	S75°02'53"W	25.00'	L45	N30°02'53"E	14.14'	L55	N59°13'52"E	14.14'	L65	S59°57'07"E	14.14'	L75	N59°57'07"W	7.07'	L85	S46°34'28"E	13.97'	L95	S32°26'27"W	14.72'			
L6	S46°51'34"W	14.00'	L16	S59°13'52"W	14.14'	L26	S07°02'52"W	45.10'	L36	S59°57'07"E	35.36'	L46	S59°57'07"E	14.14'	L56	S30°46'08"E	14.14'	L66	N47°25'52"E	13.05'	L76	N30°02'53"E	7.07'	L86	N44°06'32"E	21.21'	L96	N30°04'13"E	14.14'			
L7	S01°16'37"W	10.00'	L17	S14°13'52"W	10.00'	L27	N76°21'26"E	32.54'	L37	N30°02'53"E	7.07'	L47	S30°02'53"W	14.14'	L57	N51°41'12"E	14.14'	L67	S59°57'07"E	21.21'	L77	S30°02'53"W	7.07'	L87	N59°57'07"W	7.07'	L97	N60°54'35"W	14.38'			
L8	N88°43'23"W	50.00'	L18	N75°46'08"W	50.00'	L28	N89°07'06"E	25.97'	L38	S59°57'07"E	7.07'	L48	N47°23'54"W	13.81'	L58	N38°18'48"W	14.14'	L68	N42°05'51"W	21.21'	L78	S59°57'07"E	7.07'	L88	S30°02'53"W	7.07'	L98	S30°02'53"W	56.57'			
L9	N01°16'37"E	10.00'	L19	N14°13'52"E	10.00'	L29	S04°23'56"W	44.62'	L39	S30°02'53"W	35.35'	L49	N39°36'41"E	13.73'	L59	N38°18'48"W	14.14'	L69	N59°57'07"W	7.07'	L79	N59°57'07"W	7.07'	L89	S59°57'07"E	7.07'	L99	S08°22'10"E	102.33'			
L10	N44°18'21"W	14.00'	L20	N30°46'08"W	14.14'	L30	N01°16'37"E	45.21'	L40	N59°57'07"W	7.07'	L50	S50°35'20"E	8.04'	L60	S51°41'12"W	14.14'	L70	N30°02'53"E	7.07'	L80	S30°02'53"W	7.07'	L90	N59°57'07"W	14.14'	L100	S08°22'10"E	129.13'			

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°03'00"	1475.00'	104.26'	N85°20'18"W	104.24'	C11	15°06'45"	800.00'	211.01'	S83°19'31"E	210.40'	C21	90°00'00"	50.00'	78.54'	S30°02'53"W	70.71'	C31	21°38'18"	800.00'	302.13'	N04°07'57"W	300.34'	C41	25°56'40"	40.00'	18.11'	S01°55'47"E	17.96'	C51	152°00'20"	50.00'	132.65'	N59°57'07"W	97.03'	C61	7°34'05"	940.00'	124.16'	N87°05'51"W	124.07'
C2	0°47'56"	1475.00'	20.57'	S89°31'04"W	20.57'	C12	7°34'05"	1500.00'	198.13'	N87°05'51"W	197.99'	C22	90°00'00"	50.00'	78.54'	S59°57'07"E	70.71'	C32	31°00'10"	20.00'	10.82'	N67°45'43"W	10.69'	C42	24°04'22"	38.00'	15.97'	N02°54'56"W	15.85'	C52	31°00'10"	20.00'	10.82'	N59°32'48"E	10.69'	C62	16°04'50"	660.00'	185.23'	N01°21'13"W	184.63'
C3	2°50'58"	825.00'	41.03'	N89°27'25"W	41.02'	C13	45°55'54"	60.00'	64.13'	N15°55'05"W	62.43'	C23	90°00'00"	50.00'	78.54'	S30°02'53"W	70.71'	C33	152°00'20"	50.00'	132.65'	N51°41'12"E	97.03'	C43	24°04'22"	38.00'	15.97'	S26°59'17"E	15.85'	C53	31°00'10"	20.00'	10.82'	S00°32'58"W	10.69'	C63	16°34'41"	660.00'	248.84'	N01°36'09"W	247.97'
C4	7°24'04"	825.00'	106.57'	N79°28'11"W	106.50'	C14	35°53'26"	250.00'	156.60'	S20°56'19"E	154.05'	C24	90°00'00"	50.00'	78.54'	N59°57'07"W	70.71'	C34	31°00'10"	20.00'	10.82'	N08°48'53"W	10.69'	C44	30°59'56"	20.00'	10.82'	S73°37'06"W	10.69'	C54	73°23'54"	20.00'	25.62'	S21°44'51"W	23.90'	C64	3°43'39"	860.00'	55.95'	N13°03'17"W	55.94'
C5	7°11'00"	475.00'	59.55'	N79°21'36"W	59.51'	C15	9°08'39"	1368.00'	218.33'	N07°33'56"W	218.09'	C25	14°04'13"	500.00'	122.79'	N07°55'00"W	122.48'	C35	31°00'10"	20.00'	10.82'	N30°27'12"W	10.69'	C45	150°39'01"	50.00'	131.47'	S46°33'19"E	96.74'	C55	253°23'54"	50.00'	221.13'	N68°15'09"W	80.18'	C65	3°49'17"	660.00'	44.02'	N13°02'28"W	44.01'
C6	0°32'49"	1343.00'	12.82'	S09°27'16"W	12.82'	C16	91°30'16"	35.00'	55.90'	N57°53'23"W	50.14'	C26	7°34'05"	800.00'	105.67'	N87°05'51"W	105.59'	C36	33°25'44"	20.00'	11.67'	N79°54'48"W	11.50'	C46	33°07'31"	20.00'	11.56'	N12°12'26"E	11.40'	C56	21°18'48"	205.00'	76.26'	N28°13'36"W	75.82'	C66	17°35'16"	1140.00'	349.94'	N02°06'26"W	348.57'
C7	24°40'47"	1257.00'	541.44'	N02°36'43"W	537.27'	C17	29°10'55"	350.00'	178.27'	N00°21'38"W	176.35'	C27	90°00'00"	50.00'	78.54'	N51°41'12"E	70.71'	C37	29°26'46"	20.00'	10.28'	S08°02'11"E	10.17'	C47	31°00'10"	20.00'	10.82'	S89°27'02"E	10.69'	C57	35°53'26"	125.00'	78.30'	S20°56'19"E	77.03'	C67	9°08'39"	1493.00'	238.28'	N07°33'56"W	238.02'
C8	0°45'00"	11519.16'	150.79'	N74°40'23"E	150.78'	C18	14°04'13"	250.00'	61.39'	S82°05'00"W	61.24'	C28	21°38'18"	600.00'	226.60'	N04°07'57"W	225.25'	C38	152°00'20"	50.00'	132.65'	N30°02'53"E	97.03'	C48	90°00'00"	38.00'	59.69'	N30°02'53"E	53.74'	C58	29°10'55"	490.00'	249.57'	N00°21'38"W	246.89'	C68	3°43'50"	160.00'	10.42'	N14°00'10"W	10.42'
C9	24°40'47"	1300.00'	559.66'	N02°36'43"W	555.64'	C19	21°38'18"	600.00'	226.60'	N04°07'57"W	225.25'	C29	90°00'00"	50.00'	78.54'	N59°57'07"W	70.71'	C39	24°50'05"	25.00'	10.84'	S02°32'04"E	10.75'	C49	90°00'00"	38.00'	59.69'	S59°57'07"E	53.74'	C59	15°06'46"	659.95'	174.08'	S83°19'31"E	173.55'	C69	139°33'39"	50.00'	121.79'	N47°01'15"E	93.84'
C10	7°11'00"	500.00'	62.69'	N79°21'36"W	62.64'	C20	11°13'29"	400.00'	78.36'	S80°39'38"W	78.24'	C30	21°38'18"	1000.00'	377.66'	N04°07'57"W	375.42'	C40	24°50'05"	25.00'	10.84'	N27°22'09"W	10.75'	C50	25°56'40"	40.00'	18.11'	N27°55'27"W	17.96'	C60	7°34'05"	1640.00'	216.63'	N37°05'51"W	216.47'									

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Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3560
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_PRELIM PLAT VIEWDEPND PLOTTED BY: BLACK, MICHAEL 3/25/2021 2:07 PM LAST SAVED: 3/25/2021 2:04 PM

MATCHLINE - SHT 3

MATCHLINE - SHT 2

MATCHLINE - SHT 4

STREET G

STREET B

STREET I

STREET J

STREET N

BLOCK E

BLOCK H

BLOCK G

BLOCK F

BLOCK I

1-HOA BLOCK F

S83°18'48"E 115.00'

S83°18'48"E 633.61'

S83°07'06"W 142.12'

N83°18'48"W 127.76'

S83°18'48"E 432.76'

N83°18'48"W 130.00'

S83°18'48"E 35.00'

N83°18'48"W 290.00'

N83°18'48"W 290.00'

N83°41'12"E 115.00'

N83°41'12"E 590.00'

S83°41'12"W 292.27'

15' S.S.E.

30' x 15' M.E.

5/8" IRFC "RPLS 5432"

C1 141.63'

C2 44.44'

C32 28.84'

C60 54.07'

L1 L2 L3 L4 L5 L6 L7 L9 L10

2-HOA 30' U.E.

REMAINDER CALLED 32.400 ACRES TERRA PERPETUA, LLC INST. NO. 2019-29885 O.P.R.G.C.T.

TERRA PERPETUA, LLC REMAINDER OF CALLED 245.83 ACRES INST. NO. 2018-3688 O.P.R.G.C.T.

CALLED 96.193 ACRES ANEL A. ALEMAN AND WIFE JUDY A. ALEMAN VOL. 3793, PG. 925 O.P.R.G.C.T.

BURLINGTON NORTHERN SANTA FE RAILROAD (100' R.O.W.)

FL X BOX CULVERT ELEV=484.44

FL 50" CMP ELEV=480.3±

FL 48" STEEL PIPE ELEV=480.1±

R.P.-AAA

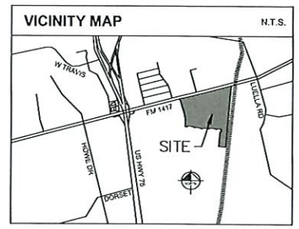
FL 50" CMP ELEV=479.3±

FL 48" STEEL PIPE ELEV=479.5±

12-HOA

VICINITY MAP

N.T.S.



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

SEE SHEET No. 4 FOR LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-36; BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-46;
BLOCK F, LOT 1-HOA, LOT 2-HOA, LOTS 2-11, LOT 12-HOA, LOTS 13-18, LOT 19-HOA, & LOTS 20-45;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-15, LOT 16-HOA, & LOTS 17-42; BLOCK I, LOTS 1-15, LOT 16-HOA, & LOTS 17-34; BLOCK J, LOT 1-HOA

318 RESIDENTIAL LOTS
10 HOA LOTS

61.772 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MLB	KHA	Mar. 2021	064462003	5 OF 6

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3560
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE_PRELIM PLAT-VERIZON.DWG PLOTTED BY: BLACK, MICHAEL 3/25/2021 3:07 PM LAST SAVED: 3/25/2021 2:44 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., are the owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3688 and a portion of a called 32.545-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2019-22865, both of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 32.545-acre tract, same being the intersection of the southerly right-of-way line of Farm-to-Market Road No. 1417 (variable width right-of-way) and the westerly line of a 225-foot wide Burlington Northern Santa Fe Railroad Right-of-Way, from which a ½-inch iron rod found for witness bears South 41°15' West, 0.95 feet;

THENCE South 6°41'12" West, along the common line of said 32.545-acre tract and said Railroad Right-of-Way, passing at a distance of 1873.07 feet the southeast corner of said 32.545-acre tract, common to the easternmost northeast corner of said 245.83-acre tract, and continuing along the same course for a total distance of 2392.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 83°18'48" West, departing said common line and crossing said 245.83-acre tract, a distance of 290.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 6°41'12" East, continuing across said 245.83-acre tract and crossing said 32.545-acre tract, a distance of 560.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 32.545-acre tract the following courses and distances:

South 83°18'48" East, a distance of 35.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 6°41'12" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°41'12" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 6°41'12" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 6°41'12" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°18'48" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°18'48" West, crossing said 245.83-acre tract, a distance of 127.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 4°03'00", a radius of 1475.00 feet, a chord bearing and distance of North 85°20'18" West, 104.24 feet;

THENCE continuing across said 245.83-acre tract the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 104.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

South 46°51'34" West, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°16'37" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°43'23" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°16'37" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°18'21" West, a distance of 14.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 0°47'56", a radius of 1475.00 feet, a chord bearing and distance of South 89°31'04" West, 20.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 20.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

South 89°07'06" West, a distance of 142.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 2°50'55", a radius of 825.00 feet, a chord bearing and distance of North 89°27'25" West, 41.02 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 41.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

South 48°21'25" West, a distance of 14.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 4°23'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°36'04" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 4°23'56" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°33'34" West, a distance of 14.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 7°24'04", a radius of 825.00 feet, a chord bearing and distance of North 79°28'11" West, 106.50 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 106.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 75°46'08" West, a distance of 96.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°13'52" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°13'52" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°46'08" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 30°46'08" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 75°46'08" West, a distance of 78.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°11'00", a radius of 475.00 feet, a chord bearing and distance of North 79°21'38" West, 59.51 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 59.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 82°57'08" West, a distance of 65.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°50'52" West, a distance of 35.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 0°32'49", a radius of 1343.00 feet, a chord bearing and distance of South 9°27'16" West, 12.82 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 12.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 80°16'20" West, a distance of 86.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 24°40'47", a radius of 1257.00 feet, a chord bearing and distance of North 2°36'43" West, 537.27 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 541.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 14°57'07" West, a distance of 232.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°12'18" West, a distance of 74.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 14°57'07" West, a distance of 211.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°57'07" West, a distance of 56.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 245.83-acre tract, same being on the southerly right-of-way line of the aforementioned Farm-to-Market Road No. 1417;

THENCE North 75°02'53" East, along the common line of said 245.83-acre tract and said Farm-to-Market Road No. 1417, a distance of 401.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 0°45'00", a radius of 11519.16 feet, a chord bearing and distance of North 74°40'23" East, 150.78 feet;

THENCE in a northeasterly direction, continuing along said common line and with said curve to the left, an arc distance of 150.79 feet to a concrete TxDOT right-of-way monument found for the end of said curve to the left;

THENCE North 74°17'53" East, continuing along said common line, passing at a distance of 391.29 feet a 3/8-inch iron rod found for the northernmost northeast corner of said 245.83-acre tract, common to the northwest corner of said 32.545-acre tract, and continuing along the same bearing and along the northerly line of said 32.545-acre tract, a distance of 635.60 feet to a concrete TxDOT right-of-way monument found for corner;

THENCE North 80°00'32" East, along the common line of said 32.545-acre tract and said Farm-to-Market Road No. 1417, a distance of 603.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2-iron rod found for witness bears South 12°50' West, 0.73 feet;

THENCE North 74°17'53" East, continuing along said common line, a distance of 95.70 feet to the **POINT OF BEGINNING** and containing 61.772 acres (2,690,772 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL AIR VILLAGE, PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: TERRA PERPETUA, LLC.,

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

PRELIMINARY PLAT
BEL-AIR VILLAGE
PHASE 1

BLOCK A, LOTS 1-29, LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25, LOT 26-HOA, & LOTS 27-36; BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-46;
BLOCK F, LOT 1-HOA, LOT 2-HOA, LOTS 2-11, LOT 12-HOA, LOTS 13-18, LOT 19-HOA, & LOTS 20-45;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-15, LOT 16-HOA, & LOTS 17-42; BLOCK I, LOTS 1-15, LOT 16-HOA, & LOTS 17-34; BLOCK J, LOT 1-HOA

318 RESIDENTIAL LOTS
10 HOA LOTS

61.772 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	KHA	Mar. 2021	064462003	6 OF 6

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\064462003-BEL AIR VILLAGE_PRELIM PLAT V2\BEL2.DWG PLOTTED BY: BLACK, MICHAEL 3/5/2021 3:07 PM LAST SAVED: 3/5/2021 2:44 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

April 9, 2021

Terra Perpetua, LLC
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste 100
McKinney, TX 75069
Contact: Michael Carlisle, PE

Dear Applicants,

The request for approval of the Preliminary Plat of Bel-Air Village, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 20, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Dedicate 10' Utility Easement on all street frontage.
3. Dedicate 15' Utility Easement along Bel Air Boulevard.
4. Block Numbers to be adjacent, not split; i.e. Block A is split by Block B.
5. Combine Lot 1, Block F with Lot 2, Block F to provide street frontage.
6. Lots 1 & 2, Block F to be defined as Detention or Retention, whichever applies, on plat.
7. HOA Maintenance plan for detention/retention to be shown on plat.
8. Area of Lot 2, Block F to be shown as a 30' Drainage & Utility Easement.
9. Dedicate Drainage Easement along Lot 19, Block F over proposed drainage area.
10. Place knuckle at intersection of Streets G & M.
11. Bearing call outs must be double digits on drawing and in metes and bounds description.
12. Street names must be approved by the Building and Zoning Department.
13. Provide clarification for 15' EE along Eastern line of Lots 12-15, Block F.
14. Verify fire access in Blocks A, B, C, and Street O with Fire Marshal.
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review.
16. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
17. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4801 NORTH FM 1417 (HERITAGE PARKWAY) RECEIVED AN EMAIL FROM ROGER ARIDI APRIL 14, 2021, 10:24 A.M. WITHDRAWING THE REQUEST.

The request of Aridi Group LLC (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 4801 North FM 1417 (Heritage Parkway), being 5.742 acres in the Alfred Hume Survey, Abstract No. 522, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Event Center Complex (Commercial Amusement Center) in a C-2 (General Commercial) District/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located at 4801 North FM 1417 (Heritage Parkway) between U.S. Highway 82 and Plainview Road; formerly a tennis club and most recently Sarah Cosmetics. The property is zoned a C-2 (General Commercial) District.

The owner would like to open The Club at Pecan Creek, a multi-purpose facility and recreational grounds for events such as meetings, seminars, classes, weddings, retreats, reunions, birthday celebrations, music festivals and corporate events. The Club at Pecan Creek will be set in a tranquil country-type atmosphere with room to sit outside on the numerous patios, walk by the creek through the trees, or have a family picnic, birthday party or wedding under the shade trees or by the pool, as well as activities such as swimming, volleyball and tennis. The interior spaces will be set-up to provide meeting/event space for gatherings of a few, or up to 500. They will offer catering and service staff for the events.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Aridi Group LLC (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

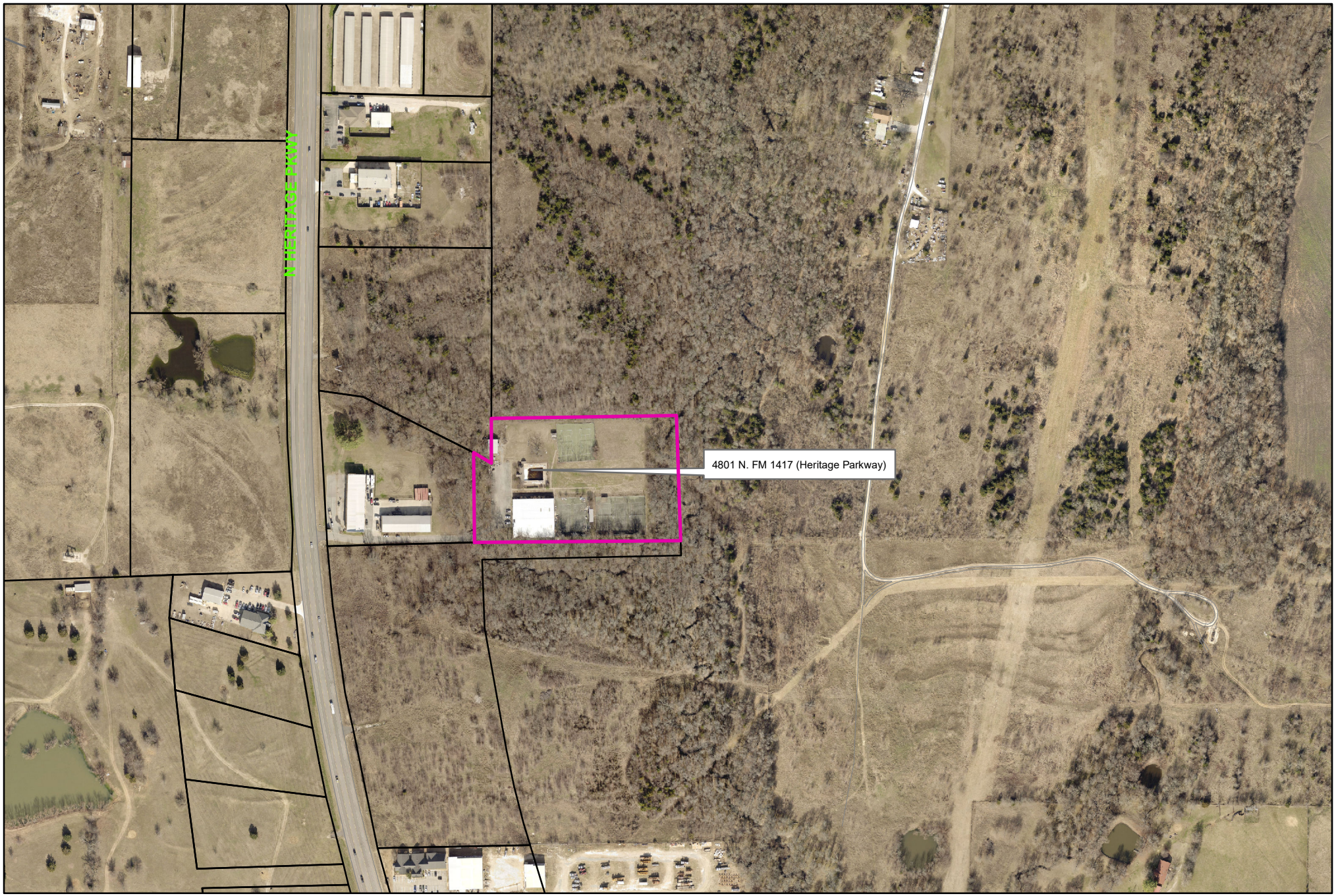
0

Development Review Meeting:

No

Attachments

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



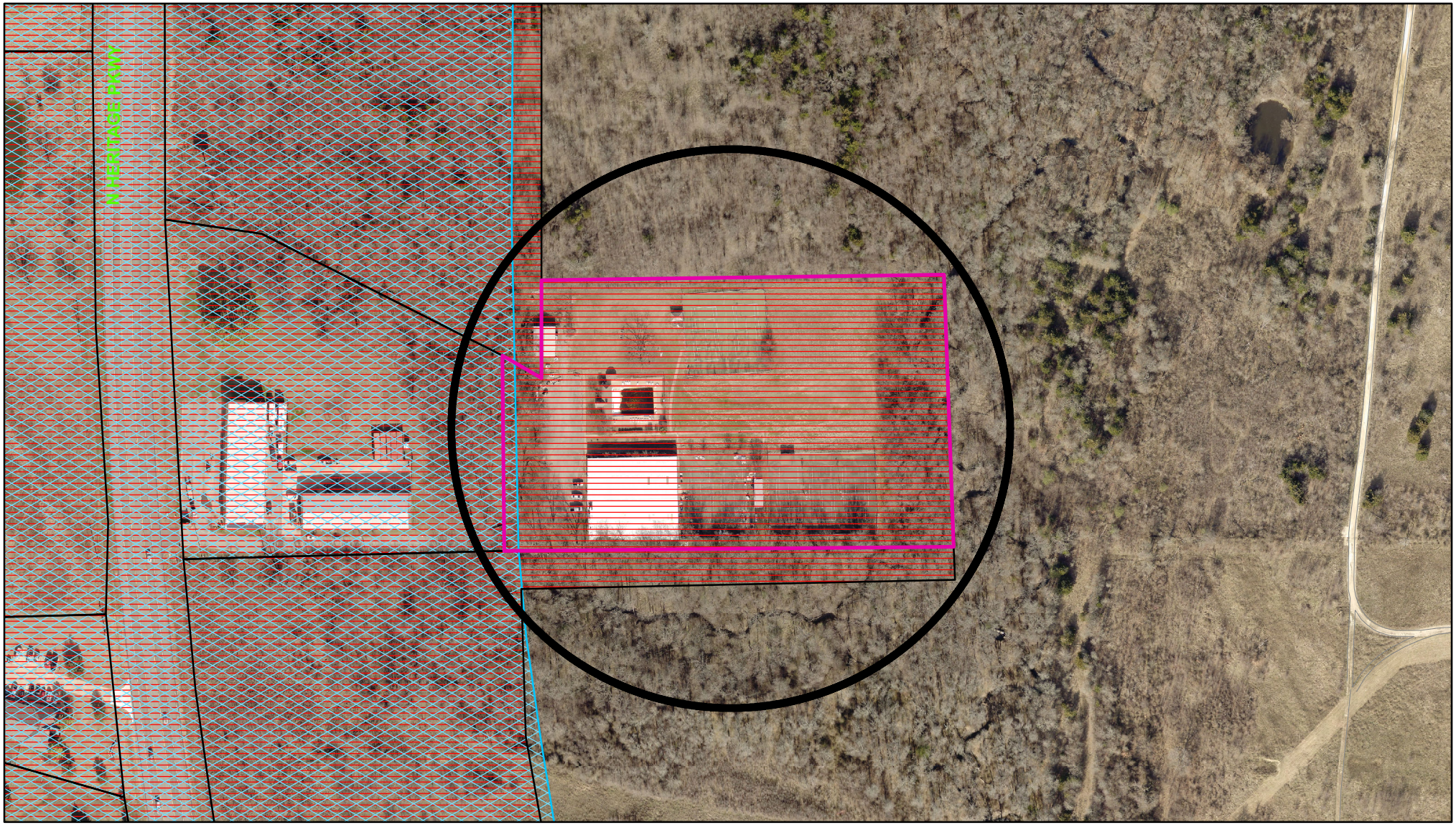
Sherman
CLASSIC TOWN. BROAD HORIZON.

4801 North FM 1417 (Heritage Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 400 ft



Zoning - 4801 North FM 1417 (Heritage Parkway)

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

4801 North FM 1417 (Heritage Parkway)



The Club at Pecan Creek
Event & Recreation Center

3/25/2021

To: The City of Sherman Planning & Zoning Commission and City Council

Re: The Club at Pecan Creek Project for 4801 N. Heritage Pkwy.

This is a private, secluded property consisting of approximately 6 acres of land, 2 creeks, a large pool, volleyball & tennis courts, plus an 18,000+ sq. ft. metal building that has been used as a warehouse/office building.

Our plans are to establish multi-purpose facility and recreational grounds through a collaborative venture with the cities, educational institutions, community-based businesses, organizations & families in the north Texas region. The Club at Pecan Creek will be set in a tranquil country-type atmosphere with room to sit outside on the numerous patios, walk by the creek through the trees, or have a family picnic, birthday party or wedding under the shade trees or by the pool. The interior spaces will be set-up to provide meeting/event space for gatherings of a few, or up to 500. We will offer catering & service staff available for events.

Our vision is for The Club at Pecan Creek to become a positive, safe space for hosting a variety of events such as: meetings, seminars, classes, luncheons, celebrations, retreats, weddings, reunions, picnics, music festivals, fairs, small-business markets, fundraisers & corporate events. The options are truly endless for this project.

We will also be hiring numerous staff as we grow for positions such as: management, office, security, servers, catering, grounds-keeping, janitorial, sales, event planners/consultants and more, creating more jobs for the city.

We would ask that the Zoning Commission & City Council give us serious consideration, as well as any input they may offer during this implementation phase so The Club at Pecan Creek can be of most benefit to the City of Sherman, it's local businesses & citizens, and in helping to bring tourists & new business to Sherman.

With the cities getting more crowded & so "electronically-connected" these days...it will be so nice to have a safe, healthy, relaxing environment to enjoy nature & get some much needed fresh air. We feel The Club at Pecan Creek will be just that, and grow into a major tourist attraction drawing out-of-town visitors wanting a getaway in a quiet, relaxed country setting for a day, a weekend, or a week!

Thank you so much for your time & consideration, we look forward to working with you and growing together!

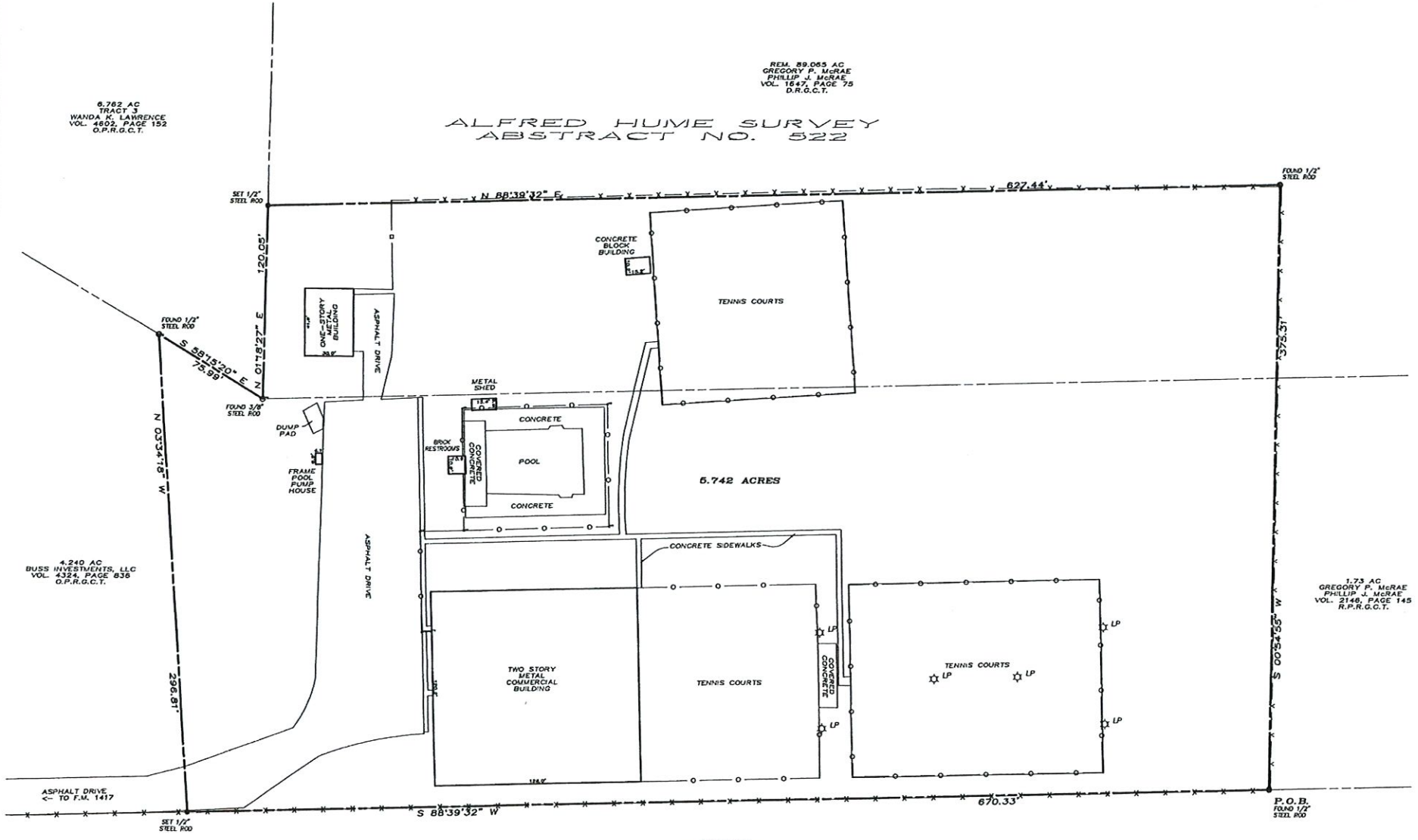
Sincerely,

Roger Aridi
Property Owner
The Aridi Group, LLC

Property Managed by:
Deborah Renée, General Manager
Pecan Creek Events, Sherman, TX

4801 N. Heritage Parkway, Sherman, TX 75090, (214)850-0500

JOB NO. 15060395



SCALE
1" = 40'

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

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. No use or distribute in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also considered work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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SEE ATTACHED LEGAL DESCRIPTION

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 7/13/15

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION
JOB NO. 15060395

Situated *in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, and being the called 5.763 acre tract of land conveyed from J.T Hall Inc. to George Bentley Dye and Leigh A. Dye by deed of record in Volume 5527, Page 550, 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 in the north line of a 29.392 acre tract of land conveyed to Ted Holdings, Ltd. by deed of record in Volume 3315, Page 380 of said Official Public Records, said rod maintaining the southwest corner of a 1.73 acre tract of land conveyed to Gregory P. McRae by deed of record in Volume 2146, page 145, Real Property Records, Grayson County, Texas, and the southeast corner of said 5.763 acre tract;*

Thence *South 88°39'32" West, along the north line of said 29.392 acre tract, a distance of 670.33 feet to a 1/2" steel rod set for the southeast corner of a 4.240 acre tract of land conveyed to Buss Investments, LLC by deed of record in Volume 4324, Page 836 of said Official Public Records and being the southwest corner of said 5.763 acre tract;*

Thence *North 03°34'18" West, along the East line of said 4.240 acre tract, a distance of 296.81 feet to a 1/2" steel rod found in the south line of a 6.762 acre tract of land conveyed to Wanda K Lawrence by deed of record in Volume 4602, Page 152 of said Official Public Records, said rod maintaining the northeast corner of said 4.240 acre tract and the westerly most northwest corner of said 5.763 acre tract;*

Thence *South 58°15'20" East, along the south line of said 6.762 acre tract, a distance of 75.99 feet to a 3/8" steel rod found maintaining the southeast corner of said 6.762 acre tract said rod being an inside ell corner of said 5.763 acre tract;*

Thence *North 01°18'27" East, along the east line of said 6.762 acre tract, a distance of 120.05 feet to a 1/2" steel rod set for the westerly most northwest corner of said 5.763 acre tract;*

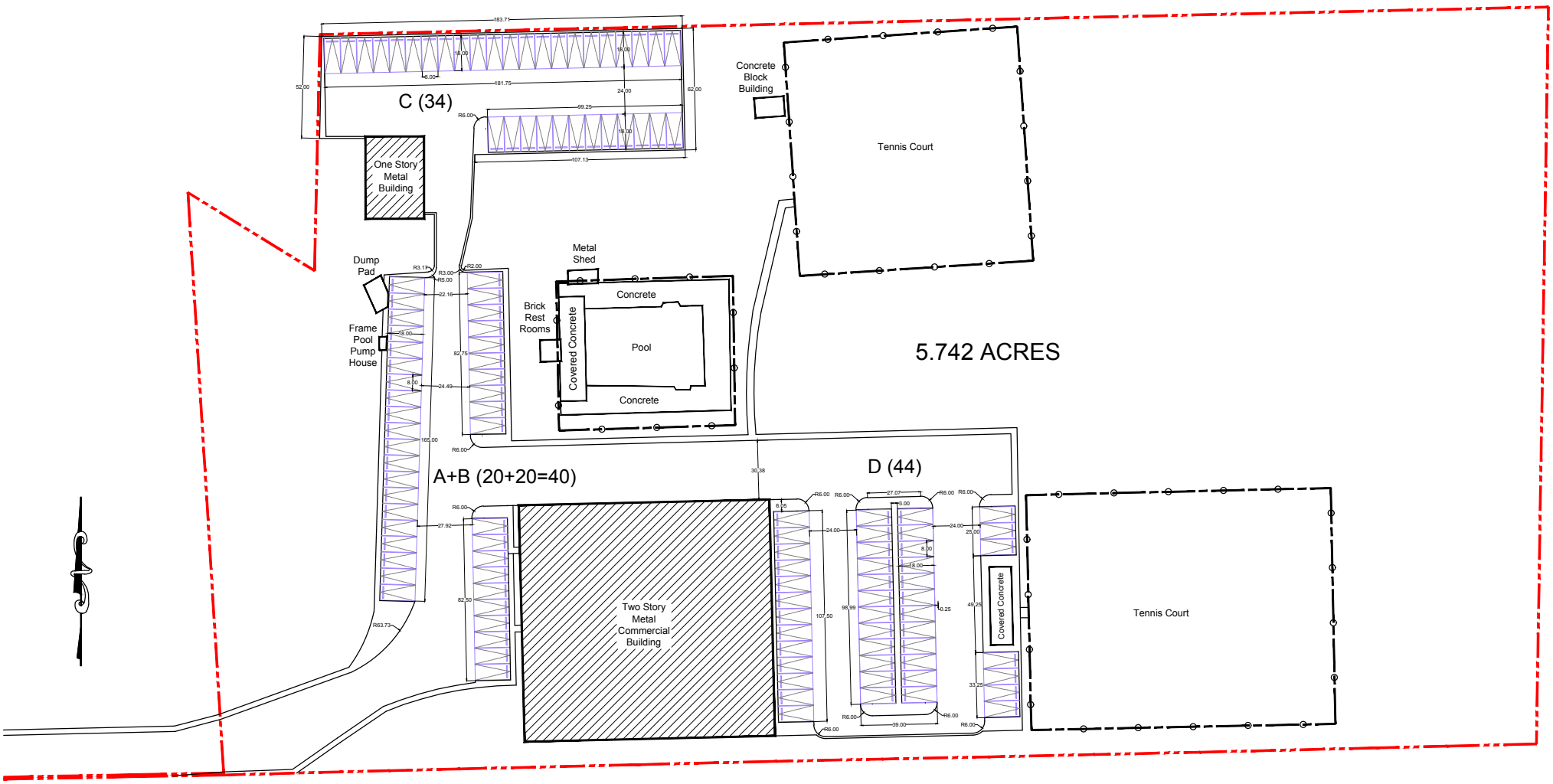
Thence *North 88°39'32" East, along the north line of said 5.763 acre, a distance of 627.44 feet to a 1/2" steel rod found maintaining the northeast corner of said 5.763 acre tract;*

Thence *South 00°54'55" West, along the east line of said 5.763 acre tract passing the northwest corner of said 1.73 acre tract and continuing for a total distance of 375.31 feet to the* ***Point-of-Beginning*** *and containing* ***5.742 acres*** *of land.*

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709



TOTAL PARKING SPOTS (A+B+C+D) = 118

























Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Roger Aridi
4801 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Deborah Rodriguez
1101 W. Lamberth Rd.
Sherman, TX 75092

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow an Event Center Complex (Commercial Amusement Center) in a C-2 (General Commercial) District/O-1.1 (FM Highway 1417) Overlay District located at 4801 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, O-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per 200 square foot; a parking space is considered to be 9' x 20'.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
7. The trash dumpster will need to be located inside the main building area.
8. No outside storage/displays are allowed at any time.
9. One (1) freestanding sign per development lot shall be permitted; no off-premise signs allowed without special approval.
10. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Drive approaches and sidewalks along FM 1417 must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
14. The location of the trash receptors must be approved by the Public Works Department.
15. City sewer does not serve subject property. On-site sewage facility in accordance with Grayson County regulations are required.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 04/20/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3013 NORTHRIDGE DRIVE

The request of Northridge Villas LLC (Owner), Felix Aguirre (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3013 Northridge Drive, being all of Lot 13, Block 8 of the Replat of part of Blocks 7 and 8, Town North Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' ornamental iron fence with gates for a Multi-Family Residential Complex in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 3013 Northridge Drive; the northeast corner of Northridge Drive and U.S. Highway 82; Northridge Apartments is the tenant. The property is zoned an R-2 (Multi-Family Residential) District and located in the O-1 (75 & 82) Overlay District.

The owner would like to install a 6' iron fence and access gate.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Northridge Villas LLC (Owner)
Felix Aguirre (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.

Number of notices mailed:

33

Objections Received:

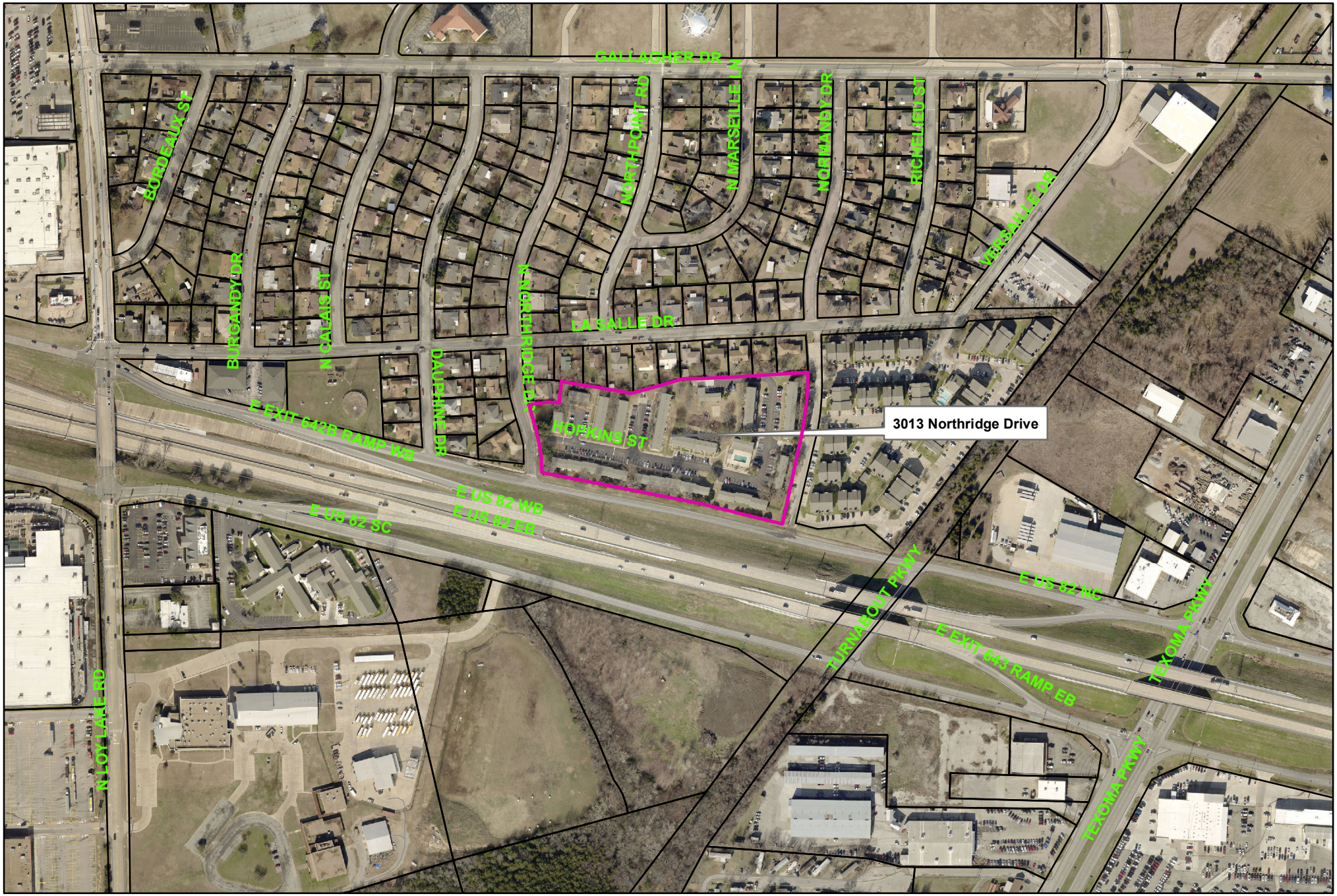
0

Development Review Meeting:

No

Attachments

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



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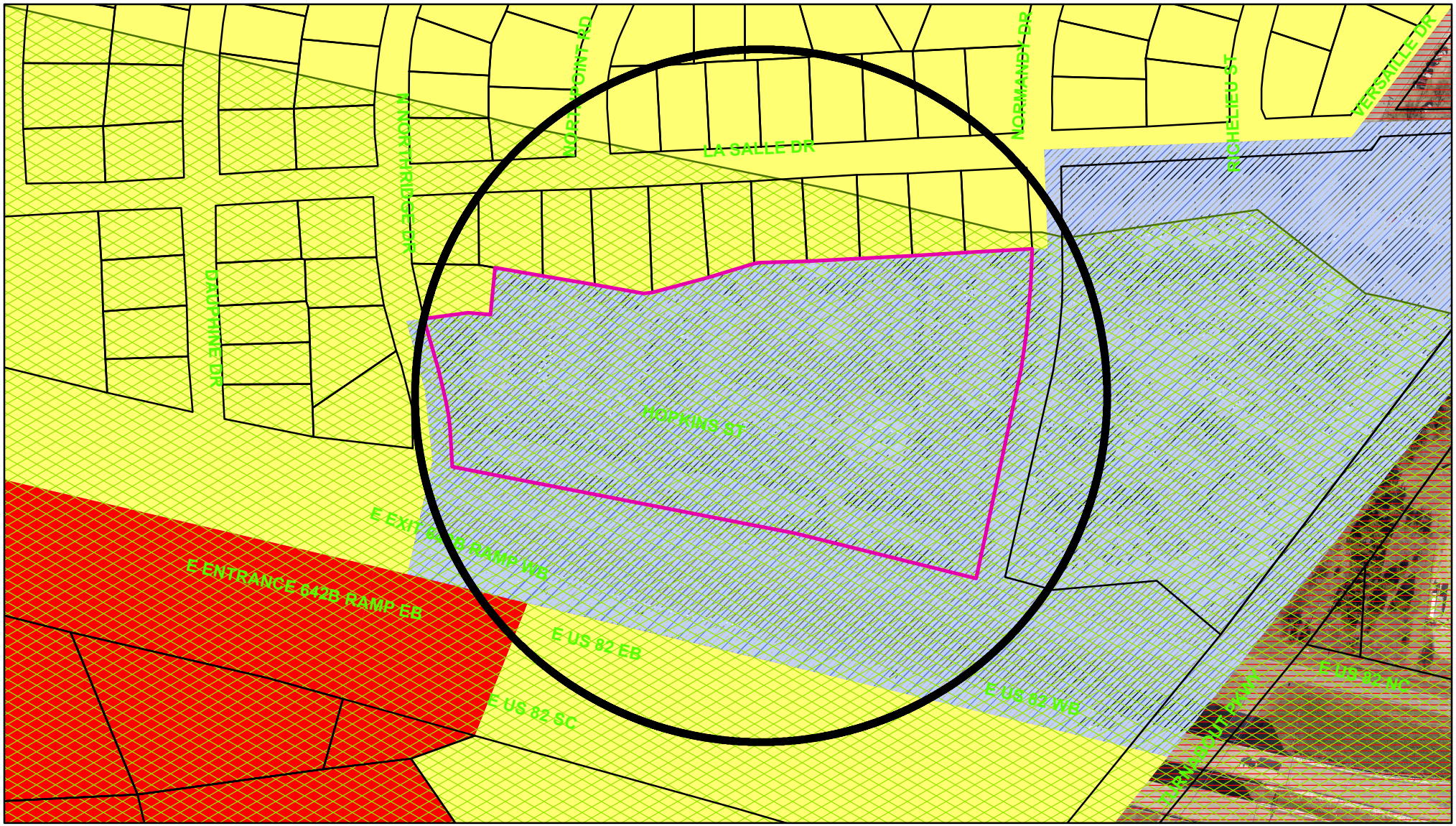
City of Sherman, Texas
Developmental Services Department

3013 Northridge Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 3013 Northridge Drive

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

3013 Northridge Drive



Legal Description

Situated in the City of Sherman, Grayson County, Texas, and being all of Lot 13, Block B, of the Replat of Part of Blocks 7 and 8, Town North Addition, an addition to the City of Sherman, as shown by the plat thereof recorded in Volume 3, Page 96, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set at the intersection of the North right-of-way line of U.S. Highway No. 82 with the East right of way line of Northridge Drive, said rod being the Southwest corner of said Lot 13;

Thence with said East right-of-way line and a non-tangent curve to the left having a radius of 331.62 feet, a central angle of 35°09'40" and an arc length of 203.59 feet (chord bears North 06°27'20" West 199.84 feet) to a 1/2" steel rod set at the P.C. of a reverse curve to the right;

Thence with said curve to the right having a radius of 144.00 feet, a central angle of 101°21'14" and an arc length of 25.65 feet (chord bears North 19°25'12" West 25.61 feet) to a 1/2" steel rod found marking the Southwest corner of Lot 12, said addition;

Thence South 89°35'51" East, with the South line of said Lot 12, a distance of 50.48 feet to 1/2" steel rod found marking the Southeast corner of said Lot 12;

Thence North 06°25'45" East, with the East line of said Lot 12, a distance of 67.90 feet to a 1/2" steel rod found marking the Northeast corner of said Lot 12 and the Southeast corner of Lot 10, said addition;

Thence South 78°59'44" East, with the South line of said Lot 10, a distance of 218.12 feet to a 1/2" steel rod set in the South line of Lot 8, said addition;

Thence North 75°31'26" East, with the said South line, a distance of 171.70 feet to a 1/2" steel rod found at the common South corner of Lots 6 and 8, said addition;

Thence North 87°26'26" East, with the South line of said Lot 6, a distance of 339.26 feet to a 1/2" steel rod set marking the Northeast corner of said Lot 13;

Thence South 01°51'09" East, with the East line of said Lot 13, a distance of 44.55 feet to a 1/2" steel rod set at the P.C. of a curve to the right;

Thence with said curve to the right having a radius of 544.20 feet, a central angle of 15°55'06", and an arc length of 151.19 feet (chord bears South 06°06'23" West 150.71 feet) to a found 1/2" steel rod;

Thence South 14°03'56" West, with said East line, a distance of 280.34 feet to a 1/2" steel rod found in the North right-of-way line of U.S. Highway No. 82, said rod marking the Southeast corner of said Lot 13;

Thence North 75°41'05" West, with said North right-of-way line, a distance of 260.79 feet to a found concrete monument;

Thence North 78°33'00" West, continuing with said North line, a distance of 518.15 feet to the Point-of-Beginning and containing 6.850 acres (298,407 Sq. Ft.) of land, more or less.

Survey Certification

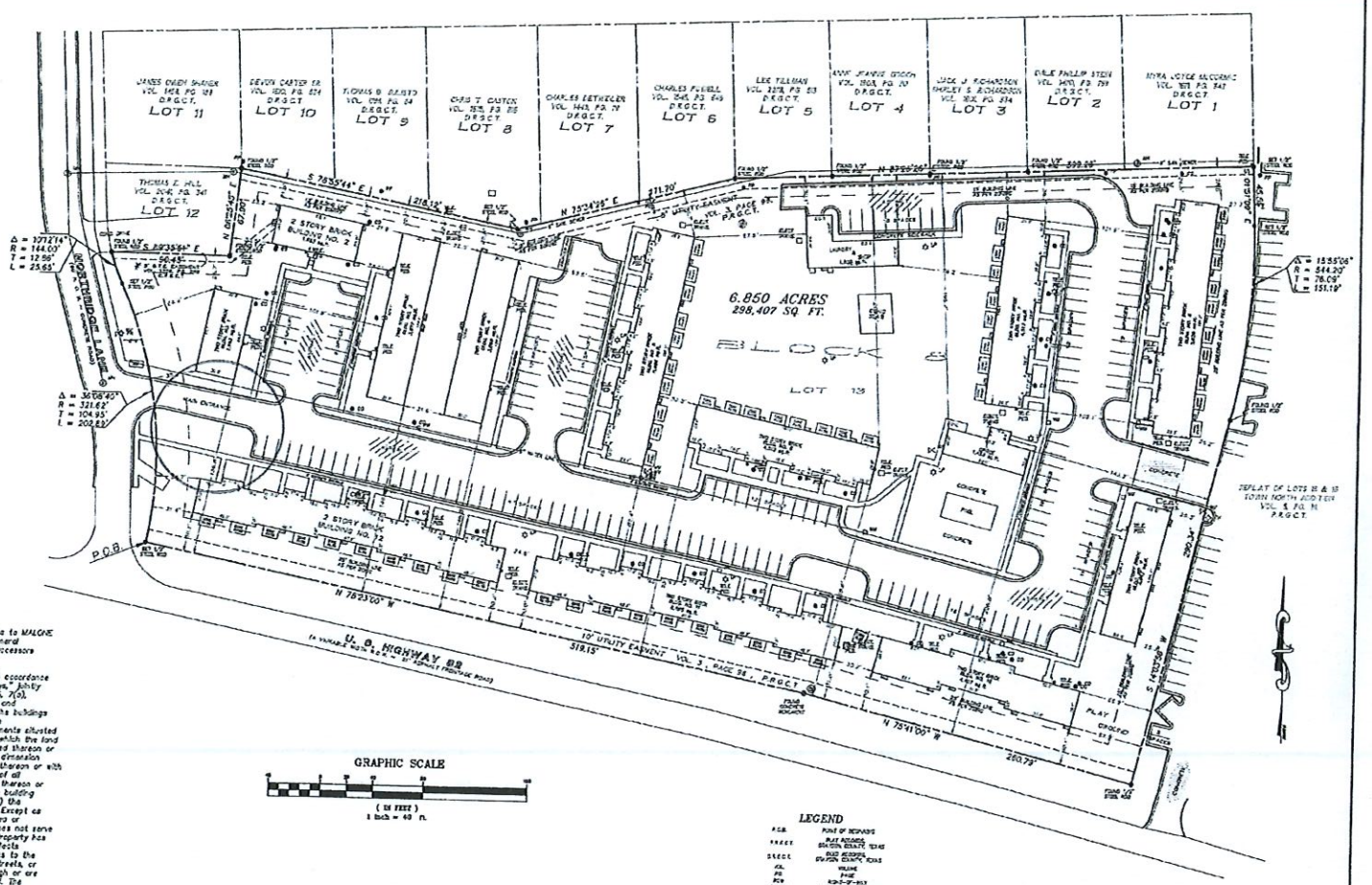
The Undersigned being a registered surveyor of the State of Texas hereby certifies to MALONE MORTGAGE COMPANY AMERICA, LTD., NORMANDY MANOR APARTMENTS, a Texas general partnership and Chicago Title Insurance Company, and each of their respective successors and assigns, as of the date below, as follows:

This print of survey actually was made on the ground on September 4th, 1997 in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and contains items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, and 13 of Table A thereof, and correctly shows: (i) a fixed and determinable position and location of the land described hereon (together with the buildings and improvements thereon, the Mortgaged Property), including the position of the point of beginning; (ii) the location of all buildings, structures and other improvements situated on the land; (iii) all driveways or other curb cuts along any street or alley upon which the land abuts; (iv) the location and name of all public and private streets or alleys located thereon or adjacent thereto, all of which are public unless otherwise noted; (v) the location, dimension and recording data of all easements, rights-of-way and other matters of record thereon or with respect to which the undersigned has knowledge; (vi) the location and dimension of all unrecorded easements, paths, rights-of-way and party walls to the extent visible thereon or with respect to which the undersigned has knowledge; (vii) the location of applicable building restriction and setback lines required by local ordinances and regulations; and (viii) the location of all encroachments or overhangs onto or from the Mortgaged Property. Except as shown on this survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts. Except as shown on the survey, the Mortgaged Property does not serve any adjoining property for drainage, utilities or ingress or egress. The Mortgaged Property has access to and form a duly dedicated and accepted public roadway. This survey reflects boundary lines of land, which "close" by engineering calculations. All Utility services to the Mortgaged Property either enter the Mortgaged Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned. The Mortgaged Property does not lie within an area designated as a flood hazard area by any map or publication of the U. S. Department of Housing and Urban Development or the Federal Emergency Management Agency. The Mortgaged Property and only the Mortgaged Property constitutes only one tax lot. All zoning use and density classifications are properly shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 96121825 with an effective date of September 3, 1997, issued by Chicago Title Insurance Corporation, with respect to the Mortgaged Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has been (recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that this survey meets the Accuracy Standards (as adopted by ACTA and ACSM and in effect on the date of this certification) of an Urban Survey, and the ratio and precision of this survey is at least 1 to 15,000.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709
*Revised 10/3/97 - Add 5' G.T.E. EASEMENT

STATE OF TEXAS
DOUGLAS W. UNDERWOOD
4709
REGISTERED PROFESSIONAL LAND SURVEYOR

Dated September 8, 1997



GRAPHIC SCALE

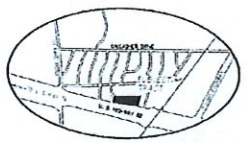
(IN FEET)
1 inch = 40 ft.

LEGEND

POB — POINT OF BEGINNING
PRRCT — PLAT RECORDS GRAYSON COUNTY, TEXAS
DRGCT — DEED RECORDS GRAYSON COUNTY, TEXAS
VOL — VOLUME
PG — PAGE
BOC — BACK OF CURB
FOC — FACE OF CURB
1/2" STEEL ROD SET
1/2" STEEL ROD FOUND
FOUND P.K. NAIL
SET P.K. NAIL
ELECTRIC TRANSFORMER
WATER METER
FENCE POST
LIGHT POLE
GAS METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
STORM WATER MANHOLE
SIGN
ELECTRIC METER
BOX (TEL, GAS)
SEWER MANHOLE
CLEANOUT
HANDICAP PARKING
CONCRETE
OVERHEAD ELECTRIC
CHAINLINK FENCE
WOODEN FENCE
EXCEPTION NO. FROM TITLE COMMITMENT

Notes

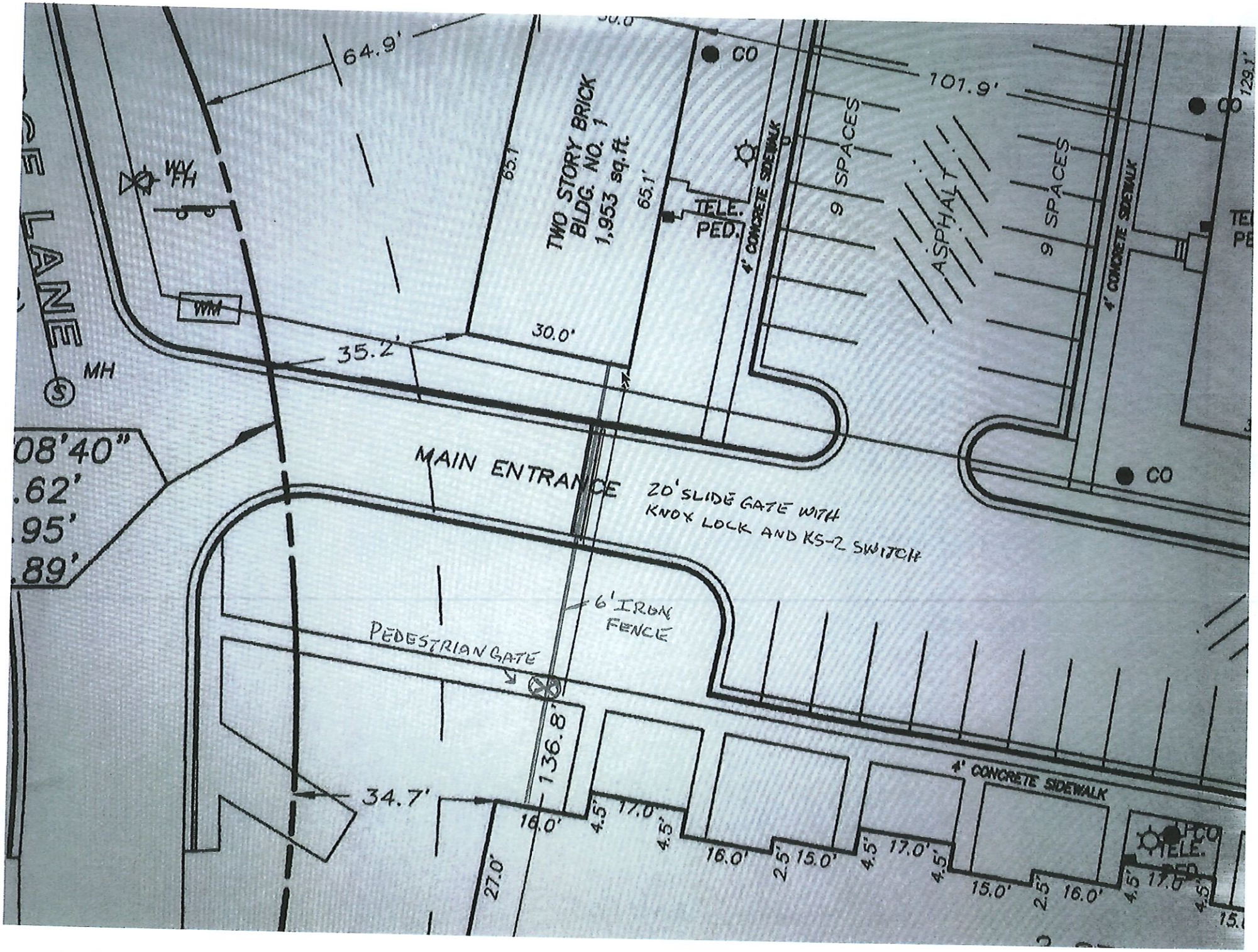
1. The Subject Tract of land is Zoned R-2 "Multi Family" requiring a 25' front and rear setback and a 15' side setback and a maximum building height of 45' or three stories.
2. The Subject Tract is located in Zone "X" (areas determined to be outside the 500 year Flood Plain) according to Federal Emergency Management Agency, Flood Insurance Rate Map, Map No. 48181C0155 E, dated July 17, 1995.
3. There are 178 painted parking spaces on the Subject Tract.
4. Bearings on this survey are based on monuments found along the north right-of-way line of U. S. Highway 82.



11/97

UNDERWOOD
SURVEYING & MAPPING
SURVEYING & MAPPING
118 WEST CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2151

SHEET 1 OF 1


64.9'
TWO STORY BRICK
BLDG. NO. 1
1,953 sq.ft.
65.1'
65.1'
CO
101.9'
9 SPACES
9 SPACES
ASPHALT
4' CONCRETE SIDEWALK
4' CONCRETE SIDEWALK
TELE. PED.
WV
WM
30.0'
35.2'
MH
LANE
MAIN ENTRANCE
20' SLIDE GATE WITH
KNOX LOCK AND KS-2 SWITCH
6' IRON FENCE
PEDESTRIAN GATE
136.8'
34.7'
4' CONCRETE SIDEWALK
27.0'
16.0'
4.5'
17.0'
4.5'
16.0'
2.5'
15.0'
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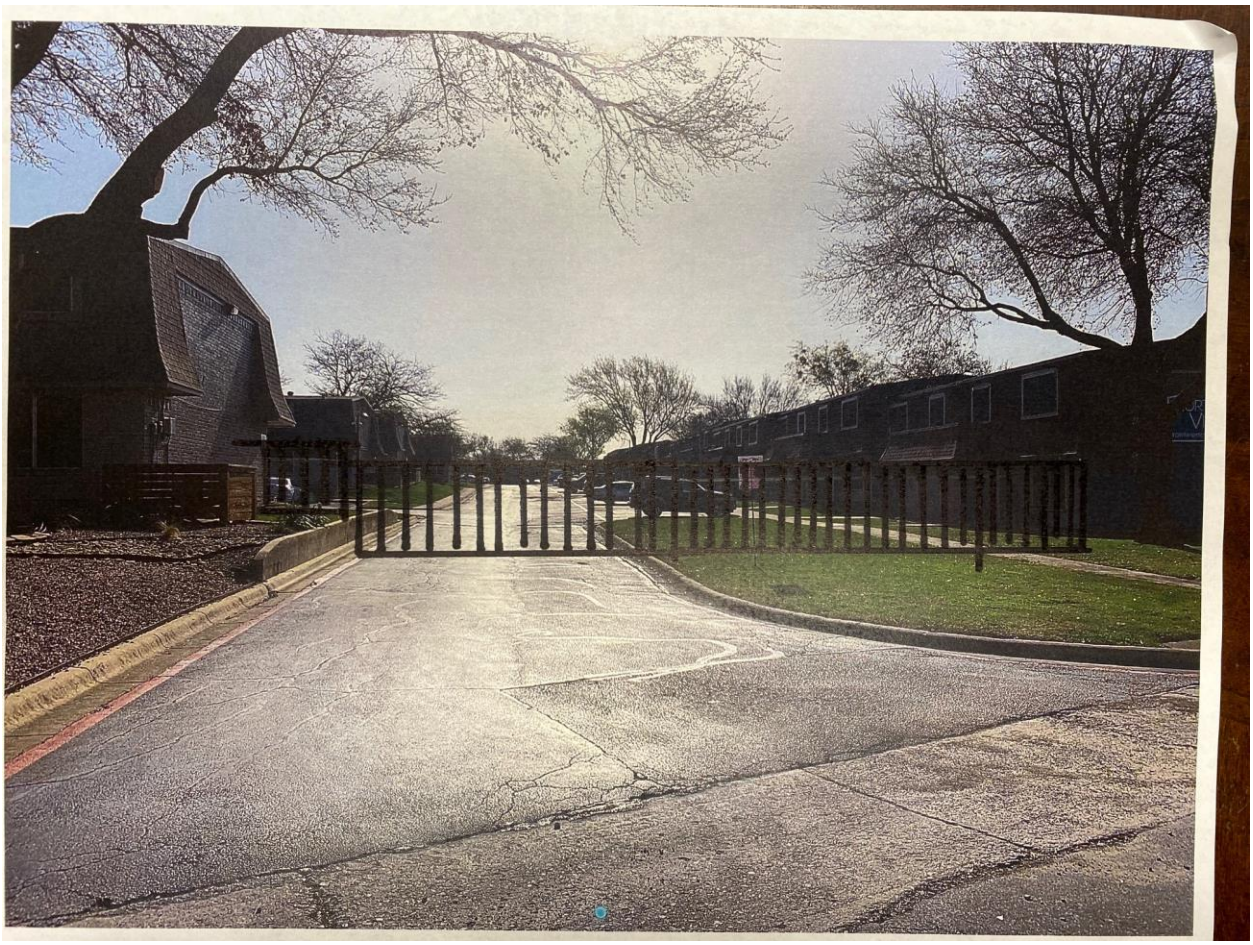


Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

April 13, 2021

Northbridge Villas LLC
9720 Coit Rd., Ste. 220-250
Plano, TX 75025

Felix Aguirre
10701 Shady Trail
Dallas, TX 75220

David Riddle
3013 Northridge Dr.
Sherman, TX 75090

Dear Applicants,

The request for an exception to allow a 6' ornamental iron fence with gates for a Multi-Family Residential Complex in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District located at 3013 Northridge Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 20, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The fence must be maintained at all times.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

6. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 04/20/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

---

Issue:

OTHER BUSINESS

- Review Draft Ordinance for Patio Home.
- Review General Zoning Ordinance Updates

List of Agenda Items:

At the October 19, 2020, City Council Meeting, the Council directed staff to review the Patio Home Ordinance. A Patio Home Ordinance Subcommittee was appointed by Chairman Mahone, November 17, 2020 ; the members include Clay Mahone, Shawn Davis and David Downtain. The subcommittee met March 2, 2021 to review the existing ordinance and suggest updates. City Staff also would like to update several general zoning ordinances.

Attachments

Draft Ordinance Updates

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "ZONING ORDINANCE", ARTICLE 14.04, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, ENTITLED "GENERAL ZONING ORDINANCE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That Chapter 14, Article 14.04 of the Code of Ordinances of the City of Sherman, Texas, be and is hereby amended at Exhibit A, Section 6. Schedule of district regulations, Section 7. Supplementary District Regulations and Exceptions, Section 8. Administration and enforcement; building permits, certificates of zoning compliance, temporary use permits and specific use permits, Section 15. Penalties for violation, Section 16. Definitions, and Exhibit A-1 (Matrix of Permitted Uses) in its entirety as follows:

Exhibit A, Sec. 6 Schedule of district regulations adopted.

District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in section 7 of this ordinance, entitled "Supplementary District Regulations". The several districts hereby established and into which the city is divided are designated as follows:

6.1. R-A District: Single-family Agricultural District~~- 2 acres minimum lot area per dwelling unit.~~

6.2 SF-1 District: Single-family Residential District.

6.*3*~~2~~. R-1 District: One ~~and two-~~family Residential District~~- 6,000 square feet minimum lot area.~~

6.*4*~~3~~. R-2 District: Multi~~ple~~-family Residential District~~- 1,250 square feet minimum lot area per dwelling unit on a lot of 12,000 square feet or more.~~

6.5. C-O District: Office District.

6.*6*4. C-1 District: Retail Business District.

6.*7*~~5~~. C-2 District: General Commercial District.

6.*8*~~6~~. M-1 District: Light Manufacturing District.

6.*9*~~65~~. M-1.5 District: Medium Manufacturing District.

6.*10*~~7~~. M-2 District: Heavy Manufacturing District.

6.11 MH District: Manufactured Housing District.

6.12 PD District: Planned Development District.

6.13 Overlay District

6.*13.1*~~8~~.O-1 *(75 & 82) Overlay* District~~: Overlay District~~.

6.13.2 O-1.1 (F.M. Highway 1417) Overlay District.

6.13.3 O-1.2 (Sam Rayburn) Overlay District.

6.13.4 O-1.3 (F.M. Highway 691) Overlay District.

6.13.5 O-1.4 (State Highway 289) Overlay District.

6.13.6 College Park Overlay District.

6.13.7 Blalock Commercial Overlay District.

6.13.8 A&C (Arts and Cultural) Overlay District.

(Ordinance 2545, sec. 1, adopted 1/23/67; Ordinance 4583, sec. 1, adopted 2/10/97)

Sec. 6.1. R-A (Single-family agricultural) district.

Purpose. This district consists mainly of unsubdivided land that is mainly vacant or being used for agricultural purposes with some dwellings, and accessory uses. In addition to the general purposes applying to all residential districts, the regulations are designed to prevent intensive residential development until such time as major streets, utilities and other facilities can be economically provided by the municipality.

(1) Minimum requirements for lot area, width, and setback:

~~Lot Area~~	~~Lot Width~~	~~Setback~~			~~Side~~ ~~Sum of Both~~
-		~~Front~~	~~Rear~~	~~One~~	-
~~2 ac.~~	~~200'~~	~~30'~~	~~25'~~	~~15'~~	~~50'~~

Lot area: 2 acres

Lot width: 200'

Front: 30'

Rear: 25'

Side yards: 15' with sum of both side yards not less than 50'.

(2) See section 7 for supplementary district regulations and exceptions and parking requirements applying to the R-A District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s*, and specific use permits that may be recommended by

the *Planning and Zoning Commission* ~~planning and zoning board~~ within the R-A District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Use	Parking Ratio
Any use permitted in R-1 District.	
Accessory building for agricultural storage	none
Animal and poultry husbandry, dairying and pasturage, but not including the feeding of garbage	none

(5) Height regulations: No building shall exceed thirty-five (35) feet or two (2) stories in height.

(6) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

(Ordinance 2732, sec. 1, adopted 10/6/69; Ordinance 5113, sec. 1, adopted 3/3/03)

Sec. 6.*2*.~~1.1~~ SF-1 (Single Family Residential) District.

(1) Minimum requirements for lot area, width, and setback:

Lot area: 6,000 S.F.

Lot width: 60'

Front: 25'

Rear: 25'

Side yards: There shall be a side yard on each side of the main building not less than ten (10) percent of the mean horizontal distance between the side lines of the lot; except that such side yard shall be not less than six (6) feet; and need not be more than fifteen (15) feet. A building on a corner lot shall have a side street of not less than ten (10) feet.

(2) See section 7 for supplementary district regulations, exceptions and parking regulations applying to the R-1 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the Board of Adjustment*s* and specific use permits that may be recommended by the Planning and Zoning *Commission* ~~Board~~ within the SF-1 District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio

~~Single family dwelling~~	~~1/ bedroom (min. 2/unit)~~
Accessory building; garage or carport, domestic storage.	None
Bedrooms–two bedrooms may be rented to not more than four people.	1/Unit
Dwelling, Single-family	*1/bedroom (min. 2/unit)*
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises.	None
Public park, playground or playfield.	None
~~Sign: Bulletin erected by a church, community center, school, public agency, or institution on its own premises for announcement purposes, and which does not exceed 20 square feet in area and 6 feet in height.~~	~~None~~
~~Sign: Identification not exceeding 2 square feet in area.~~	~~None~~
~~Sign: Real estate for sale, rent, or lease.~~	~~None~~
Swimming pool, private.	None
Railroad rights-of-way but not including shops and yards.	None
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	None
Home Occupations: Any occupation that is customarily carried on at home that does not involve a structural change in the dwelling unit, that does not require the employment of help other than members of the immediate family, provided, however that the following uses shall not be permitted as customary home occupations. Any	

office in which services are rendered, or in which chattels or goods, wares or merchandise are commercially created, exchanged or sold; barber or beauty shops, beauty culture schools; commercial stables or kennels; doctor's office for the treatment of patients; and/or the display of goods.	

(5) Height regulations: No building shall exceed 35 feet or 2 stories in height.

~~(6) *Front facing fences:* Fences are not permitted in the front yard of any single family dwelling of any subdivision of four (4) lots or more, outside of the residential tax abatement zone and platted after this amendment to the ordinance, except an approved decorative fence.~~

~~(a) Decorative fences with openings not less than fifty (50) percent of the fence area and not exceeding three (3) feet in height are permitted in the front yard.~~

~~(b) Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.~~

(6) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

(Ordinance 5425 adopted 11/6/06)

Sec. 6.*3*.~~2.~~ R-1 (One-family residential) district.

(1) Minimum requirements for lot area, width, and setback:

Lot area: 6,000 SF

Lot width: 60'

Front: 25'

Rear: 25'

Side yards: There shall be a side yard on each side of the main building not less than ten (10) percent of the mean horizontal distance between the side lines of the lot; except that such side yard shall be not less than six (6) feet; and need not be more than fifteen (15) feet. A building on a corner lot shall have a side yard adjacent to its side street of not less than ten (10) feet.

(2) See section 7 for supplementary district regulations, exceptions and parking regulations applying to the R-1 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ within the R-1 District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio
~~One-family dwellings.~~	~~1/ bedroom (min. 2/unit)~~
Accessory building; garage or carport, domestic storage.	none
Bedrooms–two bedrooms may be rented to not more than four people.	1/unit
Dwelling, Single-family	*1/bedroom (min. 2/unit)*
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises.	none
Public park, playground or playfield.	none
~~Sign: Bulletin erected by a church, community center, school, public agency, or institution on its own premises for announcement purposes, and which does not exceed 20 square feet in area and 6 feet in height. See section 7(14)(g).*~~	~~none~~
~~Sign: Identification not exceeding 1-1/2 square feet in area. Name and address only. See section 7(14)(g).*~~	~~none~~
~~Sign: Real estate for sale, rent, or lease. Unlighted, 16 sq. ft. max.*~~	~~none~~
Swimming pool, private.	none
Railroad rights-of-way but not including shops and yards.	none
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	none
Home occupations: Any occupation that is customarily carried on at home that does not involve a structural change in the dwelling unit, that does not require the employment of help other than members of the immediate family, provided, however that the following uses shall not	

be permitted as customary home occupations: Any office in which services are rendered, or in which chattels or goods, wares or merchandise are commercially created, exchanged or sold; barber or beauty shops, beauty culture schools; commercial stables or kennels; doctor's office for the treatment of patients; and/or the display of goods.	

(5) Height regulations: No building shall exceed 35 feet or 2 stories in height.

~~(6) *Front facing fences:* Fences are not permitted in the front yard of any single family dwelling or duplex of any subdivision of four (4) lots or more, outside of the residential tax abatement zone and platted after this amendment to the ordinance, except an approved decorative fence.~~

~~(a) Decorative fences with openings not less than fifty (50) percent of the fence area and not exceeding three (3) feet in height are permitted in the front yard.~~

~~(b) Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.~~

(6) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

(Ordinance 5501 adopted 12/3/07)

Sec. 6.*4.*~~3.~~ R-2 (Multi-family residential) district.

Purpose. This district consists mainly of areas which contain some two-family or multiple-family development or which are centrally located or suitable for ultimate two-family or multiple-family development. In addition to the general purposes applying to all residential districts, the regulations of District R-2 are designed to encourage the provision of conveniently located, centrally maintained rental accommodations.

(1) Minimum requirements for lot area, width and setback:

	Lot Area	Lot Width	Setback			Sum of Both
			Front	Rear	Side One	
Duplex or two-family dwelling	6,000 SF	60'	25'	25'	See Section 6.~~3~~2(1) Side Yard Requirements	
Multi-family dwelling	12,000 SF	85'	25'	25'	7'	23'

(2) See section 7 for supplementary district regulations, exceptions and parking requirements applying to the R-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ within the R-2 District under certain circumstances and conditions.

(4) Permitted Uses and Parking Requirements:

Permitted Use	Parking Ratio
Any use permitted in the R-1 District	
~~An apartment house, or housing project~~	~~1/bedroom (min. 2/unit)~~
Dwelling, Multifamily	*1/bedroom (min. 2/unit)*
Dwelling, Two-family (Duplex)	*1/bedroom (min. 2/unit)*
Rooming, boarding house	1/bedroom (min. 2/unit)
~~Sign: Section 7(14)(h)~~	~~none~~

(5) Height Regulations: No building shall exceed 45 feet or 3 stories in height.

(6) Building Design: All wall finishes shall be masonry or masonry veneer.

~~(7) *Screening:* A minimum 6 foot masonry perimeter wall shall be provided to surround the development. New fences at existing multi-family developments shall be masonry.~~

(7) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

(8) Other Required Conditions:

(a) *Site plan.* Where new dwelling construction or additions to an existing building in any district provide dwelling units for more than two (2) families on a single lot or tract of land, a site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) The total floor area of any main building or buildings on a lot in the R-2 District shall not exceed ninety (90) percent of the total number of square feet in the lot.

(c) *Building area*. The maximum allowable main building area in the R-2 District shall not exceed thirty (30) percent of the gross area of the lot or tract of land.

(d) *Density.* In the R-2 District, multiple-family dwellings may be constructed on any lot provided that: The minimum land area per family unit is not less than one thousand two hundred fifty (1,250) square feet. The maximum number of dwelling units allowable on any lot where multiple-family dwelling units are permitted shall be determined by dividing the total number of square feet in the lot by one thousand two hundred fifty (1,250).

(Ordinance 5425 adopted 11/6/06)

Sec. 6.*5*.~~3 1/2.~~ C-O (Office) district.

Purpose. This district consists mainly of land occupied by or suitable for a wide range of general office activities.

(1) Minimum requirements for lot area, width and setback:

	Lot Area	Lot Width	Setback		
			Front	Rear	Side
C-O District	5,000 SF	50'	25'	10'	0'
Exceptions, Central Business Area	2,000 SF	20'	0'	0'	0'

(a) Where the yards of lots in the C-O District are abutting a residential district, the side yard setback shall not be less than fifteen (15) feet. The rear yard setback shall not be less than fifteen (15) feet.

(b) Residential development within the C-O District. The lot area, lot width, density and setback regulations for residential structures within the C-O District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) All supplementary district regulations, exceptions, and parking requirements applying to the C-1 District in Section 7 shall apply to the C-O District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ within the C-O District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Use	*Parking Ratio*
Automobile parking lot or structured parking	*None*
Clinic or office, medical	*1/200*
Office, any type	*1/400*

~~Parking Ratio~~

~~Permitted Uses~~

~~Office, any type~~ ~~1/400~~

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~*(6)* Other required conditions:

(a) A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit for new construction or addition to an existing building or structure for office use in the C-O District and for multiple-family uses when a specific use permit has been obtained. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) The total floor area of any building or buildings on a lot in the C-O District shall not exceed one-half of the total number of square feet in the lot *(FAR to not exceed 0.5)*. The total floor area of any building or buildings on a lot in the C-O District within the Central Business Area shall not exceed two and one-half times the number of square feet in the lot *(FAR to not exceed 2.5)*.

(c) *Height regulations.* No building shall exceed 35 feet or 2 stories in height.

(d) *Height regulation exception.* Structures, buildings and signs within the Central Business Area, delimited on the official zoning map, may exceed 35 feet or 2 stories but shall not exceed a maximum of 80 feet or 6 stories.

(Ordinance 3890, sec. 1, adopted 12/9/85)

Sec. 6.*6.4.* ~~6.4.~~ C-1 (Retail business) district.

Purpose. This district consists mainly of land occupied by or suitable for neighborhood shopping facilities for the retailing of "convenience goods" and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent residential neighborhood. The district also provides space and facilities for financial, administrative, government and business services within the downtown Central Business Area.

(1) Minimum requirements for lot area, width and setback:

	Lot Area	Lot Width	Setback		
			Front	Rear	Side
C-1 District	5,000 SF	50'	25'	10'	0'
Exceptions, Central Business Area	2,000 SF	20'	0'	0'	0'

(a) Where the yard of lots in the C-1 District are abutting a residential District, the side yard setback shall not be less than 15 feet. The rear yard setback shall not be less than 15 feet.

(b) Residential development within the C-1 District. The lot area, lot width, density and setback regulations for residential structures within the C-1 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See section 7 for supplementary district regulations, exceptions and parking requirements applying to the C-1 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~planning and zoning board~~ within the C-1 District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio
Art, supply store, antiques, gallery or museum	1/200
Automobile accessory and supply store	1/200
Automobile service station	none

Automobile parking lot or *structured* parking ~~garage (no repairs)~~	none
Automobile rental or taxi storage and repair	None
Bakery*,* retail	1/200
Bank, Company and Credit Unions	1/200
Barbershop or beauty parlor	1/200
Blueprinting and similar reproduction processes	1/200
Bookstore or lending library, commercial	1/200
Business machines, sales/service	1/400
Bus station	None
Camera or photographic supplies store	1/200
Candy, nut, confectionery store	1/200
Caterer	1/200
Christmas trees and wreaths	none
Clinic or office, medical	1/200
Clothing *retailer* including formal wear and costumes	1/200
Department store	1/200
Drugstores	1/200
Dry cleaning pickup station	1/200

Eating place (inside service only)	1/4 seats in main dining rooms (includes counter stools; does not include banquet rooms)
Eating place (inside and outside service)	2/4 seats in main dining rooms (includes counter stools; does not include banquet rooms)
Eating place (outside service only)	1/100 (minimum 8 spaces)
Floor covering sales retail	1/400
Florist shop, greenhouse (parking requirement does not include greenhouse or open stock)	1/200
Food or grocery store, retail	1/200
Funeral home or mortuary	1/3 seats
Furniture~~,~~ *and* appliance *sales;* ~~and~~ custom upholstery*, not automobile related*	1/400
~~Fur shop or hat shop~~	~~1/200~~
Gift, novelty shop	1/200
Glass and cutting shop	1/400
Commercially operated golf driving ranges	1/2,000 sq. ft. of space utilized of total operation
Hardware store and small tool rental, but not including sales of lumber or industrial hardware	1/200
Health Club or Studio	*1/200*
Hobby shop or *craft* supply store	1/200
Ice vending establishment	none

~~Institution, nonresidential~~	~~1/400~~
Jewelry store	1/200
Laboratory, medical or dental	1/400
Laundry, pickup station or self-service	1/200
Locksmith or key shop	1/200
Manufacturing of baked goods, candy, delicatessen foods and ice cream	1/400
Music store, ~~phonograph records, retail sales~~	1/400
Newspaper distribution station	none
Office, any type	1/400
Optical goods, optician, optometrist	1/200
Orthopedic or medical shoe or appliance store and repair	1/400
Paint and wallpaper store or decorators shop	1/200
Pet shop	1/200
Photographic, studio or store and photo processing	1/200
~~Health Studios~~	~~1/200~~
Plumbing fixture sales, retail	1/400
Post office	1/200
Radio, television or recording studio	1/200
Rehabilitation center for handicapped persons	1/1.5 emp.

Rental, repair, or servicing of articles whose sale is permitted in the same district, unless more specifically listed elsewhere	1/200
School, commercial or trade, when not involving any danger of fire or explosion, of offensive noise, vibration, dust, odor, glare, heat or other objectionable influences	1/400
Sewing machine sales, retail	1/200
Shoe repair shop or store	1/200
~~Sign:~~	~~none~~
Sporting goods store	1/200
Stationery store	1/200
Storage of goods or merchandise, used in, produced by or normally carried in stock in conjunction with permitted uses in the applicable district regulations	1/1,000
Studio for professional work or for teaching any form of fine arts, photography, music, drama, etc.	1/400
Swimming pool, commercial	1/200
Tailor shop seamstress, altering and repairing of wearing apparel	1/400
Telephone answering service	1/200
Toy stores	1/200
Veterinarian, indoor soundproof kennels only	1/400
Watch repair	1/200

Wholesale office with storage limited to samples	1/400

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~ *(6)* Other required conditions:

(a) A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit for new construction or additions to an existing building or structure for multiple-family or commercial uses within the C-1 District. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) The total floor area of any building or buildings on a lot in the C-1 District shall not exceed one-half of the total number of square feet in the lot *(FAR to not exceed 0.5)*. The total floor area of any building or buildings on a lot in the C-1 District within the Central Business Area shall not exceed two and one-half times the number of square feet in the lot *(FAR to not exceed 2.5)*.

(c) Height regulations. No building shall exceed 45 feet or 3 stories in height.

(d) Height regulation exception. Structures, buildings and signs within the Central Business Area, delimited on the official zoning map, may exceed 50 feet or 3 stories but shall not exceed a maximum of 80 feet or 6 stories.

(Ordinance 5935 adopted 3/7/16)

Sec. 6.*7.*~~5.~~ C-2 (General commercial) district

Purpose. This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts.

(1) Minimum requirements for lot area, width and setback:

Lot Area	Lot Width	Setback		
		Front	Rear	Side
5,000 SF	50'	15'	10'	0'

(a) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(b) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.

(c) Residential development within the C-2 District. The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See section 7 for supplementary district regulations, exceptions and parking requirements applying to the C-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~planning and zoning board~~ within the C-2 District under certain circumstances and conditions.

(4) Permitted Uses and Parking Requirements:

Permitted Uses	Parking Ratio
Any use permitted in the C-1 District.	
Animal hospital, pound or shelter (parking requirement does not include outdoor kennels)	1/200
Bait store	1/200
Bakery, wholesale	1/1,000
Barber and beauty shop equipment and specialties; sales	1/400
Baseball park, commercial	1/3 seats
Bookbinding	1/1,000
Bowling alley	5/alley
Carpet cleaning, enclosed nonflammable solvents	1/400
Contractors or construction offices, without outside storage	*1/400*
Exterminator	1/400

Food locker plant for consumer use	1/200
Hardware industrial sales	1/400
Laboratory, research or testing	1/400
Linen or uniform supply, or diaper service	1/400
Machine tools, sales, service, rental and repair	1/400
Mirror silvering	1/1,000
Monument sales and incidental processing	1/1,000
Pawn shops	1/200
Printing or publishing, including engraving or photo-engraving	1/400
~~Sign:~~	~~None~~
Sign shop	1/400
Skating rink, commercial	1/400
Water distillation	1/1.5 emp.
Wholesale establishment including storage	1/400

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~ *(6)* Other Required Conditions:

(a) Site plan. A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ for any commercial or multiple-family use of structure within the C-2 District prior to the issuance of a zoning permit. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) Floor area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed the number of square feet in the lot *(FAR to not exceed 1.0)*.

(c) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(d) Exterior Facade. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way.

(e) Freight containers shall not be located so as to be visible from front street right-of-way.

(Ordinance 6195 adopted 3/18/19)

Sec. 6.*8*.~~6.~~ M-1 (Light manufacturing) district.

Purpose. The manufacturing use districts are designed to provide land for a wide range of commercial and industrial activities subject to limitations intended to protect nearby residential and commercial districts and to protect the permitted uses from one another.

Manufacturing District M-1 consists mainly of areas occupied by or suitable for manufacturing, wholesale and other industrial activities, all of a nonnuisance type.

(1) Minimum requirements for lot area, width and setback*:*

Setback		
Front	Rear	Side
15'	10'	10'

(a) When abutting a residential district, the side yard shall be 15 feet.

(b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than 10 feet.

(2) See section 7 for supplementary district regulations and exceptions and parking requirements applying to the M-1 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s*, and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~planning and zoning board~~ within the M-1 District under certain circumstances and conditions.

(4) Parking regulations and permitted uses:

(a) If a use that is permitted in the Residential, C-1, C-2 Districts is established in the M-1 District, the parking requirements for that use shall be the same as required for that particular use in the district in which the use is specifically permitted.

(b) In the M-1 District, manufacturing, industrial, and processing establishments, repair shops, warehouses, and storage buildings, in addition to providing off-street facilities for the loading and unloading of merchandise and goods, shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor space.

(c) In the M-1 District, no land shall be used and no building shall be erected for or converted to any use other than:

Permitted Uses: Any use permitted in the R-A, R-1, R-2, C-1 and C-2 Districts except that no building shall be erected or converted for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial plant for watchmen and caretakers employed on the premises and provided further that any existing dwelling within the M-1 District may be repaired or altered.

Advertising displays manufactured.

Automobiles, motorcycles, trucks or trailers, including parts, or rebuilding of engines.

~~Baseball park, commercial.~~

Battery manufacturing.

Boats, building or repair.

Books, binding, other than hand binding.

Bottling works, for all beverages-not including alcoholic.

Brooms or brushes.

Cameras or other photographic equipment and film.

Carpets, manufacture and cleaning.

Ceramics, stone, glass, marble, and porcelain products.

Electrical appliances, equipment assembly, supplies, or similar products, including electrical machinery.

Electric~~al~~ power *substation or* -generating *including ground-mounted solar and wind* ~~station~~.

Food products.

Furniture and upholstery manufacturing

Heavy equipment, storage, repair and sales, earth moving.

Ice, dry or natural.

Laundry plant (steam).

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products.

Machinery, miscellaneous, including repairs.

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products.

Mattresses, including rebuilding or renovating.

Musical instruments, including pianos or organs.

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers or similar products.

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products.

Pharmaceutical products.

School, commercial or trade.

Sporting or athletic equipment.

Steel products, miscellaneous fabrication or assembly.

Textiles, spinning, weaving, manufacturing, dyeing, bleaching, printing, knit goods, yard thread or cordage.

Tires, recapping or vulcanizing shop.

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks nonferrous metal castings, plumbing appliances, or similar products.

Toys.

Vehicles, children's, including bicycles, scooters, wagons, baby carriages or similar vehicles.

Venetian blinds, window shades or awnings.

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~ *(6)* Other required conditions:

(a) Site plan. A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) Floor area. The floor area of any building or buildings on a lot in an M-1 District shall not exceed one and one-half times the number of square feet in the lot *(FAR to not exceed 1.5)*.

(c) Building area. The maximum allowable building area in the M-1 District shall not exceed 75 percent of the gross area of the lot or tract of land.

(d) Height regulation. No building or structure shall exceed 100 feet in height unless set back from the required yard lines an additional foot for each 4 feet in height above 100 feet.

(Ordinance 5937 adopted 3/7/16)

Sec. 6.*9.*~~65.~~ M-1.5 (Medium manufacturing) district.

Purpose. Manufacturing District M-1.5 consists mainly of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District.

(1) Minimum requirements for lot area, width and setback:

Setback		
Front	Rear	Side
15'	10'	10'

(a) When abutting a residential district, the side yard shall be 15 feet.

(b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than 10 feet.

(2) See section 7 for supplementary district regulations and exceptions and parking requirements applying to the M-1.5 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s* and specific use permits that may be recommended by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ within the M-1.5 District under certain circumstances and conditions.

(4) Parking regulations and permitted uses:

(a) If a use that is permitted in the Residential, C-1, C-2, or M-1 District is established in the M-1.5 District, the parking requirements for that use shall be the same as required for that particular use in the district in which the use is specifically permitted.

(b) In the M-1.5 District, manufacturing, industrial, and processing establishments, repair shops, warehouses, and storage buildings, in addition to providing off-street facilities for the loading, and unloading of merchandise and goods, shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet *of* ~~[of]~~ office floor space.

(c) In the M-1.5 District no land shall be used and no building shall be erected for or converted to any use other than:

Permitted uses.

Any use permitted in the R-A, R-1, C-1, C-2, and M-1 Districts except that no building shall be erected or converted for dwelling purposes; provided however, that dwelling quarters may be established in connection with any industrial plant for watchmen and caretakers employed on the premises and provided further that any existing dwelling within the M-1.5 District may be repaired or altered.

Chemicals, including acids, acetylene, aniline dyes, ammonia, bleaching compounds, carbide, caustic soda, cellulose, chlorine, cleaning or polishing preparations, creosoting, exterminating agents, hydrogen or oxygen, industrial alcohol, solvents, sugar, potash, plastic materials, or synthetic rosins, or rayon yarns.

Coal, coke, charcoal or tar products, including gas.

Electrical equipment and components.

Excelsior or packing materials.

Explosives.

Gas or flammable liquids, storage or products.

Graphite or graphite products.

Metal or metal ores, reduction, refining, smelting or alloying.

Metal alloys of foil, miscellaneous, including solder, pewter, brass, bronze, or tin, lead or gold foil, or similar products.

Metal or metal products, stamping or extrusion, treatment, bonding, finishing or processing, including enameling, japanning, lacquering, galvanizing, plating, or similar processes.

Metal welding, casting or foundry products, including ornamental iron work, or similar products.

Paint, enamel, lacquer, turpentine or varnish.

Plastic and rubber products.

Soaps or detergents, perfumes.

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~ *(6)* Other required conditions:

(a) Site plan. A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) Floor area. The floor area of any building or buildings on a lot in an M-1.5 District shall not exceed one and one-half times the number of square feet in the lot *(FAR to not exceed 1.5)*.

(c) Building area. The maximum allowable building area in the M-1.5 District shall not exceed 75 percent of the gross area of the lot or tract of land.

(d) Height regulation. No building or structure shall exceed 200 feet in height unless set back from the required yard lines an additional foot for each 4 feet in height above 200 feet.

(Ordinance 2545, sec. 2, adopted 1/23/67)

Sec. 6.*10.*~~7.~~ M-2 (Heavy manufacturing) district.

Purpose. Manufacturing District M-2 consists mainly of areas occupied by or suitable for manufacturing and industrial activities whose generator of nuisance effects is ordinarily greater than that of industries permitted in the M-1 District.

(1) Minimum requirements for lot area, width and setback:

Setback		
Front	Rear	Side
15'	10'	10'

(a) When abutting a residential district, the side yard shall be 15 feet.

(b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than 10 feet.

(2) See section 7 for supplementary district regulations and exceptions and parking requirements applying to the M-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the ~~b~~*B*oard of ~~a~~*A*djustment*s*, and specific use permits that may *be* ~~[be]~~ recommended by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ within the M-2 District under certain circumstances and conditions.

(4) Parking regulations and permitted uses:

(a) If a use that is permitted in the Residential C-1, C-2, or M-1 District is established in the M-2 District, the parking requirements for that use shall be the same as required for that particular use in the district in which the use is specifically permitted.

(b) In the M-2 District, manufacturing, industrial, and processing establishments, repair shops, warehouses, and storage buildings, in addition to providing off-street facilities for the loading and unloading of merchandise and goods, shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street, parking space for each 400 square feet of office floor space.

(c) In the M-2 District no land shall be used and no building shall be erected for or converted to any use other than:

Any use permitted in the R-A, R-1, R-2, C-1, C-2, *M-1.5* and M-1 Districts except that no building shall be erected or converted for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial plant for watchmen and caretakers employed on the premises and provided further that any existing dwelling within the M-2 District may be repaired or altered.

Asphalt or asphalt products.

Batching or mixing plant, asphalt or concrete.

Boiler manufacture.

Bottling works, for all beverages, including alcoholic.

Brick, stone, tile or clay products.

Cement, lime, or plaster of paris.

~~Chemicals, including acids, acetylene, aniline dyes, ammonia, bleaching compounds, carbide, caustic soda, cellulose, chlorine, carbon black or bone black, cleaning or polishing preparations, creosoting, exterminating agents, hydrogen or oxygen, industrial alcohol, sugar, potash, plastic materials, or synthetic rosins, or rayon yarns.~~

~~Coal, coke, charcoal or tar products, including gas.~~

Cotton ginning, cotton wadding or linters, cottonseed products manufacture, cotton baling or compress.

~~Excelsior or packing materials.~~

Explosives or fireworks.

Fertilizers.

Gelatin, glue or size.

~~Gas or flammable liquids, storage or products.~~

Grain, milling or processing, elevators.

~~Graphite, or graphite products.~~

Gypsum.

Hair, felt or feathers, bulk processing, washing, curing or dyeing.

Hatchery.

Incineration, distillation or reduction of garbage, offal, or dead animals, fat rendering.

Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds.

Junk handling or storage, and assembling of iron, rags, and similar materials enclosed by an opaque wall or fence 6 feet in height.

Jute, hemp, sisal or oakum products.

Leather, hair, or fur tanning, curing, finishing or dyeing and products.

Livestock auction sales, feeding yards, pens with barns and temporary unloading, concentration loading and shipping.

Meat or fish products, including slaughtering of meat or preparation of fish for packing.

~~Metal or metal ores, reduction, refining, smelting or alloying.~~

~~Metal alloys of foil, miscellaneous, including solder, pewter, brass, bronze, or tin, lead or gold foil, or similar products.~~

~~Metal or metal products, stamping or extrusion, treatment, finishing or processing, including enameling, japanning, lacquering, galvanizing, plating, or similar processes.~~

~~Metal welding, casing or foundry products, including ornamental iron work, or similar products.~~

~~Paint, enamel, lacquer, turpentine or varnish.~~

Petroleum or petroleum products, refining, including gasoline or other petroleum products.

~~Plastic and rubber products.~~

Railroad yards, shops or equipment.

Slaughtering or packing of animals or poultry.

~~Soaps or detergents, perfumes.~~

Wood products, pulp, fiber, or lumber processing, or reduction including paper mill operations.

Wood scouring or pulling.

(5) Screening Devices: Refer to Section 7(13) for fences, hedges and screening regulations.

~~(5)~~ *(6)* Other required conditions:

(a) Site plan. A site plan shall be submitted to and approved by the *Development Services Director* ~~building official~~ prior to the issuance of a zoning permit. *No building or structure subject to the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.*

(b) Floor area. The floor area of any building or buildings on a lot in an M-2 District shall not exceed one and one-half times the number of square feet in the lot *(FAR to not exceed 1.5)*.

(c) Building area. The maximum allowable building area in the M-2 District shall not exceed 75 percent of the gross area of the lot or tract of land.

(d) Height regulation. No building or structure shall exceed 150 feet in height unless set back from the required yard lines an additional foot for each 4 feet in height above 150 feet.

(Ordinance 3616, sec. 2, adopted 10/18/82; Ordinance 3706, sec. 1, adopted 11/14/83)

Sec. 6.*11.*~~9.~~ MH (Manufactured housing) district.

Purpose and intent. The "MH" district is intended to provide for accommodations for a specific form of housing, the manufactured home. To provide appropriate standards for density, spacing, and use, a separate district is created and designated for the specific purpose of providing, at

appropriate locations, areas for the development of manufactured home parks, courts and subdivisions. The standards for trailer camps for transient occupancy differ from those of a manufactured home subdivision, where more or less permanent occupancy is anticipated.

(1) Definitions.

HUD-code manufactured home: A structure constructed on or after 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. section 3282.8(g).

Manufactured housing or manufactured home: A HUD-code manufactured home or a mobile home and collectively means and refers to both.

Mobile home: A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems.

(2) Permitted uses. Land in the "MH" district shall be used for the following purposes in accordance with these regulations and any special standards as provided below.

Legend.

[C]- use is permitted with conditions

[SUP]- use is permitted with specific use permit

a. Agricultural/animal related uses. Crop production is a permitted use.

b. Institutional uses. Governmental facilities other than listed are permitted uses.

c. Office uses. None are permitted except an incidental office for management of the manufactured home park.

d. Residential and lodging uses. [C] Manufactured homes are permitted as part of either:

i. A manufactured home park with a *[SUP]* ~~[S.U.P.]~~; or

ii. A manufactured home subdivision shown on a subdivision plat approved by the *Planning and Zoning Commission* ~~commission~~ and filed for record or signed specifically for and restricted to manufactured home development.

e. Utilities/communications/transportation uses. Utility lines, towers, or metering stations are permitted uses.

f. Accessory uses.

i. Accessory community center (private).

ii. Accessory swimming pool (private).

(3) Building setback requirements.

a. The minimum street frontage setback shall be twenty-five (25) feet.

b. The minimum side setback shall be ten (10) feet.

c. There shall be a minimum space separation of twenty (20) feet between manufactured homes.

d. The minimum rear setback shall be ten (10) feet.

e. No manufactured home shall be permitted within twenty-five (25) feet of a boundary of an "MH" district.

(4) Area regulations.

a. The minimum site area which may be developed or used for manufactured home purposes shall be ten (10) acres.

b. The minimum lot or site area per unit or stand shall be three thousand six hundred (3,600) square feet.

c. The minimum lot width per unit or stand shall be sixty (60) feet.

d. The minimum lot depth per unit or stand shall be sixty (60) feet.

e. Platting is required for each individual lot.

(5) Height regulations. The maximum height of any building or structure shall be thirty-five (35) feet.

(6) Fencing regulations.

a. There shall be constructed and maintained a permanent screening device, not less than six (6) feet in height, on all sides of a manufactured home park or subdivision not directly abutting a dedicated public street within the park or subdivision. The screen shall comply with the city's fence and screen regulations.

b. Also see section 7(13) of the general zoning ordinance.

(7) Off-street parking and loading.

a. Each manufactured home shall be provided with two (2) parking spaces of not less than one hundred eighty (180) square feet (9' x 20') each.

(8) Special standards.

a. Prior to issuance by the *Development Services Director* ~~building official~~ of any permit for a manufactured home park, a site plan ~~as applicable to chapter 18 [article 3.09] of this Code~~ shall be approved by the *Planning and Zoning C*~~c~~ommission. *No building or structure subject to*

the special setback requirements indicated in Section 7(5) shall be erected nor shall a building permit be issued until the Planning and Zoning Commission shall have reviewed and approved the site plan.

b. Sanitation, fire protection and utility service shall be provided to each lot, tract, plat or stand in accordance with health department requirements or any ordinance of the city regulating same.

c. A plan of ingress and egress to the property shall be approved by the transportation engineer of the city.

d. There shall be provided with the park or subdivision open playground space at a ratio of five hundred (500) square feet for each of the first twenty (20) units and two hundred fifty (250) square feet per unit for all additional unit spaces provided located at the entrance to the park or subdivision.

e. There shall be provided on the park or subdivision property street and drive surfacing, drainage and garbage collection rights-of-way, fire lanes and utility easements as required by the city.

(Ordinance 4711, sec. 1, adopted 9/21/98)

Sec. 6.*12.*~~11.~~ PD (Planned Development) District.

(1) Introduction. The Planned Development (PD) district is a tool intended to facilitate the planning, design, and development of integrated land uses on large tracts of that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

(2) Intent and Purpose.

(a) A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance. A PD district can permit greater flexibility and creativity to encourage design plans unique to individual projects that are responsive to changing market conditions. The PD district also provides assurance of high-quality standards and a consistent vision across the scope, scale, and term of the project.

(b) To ensure that each PD is established to achieve specific, unique planning and design objectives, and to guard against its misuse simply to obtain variances and exceptions for an otherwise conventional development project, PD submittal and approval criteria are provided herein to establish minimum requirements, standards, and procedures.

(3) Establishment of a PD District. The governing body may create a PD district by ordinance through an amendment to the zoning map, pursuant to Section 12 and the procedures established therein. The PD ordinance shall establish the boundaries of the district and assign a project name and number. No base zoning

district will be directly paired with a PD district. Any overlay districts that apply to land within the PD project boundaries shall be integrated into the PD district.

(4) Minimum Qualification of a Proposed PD District. To be eligible for consideration, a proposed PD district shall adhere to the following:

(a) Minimum Size. A PD district shall be established with a minimum of 200 acres, sufficient to accommodate a large master-planned community. The City Council may consider requests for a PD smaller than 200 acres if it is demonstrated that the project satisfies all other eligibility and approval criteria except for the minimum size. In no case shall the development area of a new PD district be less than 100 acres.

(b) Mix of Land Uses. To ensure a mix of supporting and integrated land uses, a PD district shall contain at least:

* two housing types (single-family, attached housing/townhouse, or multifamily);

* retail, office, business/employment; and

* a public destination (large park, public plaza, town center, school/library, or similar community gathering place)

Each of the above uses shall be of large enough area to demonstrate capacity as an integral component of the overall land-use mix within the project. At the discretion of the City, the area, density, and intensity of each proposed land use shall be evaluated by staff for overall compliance with existing plans and PD requirements.

(5) Planned Development Components. The Director shall ensure that a completed application related to a PD district has been submitted by the applicant that includes the information and materials necessary to render an informed decision. The applicant shall prepare a Statement of Justification for the PD district to explain the rational basis for why the proposed project should be accommodated with a PD in lieu of conventional base zoning. The Director shall clearly describe and publish required information for each component. During review, the Director, Planning and Zoning Commission and/or the City Council may require the submission of additional information as needed to meet the objectives of these requirements.

The PD ordinance shall comprise the following components:

(a) Development Plan. The Development Plan contains the written terms and standards necessary to ensure compliance with the PD objectives and approved plans. The Development Plan shall include a narrative of PD purpose, intent, and guiding principles. The Development Plan shall also include, at a minimum, a list or table of permitted land uses and associated special development standards within the district, including, but not limited to, intensity, density, lot dimensions and coverage, setbacks. building height, floor-to-area ratio, parking, access, screening, landscape elements, signage, lighting, management associations, and other requirements deemed necessary and appropriate by the governing bodies.

Graphical and narrative explanations of proposed uses, design integration and compatibility shall demonstrate the applicant's understanding of the proposed regulations. Proposed deviations from specific City of Sherman standards for public improvements (e.g., streets, sidewalks, utility assignments, etc.) shall be similarly detailed in the plan, with concurrence of City staff.

(b) Conceptual Plan. The Conceptual Plan shall graphically demonstrate the applicant's intent for the development of the proposed Planned Development. The plan exhibit shall show general land use areas, acreages and maximum densities, primary street circulation and access points, floodplains, open space and parkland, pedestrian and trail circulation, and general location of amenities and other programming, if applicable. This plan stage is intended to be neither exhaustive nor absolute and is expected to be refined further in the Detailed Site Plan.

(c) Detailed Site Plan. The Detailed Site Plan shall refine the Conceptual Plan to show precise locations of land uses, building envelopes and architectural elevations, local street circulation and access points, parking areas, final locations and alignments of pedestrian and trail circulation, park and amenity details, buffering, screening and landscape areas, drainage facility locations, and other details as applicable to the project. For phased PD projects, multiple Detailed Site Plans may be submitted within the project boundaries, but no development shall occur on a site without approval of a Detailed Site Plan. *A Traffic Impact Analysis (TIA) may be required from the developer prior to any approvals for the detailed site plan.*

(6) Development Criteria. As part of the application review process, the Director, Planning and Zoning Commission, and City Council shall determine whether the proposed PD provides an adequate framework for enhanced land design and integration of uses, and that the proposal exceeds the minimum standards of the zoning regulations. The Commission and Council may elect to impose supplemental conditions to the Conceptual/Detailed Site Plan and/or Development Plan to ensure justification for approval of the PD. Approval of a PD and subsequent development within the boundaries thereof shall adhere to the following:

(a) Consistency with the Comprehensive Plan. As the intent of the PD district is to provide for use and design flexibility, any combination of uses may be considered for the district provided that each use is specifically identified along with any appropriate conditions or limitations. The elements of the proposed PD shall be consistent with and promote the goals of the comprehensive plan.

(b) Enhanced Project Design. It is the intent of these regulations to encourage excellence in project design for PD districts to further implement the policies contained in the comprehensive plan. In exchange for greater design flexibility, PD districts are expected to exceed the minimum

regulatory standards applicable to non-PD districts. The following criteria will be used to evaluate PD project design:

1) The project should be appropriately compatible with surrounding neighborhoods relative to architectural design; scale, massing, and building height; historical character; and disposition and orientation of buildings. Transitions to surrounding development shall be made when the proposed project contains differing use and scale.

2) Land uses, buildings, streets, open space, pedestrian circulation, and landscape should be arranged to produce a cohesive, orderly and creative layout that is complementary and supportive of the mix of uses.

3) The project should preserve the natural resources and historical aesthetic character of the site to the greatest extent practicable. Floodplains and riparian areas including wetlands and stream channels, existing specimen trees, other native woody vegetation, and natural topographical features should be identified, demarcated, and preserved as open areas.

4) A variety of housing product types should be included and integrated in an appropriate manner to provide market options within the development.

5) Streets shall be designed with enhancements to the pedestrian realm including sidewalks and shared-use paths separated from vehicular movement with a vegetated parkway buffer and street trees.

6) The street network shall comprise a hierarchy of street types and demonstrate principles supportive of multi-modal users and enhanced connectivity. Streets shall be designed to accommodate expected users, taking into consideration the characteristics of the site and vicinity, such as connections to the existing street network and pedestrian system improvements, existing structures, and natural features.

7) Residential and non-residential building design should demonstrate enhanced architectural elements such as masonry and finishes. Primary building facades should be oriented towards pedestrians to enhance and activate streetscapes.

8) The project shall include a network of connected, common open spaces for use as community gathering places and recreational resources. The openspace network should incorporate amenities such as trails, seating, shade, lighting, and wayfinding sufficient to accommodate all expected users in compliance with all federal, state, and local jurisdictions. Wherever possible, the open-space network should connect to trails and parks outside of the project.

(7) Planned Development Approval Authority. The components of a PD district, described in subsection (5) Planned Development Components, shall be considered by the Planning and Zoning Commission and City Council in the manner described below:

(a) Conceptual Plan. The Conceptual Plan shall be considered for approval by the City Council along with a Development Plan to establish the PD district, with a recommendation from the Planning and Zoning Commission. In certain cases, following a thorough analysis of the submittal, the Director may recommend to the Planning and Zoning Commission that the project proceed directly to Detailed Site Plan for initial PD establishment. In such instance, the applicant shall submit both a Conceptual Plan and Detailed Site Plan, along with a Development Plan, to the Planning and Zoning Commission for consideration and recommendation to the City Council.

(b) Detailed Site Plan. The Detailed Site Plan shall be considered for approval either by the Planning and Zoning Commission for a PD District initially established with a Conceptual Plan, or by the City Council if submitted for initial PD establishment, provided that the Detailed Site Plan accounts for the entire project site. In the instance that a Detailed Site Plan is submitted for initial PD establishment, the Planning and Zoning Commission shall make a recommendation on the Detailed Site Plan and Development Plan. If changes are proposed to a Development Plan that was initially established with a Conceptual Plan, the Planning and Zoning Commission is granted authority to consider approval of the changes for consistency with the objectives in the original PD district approval or defer the changes to the City Council with a recommendation.

(c) Development Plan. The Development Plan shall be considered for approval by the Planning and Zoning Commission and City Council accompanied by either a Conceptual Plan or Detailed Site Plan, as established in this section.

(8) Development within a Planned Development District.

(a) An approved PD district shall regulate the use and development of property within the district boundaries per the Development Plan. All building permits and development requests shall be in accordance with the plan until and unless it is amended by the City Council.

(b) The PD district shall not modify the procedures of the application or approval process for development or building within the PD district. Such processes shall follow and adhere to the normal procedures and requirements established by these regulations.

(9) Modifications and Amendments to PD Districts. Revisions or modifications to adopted regulating documents of a PD district shall be as follows:

(a) Development Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City

Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning and Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(b) Conceptual Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning and Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(c) Detailed Site Plan. All modifications to an approved Detailed Site Plan shall be approved by the Planning and Zoning Commission.

(d) Major Modifications. A major modification is described as a change that increases the number of dwelling units/lots, building heights, or lot coverages, change to primary street connection location, reduction in parkland or open space (without corresponding reduction in dwelling units), and other changes deemed by the Director to be substantially different than the vision and principles established in the approved PD Development Plan. Areas and alignments shown on the Conceptual Plan may be adjusted and refined at the time of Detailed Site Plan but shall generally represent the vision that was approved upon establishment.

(10) Expiration of Approved PD District. A Detailed Site Plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

(11) Revocation of Approved Planned Development Districts. The property owner may request to abandon a PD and nullify an approved PD district by making an application for rezoning to an alternate zoning district. If the City determines that the project fails or ceases to comply with the applicable standards, criteria, or conditions of the PD district ordinance, the City Council may initiate a revocation by rezoning the property to the zoning district prior to the PD district, or another district as may be appropriate.

(Ordinance 6186 adopted 3/18/19)

Sec. 6.13. Overlay District.

The purpose of the following Overlay Districts is to allow the creation of development that occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses. The districts should be established to protect and enhance certain specific lands and structures which have characteristics which are distinct from lands and structures outside these Overlay Districts. The several Overlay Districts hereby established and into which the city is divided are designated as follows:

Sec. 6.*13.1.*~~8.~~ O-1 (75 & 82) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overl*a*y ~~[overlay]~~ district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas adjacent to U.S. Highway 75 and being five hundred (500) feet on either side of said right-of-way, from the intersection of U.S. Highway 75 with Highway 91 north to F.M. 691, and from the south city limits, north to the south boundary of Tract 1 and Tract 2 of the Blalock Industrial Park and along and adjacent to U.S. Highway 82 and being five hundred (500) feet on either side of said right-of-way.

(b) Compliance required. All property within the boundaries of the overl*a*y ~~[overlay]~~ district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential *and multifamily* building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

(c) Windows. Reflective glass with an exterior reflectance percentage in excess of twenty-seven (27) percent, as certified through the manufacturer's specifications, shall not be used as an exterior building material on any building or structure. Windows and window walls shall not be glazed or reglazed with mirrored glass.

(d) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(e) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(f) All buildings shall have at least four architectural features from the following list.

- Canopies, awnings, or porticos
- Recesses/projections
- Arcades (recessed porches)
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details (such as tile work and moldings) integrated into the building facade
- Articulated cornice line
- Integrated planters or wing walls that incorporate landscape and sitting areas
- Offsets, reveals or projecting rib used to express architectural or structural bays
- Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)
- Varied roof heights

(g) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential *and multifamily* building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(1) Forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater;

(2) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

(1) Five (5) feet from rear and side property lines;

(2) Forty (40) feet from any residential dwelling that is zoned ~~R~~*residential* for single-story buildings not exceeding thirty (30) feet in height;

(3) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.

(c) Loading docks. Loading docks, overhead doors and service bays shall not be located on the parkway side of any building.

(d) Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the *Planning and Zoning Commission* ~~zoning board~~. Cross access driveways are required adjacent to commercial zoned tracts.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

(1) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy;

(2) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way;

(3) All landscaping shall be installed so as to avoid hazards;

(4) An effort shall be made to preserve existing trees.

(7) Screening.

(a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened.

(b) Screening height. Screening height shall be a minimum of *six (6)* ~~four (4)~~ feet above the grade at the property line of abutting residential uses.

(1) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy-forming trees where the nonresidential use is at a much lower grade than the residential use).

(2) All landscaping shall be installed so as *to* ~~[to]~~ avoid hazards.

(c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

(1) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble or the built-up panels of these materials designed for exterior use.

(2) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(3) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(4) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than *six (6)* ~~four (4)~~ feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(5) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(d) Screening of site features. Site features hereinafter shall be screened in accordance with (c) above.

(1) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to (c) above.

(2) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

(3) Outdoor storage area. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

(4) Refuse areas. All refuse areas shall be screened on three sides. Gates are not required.

(5) Ground-mounted equipment. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wallmounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Procedures and notice.

(a) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 6129 adopted 7/16/18)

Sec. 6.*13.2.*~~8.1~~ O-1.1 (F.M. Highway 1417) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements statement of intent accompanies each element, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and service as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas inside the city limits and adjacent to F.M. Highway 1417 and being five hundred (500) feet on either side of said right-of-way F.M. 1417. The overlay applies to commercial and multifamily developments only.

(b) Compliance required. All commercial and multifamily property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential *and multifamily* building design.

(a) General provisions. All nonresidential *and multifamily* buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule

of materials used on every freestanding building shall be submitted to the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

1) Exterior walls.

   a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and Fire Prevention and Protection Code. No blank walls shall face public streets.

   b) The following primary material list shall apply:

      i) Masonry consisting of stone, cultured or cast stone

      ii) Brick or brick veneer

      iii) Tile

      iv) Stucco

      v) Architecturally finished block

      vi) Architectural glass (less than 27% reflectance)

   c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.

2) Exterior colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design~~[.]~~

   a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, nonreflective earth tone colors.

   b) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

3) All nonresidential *and multifamily* buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.

4) Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:

* Canopies, awnings, or porticos

* Recesses/projections

* Arcades (recessed porches)

* Peaked roof forms

* Arches

* Outdoor patios

* Display windows

* Architectural details (such as tile work and moldings) integrated into the building facade

* Articulated cornice line

* Integrated planters or wing walls that incorporate landscape and sitting areas

* Offsets, reveals or projecting rib used to express architectural or structural bays

* Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)

* Varied roof heights

5) Other required or optional features may include:

a) Entryway features.

i) All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.

b) Building articulation.

i) All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii) At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers,

changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

(1) Asphalt shingles

(2) Industry approved synthetic shingles

(3) Standing seam metal

(4) Tile roofs

(5) Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(e) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential *and multifamily* building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(i) Forty (40) feet from the highway right-of-way.

(ii) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(iii) On-premises signs that are 12 feet or less in height may have a 25' setback from Highway 1417. (see Subsection 10)

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

(i) Five (5) feet from rear and side property lines.

(ii) Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;

(iii) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall ~~h~~*b*e required in excess of one hundred (100) feet.

(c) Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the *Planning and Zoning Commission* ~~zoning board~~. Cross access driveways are required adjacent to commercial zoned tracts.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

(i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

(ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

(iii) All landscaping shall be installed so as to avoid hazards.

(iv) An effort shall be made to preserve existing trees.

(7) Screening.

Screening of Site Features

1) Detention areas and drainage channels. A visual screen shall separate and screen all stormwater detention or retention facilities

from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

a) Minimum required screening. Minimum required screening shall achieve an opaque visual screen to a height of no less than *six (6)* 4 feet nor greater than *eight (8)* ~~6~~ feet using the materials listed below.

b) Materials. The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

i) Fencing or masonry walls - Fences and masonry walls shall present a finished and decorative appearances. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance and with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.

ii) Planted materials or natural vegetation - Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.

iii) Earthen berms - When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.

(a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(b) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(i) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

(ii) All landscaping shall be installed so as to avoid hazards.

(c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

(i) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.

(ii) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(iii) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(iv) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(v) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(d) Screening of site features. Site features hereinafter shall be screened in accordance with (c) above.

(i) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to subsection (c) above.

(ii) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

(iii) Outdoor storage area. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

(iv) Refuse areas. All refuse areas shall be screened on three sides. Gates are not required.

(v) Ground-mounted equipment. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Signs.

a) The total area of building signage shall not exceed the following:

For each one linear foot of primary building face (facade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of-way frontage, each street frontage shall be counted for purposes of determining attached sign allowance. The following of the defines the maximum sign area allowed based on the square footage of the building footprint:

Building Footprint (sq ft)	Maximum Sign Area (sq ft)
Less than 12,000	150
12,000–49,999	300

50,000 or more	600

b) For each one linear foot of lease space facade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.

c) To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space facade width.

(11) Monument/ground signs.

a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.

(12) Illuminated/electronic signs.

a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.

b) A sign shall display static images for a period of at least eight seconds.

c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.

d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.

e) Revolving signs shall not be permitted.

f) A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.

(13) Connectivity. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).

(14) Procedures and notice.

(a) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine

compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 5938 adopted 3/7/16)

Sec. 6.*13.3.*~~8.2.~~ O-1.2 (Sam Rayburn) Overlay District.

(1) Introduction.

(a) The development of existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The Sam Rayburn Overlay District development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the Sam Rayburn Overlay District development area standards is to ensure that the development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the Sam Rayburn Overlay District development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials, and basis for proportion of structures within the Sam Rayburn Overlay District development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of the site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent *properties* ~~[areas]~~ are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Sam Rayburn Overlay District development areas are those areas adjacent to and within 200 feet of Sam Rayburn Freeway from the intersection of U.S. Highway 75 with Highway 91 south extending to the Blalock Industrial Park District.

(b) Compliance required. All property within the boundaries of the Sam Rayburn Overlay District development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ċ~~*C*ommission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the Sam Rayburn Overlay District development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ċ~~*C*ommission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential *and multifamily* building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

(c) Windows and Glass. Reflective glass with an exterior reflectance percentage in excess of twenty-seven (27) percent, as certified through the manufacturer's specifications, shall not be used as an exterior building material on any building or structure. Windows and window wall shall not be glazed or reglazed with mirrored glass.

(d) Fire escapes. Exterior fire escapes shall no*t*~~[t]~~ be permitted on the front side of a building.

(e) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(f) All buildings shall have at least four architectural features from the following list.

- Canopies, awnings, or porticos
- Recesses/projections
- Arcades (recessed porches)
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details (such as tile work and moldings) integrated into the building facade
- Articulated cornice line
- Integrated planters or wing walls that incorporate landscape and sitting areas
- Offsets, reveals or projecting rib used to express architectural or structural bays
- Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)
- Varied roof heights

(g) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential *and multifamily* building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(1) Forty (40) feet from the highway right-of-way.

(2) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

(1) Five (5) feet from rear and side property lines.

(2) Single-story structures up to thirty (30) feet in height shall have a minimum fifteen (15) foot setback from any R *(residential)* district lines.

(3) All other buildings and structures shall be setback from residential district lines no less than a distance equal to the height of the highest point on the building above grade. No setback shall be required in excess of fifty (50) feet.

(c) Loading docks. Loading docks, overhead doors, service bays and trash receptacles shall be screened by earthen berms and/or landscape when located on the parkway side of any building.

(d) Parking areas. Parking areas and service drives areas shall be concrete and shall be buffered by minimum two (2) foot tall landscape adjacent to the highway.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

(1) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy.

(2) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right of way.

(3) All landscaping shall be installed so as to avoid hazards.

(4) An effort shall be made to preserve existing trees.

(7) Screening.

(a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened.

(b) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(1) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy-forming trees where the nonresidential use is at a much lower grade than the residential use).

(2) All landscaping shall be installed so as to avoid hazards.

(c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

(1) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble or the built-up panels of these materials designed for exterior use.

(2) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(3) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(4) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an ~~0-1~~ [O-1] District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(5) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(d) Screening of site features. Site features hereinafter shall be screened in accordance with (c) above.

(1) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to (c) above.

(2) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

(3) Outdoor storage area. Outdoor storage of merchandise, equipment or materials which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

(4) Refuses areas. All refuse areas shall be screened on three sides. Gates are not required.

(5) Ground-mounted equipment. All ground mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standards, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable or any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Paving. Any off-street parking area, service drive or driveway shall be concrete pavement so as to provide a durable and dustless surface.

(11) Procedures and notice.

(a) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the specific elements of site and building plans for development within the Sam Rayburn Overlay District development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine

compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 5264, sec. 1, adopted 10/4/04; Ordinance 5513 adopted 2/4/08)

Sec. 6.*13.4.*~~8.5.~~ O-1.3 (F.M. Highway 691) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements statement of intent accompanies each element, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for

proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and service as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas inside the city limits and adjacent to F.M. Highway 691 and being five hundred (500) feet on the south side of said right-of-way of F.M. Highway 691. The overlay applies to commercial and multifamily developments only.

(b) Compliance required. All commercial and multifamily property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential *and multifamily* building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry

veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission.

1) Exterior walls.

   a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and Fire Prevention and Protection Code. No blank walls shall face public streets.

   b) The following primary material list shall apply:

      i) Masonry consisting of stone, cultured or cast stone

      ii) Brick or brick veneer

      iii) Tile

      iv) Stucco

      v) Architecturally finished block

      vi) Architectural glass (less than 27% reflectance)

   c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.

2) Exterior colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.

   a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.

   b) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and doorframes, moldings, cornices, canopies, and awnings.

3) All nonresidential buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.

4) Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:

* Canopies, awnings, or porticos
* Recesses/projections
* Arcades (recessed porches)
* Peaked roof forms
* Arches
* Outdoor patios
* Display windows
* Architectural details (such as tile work and moldings) integrated into the building facade
* Articulated cornice line
* Integrated planters or wing walls that incorporate landscape and sitting areas
* Offsets, reveals or projecting rib used to express architectural or structural bays
* Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)
* Varied roof heights

5) Other required or optional features may include:

a) Entryway features.

i) All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.

b) Building articulation.

i) All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii) At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

(1) Asphalt shingles

(2) Industry approved synthetic shingles

(3) Standing seam metal

(4) Tile roofs

(5) Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(e) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential *and multifamily* building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(i) Forty (40) feet, from the highway right-of-way.

(ii) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(iii) On premises signs that are 12 feet or less in height may have a 25' setback from *FM 691* ~~S.H. 289~~. (see subsection 10)

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

(i) Five (5) feet from rear and side property lines.

(ii) Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;

(iii) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.

(c) Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the *Planning and Zoning Commission* ~~zoning board~~. Cross access driveways are required adjacent to commercial zoned tracts.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

(i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

(ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

(iii) All landscaping shall be installed so as to avoid hazards.

(iv) An effort shall be made to preserve existing trees.

(7) Screening. Screening of site features:

(a) Detention areas and drainage channels. A visual screen shall separate and screen all stormwater detention or retention facilities from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

1) Minimum required screening. Minimum required screening shall achieve an opaque visual screen to a height of no less than 4 feet nor greater than 6 feet using the materials listed below.

2) Materials. The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

a) Fencing or masonry walls - Fences and masonry walls shall present a finished and decorative appearance. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance and with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.

b) Planted materials or natural vegetation - Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.

c) Earthen berms - When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.

(b) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(c) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

1) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

2) All landscaping shall be installed so as to avoid hazards.

(d) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

1) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.

2) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

3) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

4) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height: constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

5) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(e) Screening of site features. Site features hereinafter shall be screened in accordance with (c) above.

1) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to subsection (c) above.

2) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

3) Outdoor storage area. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

4) Refuse areas. All refuse areas shall be screened on three sides. Gates are not required.

5) Ground-mounted equipment. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or

located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Signs.

(a) The total area of building signage shall not exceed the following: For each one linear foot of primary building face (facade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of-way frontages, each street frontage shall be counted for purposes of determining attached sign allowance. The following defines the maximum sign area allowed based on the square footage of the building footprint:

Building Footprint (sq ft)	Maximum Sign Area (sq ft)
Less than 12,000	150
12,000–49,999	300
50,000 or more	600

(b) For each one linear foot of lease space facade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.

(c) To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space facade width.

(11) Monument/ground signs.

(a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

(b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.

(12) Illuminated/electronic signs.

(a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.

(b) A sign shall display static images for a period of at least eight seconds.

(c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.

(d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.

(e) Revolving signs shall not *be~~he~~* permitted.

(f) A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.

(13) Connectivity. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).

(14) Procedures and notice.

(a) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the

commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 5983 adopted 9/6/16)

Sec. 6.*13.5.*~~8.6.~~ O-1.4 (State Highway 289) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements statement of intent accompanies each element, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and

reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and service as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas inside the city limits and adjacent to State Highway 289 and being five hundred (500) feet on either side of said right-of-way of State Highway 289. The overlay applies to commercial and multifamily developments only.

(b) Compliance required. All commercial and multifamily property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ċ~~*C*ommission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ċ~~*C*ommission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential *and multifamily* building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ċ~~*C*ommission.

1) Exterior walls.

a) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and

Fire Prevention and Protection Code. No blank walls shall face public streets.

b) The following primary material list shall apply:

i) Masonry consisting of stone, cultured or cast stone

ii) Brick or brick veneer

iii) Tile

iv) Stucco

v) Architecturally finished block

vi) Architectural glass (less than 27% reflectance)

c) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.

2) Exterior colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.

a) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.

b) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

3) All nonresidential buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.

4) Additional architectural features (minimum 4 features). All buildings shall have at least four architectural features from the following list:

* Canopies, awnings, or porticos
* Recesses/projections
* Arcades (recessed porches)
* Peaked roof forms
* Arches

* Outdoor patios

* Display windows

* Architectural details (such as tile work and moldings) integrated into the building facade

* Articulated cornice line

* Integrated planters or wing walls that incorporate landscape and sitting areas

* Offsets, reveals or projecting rib used to express architectural or structural bays

* Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)

* Varied roof heights

5) Other required or optional features may include:

a) Entryway features.

i) All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.

b) Building articulation.

i) All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii) At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.

c) Roof treatment.

i) Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

ii) The following materials are allowed for sloping roofs:

(1) Asphalt shingles

(2) Industry approved synthetic shingles

(3) Standing seam metal

(4) Tile roofs

(5) Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

(c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.

(d) Mechanical equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.

(e) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential *and multifamily* building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

1) Forty (40) feet from the highway right-of-way.

2) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

3) On premises signs that are 12 feet or less in height may have a 25' setback from S.H. 289. (see Subsection 10)

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

1) Five (5) feet from rear and side property lines.

2) Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;

3) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.

(c) Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the *Planning and Zoning Commission* ~~zoning board~~. Cross access driveways are required adjacent to commercial zoned tracts.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

1) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

2) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

3) All landscaping shall be installed so as to avoid hazards.

4) An effort shall be made to preserve existing trees.

(7) Screening. Screening of site features:

(a) Detention areas and drainage channels. A visual screen shall separate and screen all stormwater detention or retention facilities from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

1) Minimum required screening. Minimum required screening shall achieve an opaque visual screen to a height of no less than 4 feet nor greater than 6 feet using the materials listed below.

2) Materials. The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

a) Fencing or masonry walls - Fences and masonry walls shall present a finished and decorative appearance. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance and with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.

b) Planted materials or natural vegetation - Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.

c) Earthen berms - When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.

(b) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(c) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

1) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

2) All landscaping shall be installed so as to avoid hazards.

(d) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

1) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.

2) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

3) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

4) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

5) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(e) Screening of site features. Site features hereinafter shall be screened in accordance with subsection (c) above.

1) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to subsection (c) above.

2) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

3) Outdoor storage area. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

4) Refuse areas. All refuse areas shall be screened on three sides. Gates are not required.

5) Ground-mounted equipment. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

(i) Accent lighting. Floodlighting and spotlighting of architecture, features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Signs.

(a) The total area of building signage shall not exceed the following:

For each one linear foot of primary building face (facade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of-way frontages, each street frontage shall be counted for purposes of determining attached sign allowance. The following defines the maximum sign area allowed based on the square footage of the building footprint:

Building Footprint (sq ft)	Maximum Sign Area (sq ft)
Less than 12,000	150
12,000–49, 999	300
50,000 or more	600

(b) For each one linear foot of lease space facade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.

(c) To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space facade width.

(11) Monument/ground signs.

(a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

(b) Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site or shall be compatible in design with stone or brick.

(12) Illuminated/electronic signs.

(a) Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.

(b) A sign shall display static images for a period of at least eight seconds.

(c) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.

(d) A maximum of 55% of the overall sign area may be devoted to an electronic message sign.

(e) Revolving signs shall not be permitted.

(f) A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.

(13) Connectivity. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).

(14) Procedures and notice.

(a) The ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ė~~*C*ommission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ė~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ė~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~þ~~*P*lanning and ~~ź~~*Z*oning ~~ė~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 5984 adopted 9/6/16)

Sec. 6.*13.6.*~~8.3.~~ College Park Overlay District

(1) Introduction.

(a) The College Park Overlay District, at the request of Austin College, contains minimum standards for new construction in the Austin College Community. The College Park Overlay District recognizes the special location, architectural character and land-use mix of the college park neighborhood and establishes appropriate standards for uses with the district. The overlay district is designed to help protect the private property values and public investments in and near the college park neighborhood, to reduce conflicts between new construction and existing development in the existing neighborhood, and to preserve the area's special character. The district promotes mixing of land use to foster a livable community of residential, commercial and cultural uses and encourages pedestrian access within the college park neighborhood and provides connectivity to adjacent neighborhoods and the Central Business District. The district also respects socioeconomic diversity by encouraging a variety of home styles and sizes that are sympathetic to the neighborhood's historical diversity of design and fosters a cooperative atmosphere in the college park neighborhood between the City of Sherman, Austin College and private landowners to jointly realize the potential of the district. The College Park Overlay District development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of the College Park Area supports careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the College Park Overlay District development area standards is to ensure that the development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the College Park Overlay District development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design. Design standards for buildings should ensure that the design, color, materials, and basis for proportion of structures within the College Park Overlay District development area are harmonious with the intent of the ordinance.

(c) Screening. Required screening should accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents.

(d) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of the site. Glare and illumination standards should ensure that the mechanisms providing light do not negatively impact the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

(a) 4Area boundaries. College Park Overlay District development areas are those areas bounded as follows:

East: Harrison Street (from Pecan Street to Old Settlers Park)

North: Along the Railroad Tracks to the back of Old Settlers Park creating a natural boundary curving down to College Street.

West: Montgomery Street (from College to Pacific Street).

South: Pacific Street from Montgomery to Lee, south to Pecan, east on Pecan to Harrison Street.

(b) Compliance required. All property within the boundaries of the College Park Overlay District development areas shall adhere to the overlay district development standards.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the College Park Overlay District development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process.

(4) Building design.

(a) General provisions. All buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. On new construction, building materials must be specified and may be permitted when such materials are 60% masonry, hardy board or concrete fiber board and consistent with the intent of these standards. A complete set of elevation plans and schedule of wall and roof colors and finishes used on every freestanding building shall be submitted to the *Director of Development Services* ~~building official~~. (Not required for maintenance of or additions to existing nonconforming structures.)

(c) All new residential structures shall have a minimum 1,200 square foot living area, except patio homes authorized by a specific use permit.

(d) Carports are prohibited.

(e) Detached garages are permitted when architecturally designed to be compatible with historically significant and period style homes.

(5) Screening, Privacy Fences.

(a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened.

(b) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(A) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy-forming trees where the nonresidential use is at a much lower grade than the residential use).

(B) All landscaping shall be installed so as to avoid hazards.

(c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

(A) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble or the built-up panels of these materials designed for exterior use.

(B) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(C) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(D) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an *O~~0~~*-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way. Wire, chain link and corrugated fencing materials are not allowed.

(E) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(6) Glare and illumination.

(a) Parking area lighting. Standards, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard pole, bollard and wall mounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.

(7) Signage.

(a) Maximum face area is 16 square foot.

(b) Maximum height is 4 foot.

(c) Off-premises signs are prohibited

(8) Permitted and Specific Uses.

(a) Uses:

(A) No permitted or specific use in the College Park Overlay District may include drive-through facilities, gas pumps or canopies.

(B) Permitted Uses. Within the College Park Overlay District, the following uses are permitted in any zoning district.

(i) Residential & Educational:

Single-family dwellings

Colleges and Universities

(C) Specific Uses. With the College Park Overlay District, the following uses are permitted as Specific Use Permits in residential zones under the provisions of this article. Limitations on the size of certain uses are as stated below:

(i) Neighborhood & Community Service.

Arts/cultural center or exhibit hall

Bed and breakfast/historic inn

Charitable/religious institutions

Community center/house

Dance studio

Health care hospitality

Health club/fitness center

Parks

Patio Homes

Place of worship

Preschool & Day care centers, small and large

(ii) Medical/General Offices:

General offices

Medical and dental offices/services

Medical and other records storage

Medical offices

(iii) Ancillary/Retail/Neighborhood Uses allowed only on the first floor and up to a maximum of 3500 square feet of gross floor area per use:

Food store/convenience store excluding the sale of gasoline

General retail

Pharmacy

Research and development facilities

Restaurant/bakery/cafe

Retail bank/ATMs

Scientific and medical research labs

Technical and medical equipment development and/or services

(9) Procedures and notice.

(a) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review the specific elements of site and building plans for all commercial development within the College Park Overlay District development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

(Ordinance 6193 adopted 3/18/19)

Sec. 6.*13.7.*~~8.4.~~ Blalock Commercial Overlay District*

(1) Introduction.

(A) The development of the Blalock Commercial Overlay District offers significant economic opportunities for the City of Sherman and its citizens. It is imperative that this unique entry to the city be protected by quality development standards. This district is in compliance with the Comprehensive Master Plan Future Land Use Map and the Implementation Section: Prudent use of Development Regulations.

(B) Careful planning and foresight is important to achieve and provide the greatest benefits for the City of Sherman. The intent of the Blalock Commercial Overlay District Standards is to insure the area develops in a manner that provides an attractive appearance and assures compatible land uses within consistent design guidelines.

(C) The Blalock Commercial Overlay District will consist of highway frontage in the Blalock Industrial Park at Heritage Parkway and nearby tracts that form the south gateway to the city.

(2) Intent. To create a regional image for retail/commercial developments within and around the Blalock Commercial Overlay District. These guidelines are to help owners, developers, designers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire development and ensure the aesthetic value and visual appeal of nonresidential land uses in the *overlay district* ~~Planned Development~~.

(A) Multiple buildings in commercial centers: To achieve unity between buildings in a commercial development of more than one building, all buildings in such a development shall employ a similar theme, and color palette.

(3) Applicability. These provisions shall apply to all retail and commercial development within Blalock Commercial Overlay District.

(4) Establishment of Blalock Commercial Overlay District.

(A) For the purpose of promoting the public health, safety, morals, and general welfare in the City of Sherman:

(B) There is hereby, for the purposes of convenience, denominated "Blalock Commercial Overlay District" the following area described by metes and bounds as follows:

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the PRESTON KITCHENS SURVEY, Abstract No. 667, the SHERROD DUNMAN SURVEY, Abstract No. 329 and the ELIZABETH JONES SURVEY, Abstract No. 625 and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at the Southeast corner of a 97.64 acre tract of land described in Tract One in deed from Rabin Worldwide, Inc., et al to Actichem L.P., dated June 21, 2005, recorded in Volume 3880, Page 138,

Official Public Records, Grayson County, Texas, the Southwest corner of a 130.48 acre tract of land described in deed form [from] Rabin Worldwide, Inc., et al to Shafer Plaza XLII, Ltd., dated March 28, 2005, recorded in Volume 3842, Page 40, Official Public Records, Grayson County, Texas, on the North right-of-way line of F.M. Highway No. 1417;

THENCE in a Northerly direction with the East line of said Actichem 97.64 acre tract, the West line of said Shafer 130.48 acre tract, the following calls and distances:

North 17 deg. 57 min. 51 sec. West, a distance of 541.99 feet;

North 11 deg. 37 min. 37 sec. East, a distance of 541.99 feet;

North 44 deg. 54 min. 41 sec. West, a distance of 493.45 feet;

North 13 deg. 29 min. 05 sec. West, a distance of 2190.59 feet to the Northeast corner of said 97.64 acre tract, a Southeast corner of a 1140.06 acre tract of land described in Tract One in deed from W. C. Pickens, Jr. to Sherman Hills County Club, Ltd., dated May 17, 2002, recorded in Volume 3265, Page 890, Official Public Records, Grayson County, Texas;

THENCE North 14 deg. 26 min. 23 sec. West, continuing with the West line of said Shafer 130.48 acre tract, an East line of said 1140.06 acre tract, a distance of 468.97 feet to the Northwest corner of said 130.48 acre tract, an ell corner of said 1140.06 acre tract;

THENCE North 75 deg. 38 min. 03 sec. East, with a North line of said 130.48 acre tract, a South line of said 1140.06 acre tract, a distance of 867.16 feet to an ell corner of the herein described tract, at a point 500 feet West of and perpendicular to the West right-of-way line of U.S. Highway No. 75;

THENCE in a Northerly direction 500 feet West of and parallel with the West right-of-way line of said U.S. Highway No. 75, the following calls and distances:

With a curve to the right having a radius of 3945.71 feet, (chord bears North 04 deg. 35 min. 05 sec. East, 566.30 ft.), a distance of 566.79 feet to the end of said curve;

North 08 deg. 42 min. 00 sec. East, crossing a South line of Sherman Hills Country Club Addition, Golf Course Tracts to the City of Sherman, Texas as shown by plat of record in Volume 17, Pages 71 & 72, Plat Records, Grayson County, Texas and continuing for a total distance of 1199.86 feet to a point;

North 02 deg. 29 min. 14 sec. East, a distance of 166.77 feet to a point;

With a curve to the left having a radius of 3154.72 feet, (chord bears North 02 deg. 14 min. 29 sec. East, 433.48 ft.), a distance of 433.82 feet to the end of said curve;

North 17 deg. 36 min. 44 sec. West, a distance of 154.38 feet to a point;

North 02 deg. 50 min. 00 sec. West, a distance of 168.45 feet to a point;

THENCE North 87 deg. 10 min. 00 sec. East, crossing a North line of said Sherman Hills Country Club Addition, Golf Course Tracts, the South line of an 0.981 acre triangular tract of land described as Tract No. 2 in deed from William P. Lee, et ux to William P. Lee and Betty Lou Lee, Trustees of the William P. Lee and Betty Lou Lee Revocable Living Trust by deed dated May 8, 1997, recorded in Volume 2548, Page 19, Official Public Records, Grayson County, Texas and continuing for a total distance of 500.00 feet to an angle point on the East line of said 0.981 acre tract, the West right-of-way line of said U.S. Highway No. 75, at highway station 817+38.7;

THENCE North 79 deg. 29 min. 51 sec. East, crossing said highway, a distance of 383.43 feet to an angle point in the East right-of-way line of said U.S. Highway No. 75, the West line of a 26.318 acre tract of land described in Tract No. 1 in said deed recorded in Volume 2548, Page 19, at highway station 817+89.87;

THENCE North 87 deg. 10 min. 00 sec. East, a distance of 500.00 feet to a point 500 feet East of and perpendicular to the East right-of-way line of said U.S. Highway No. 75;

THENCE in a Southerly direction 500 feet East of and parallel with the East right-of-way line of said U.S. Highway No. 75, the following calls and distances:

South 13 deg. 38 min. 47 sec. East, a distance of 159.91 feet to a point;

South 02 deg. 50 min. 00 sec. East, a distance of 149.32 feet to the beginning of a curve;

With a curve to the right having a radius of 4524.72 feet, (chord bears South 00 deg. 0 1 min. 04 sec. West, 450.15 ft.), a distance of 450.33 feet to a point in the center of Post Oak Creek and on the Southerly line of said Lee 26.318 acre tract;

THENCE in a Southeasterly direction with the center of said Post Oak Creek, the Southerly line of said 26.318 acre tract, the following calls and distances:

South 17 deg. 55 min. 00 sec. East, a distance of 113.24 feet to a point;

South 44 deg. 10 min. 00 sec. East, a distance of 232.88 feet to a point;

South 20 deg. 59 min. 00 sec. East, a distance of 279.56 feet to a point;

South 41 deg. 03 min. 00 sec. East, a distance of 105.88 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 173.45 feet to an angle point and a jog to the West in the West right-of-way line of old U.S. Highway No. 75, at highway station 800+00;

South 78 deg. 32 min. 13 sec. East, crossing said old highway 75 and continuing for a total distance of 127.19 feet to a point;

North 74 deg. 16 min. 00 sec. East, a distance of 52.20 feet to a point;

North 31 deg. 15 min. 00 sec. East, a distance of 275.80 feet to a point;

South 71 deg. 38 min. 00 sec. East, a distance of 103.00 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 458.30 feet to a point;

South 64 deg. 26 min. 00 sec. East, a distance of 22.79 feet to a point on a West line of a West line of a 221.867 acre tract of land conveyed by Stephen B. Gremmels to Pylon Farms, Inc. by deed dated October 11, 1965, recorded in Volume 1040, Page 518, Deed Records, Grayson County, Texas;

THENCE South 13 deg. 41 min. 11 sec. East, with a West line of said 221.867 acre tract, a distance of 1098.90 feet to an ell corner of said tract;

THENCE South 29 deg. 21 min. 33 sec. West, through said 221.867 acre tract, a distance of 1443.79 feet to the Northeast corner of an 0.939 acre tract of land conveyed by Windle Lee Golden, et ux to Richard J. Kalb, et ux by deed dated July 24, 1989, recorded in Volume 2049, Page 131, Real Property Records, Grayson County, Texas, the Southeast corner of a 4.256 acre tract of land conveyed by Leon H. Bloomer, et ux to Pylon Farms, Inc. by deed dated December 21, 1965, recorded in Volume 1054, Page 67, Deed Records, Grayson County, Texas, on a West line of said 221.867 acre tract;

THENCE South 14 deg. 08 min. 33 sec. East, with a West line of said 221.867 acre tract, the East line of said 0.939 acre tract, passing the Northwest corner of Constitution Village Addition, Section Two to the City of Sherman, Texas as shown by plat of record in Volume 4, Page 22, Plat Records, Grayson County, Texas and continuing for a total distance of 246.07 feet to the Southeast corner of said 0.939 acre tract;

THENCE South 14 deg. 37 min. 30 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, a distance of 443.34 feet to a point;

THENCE South 13 deg. 42 min. 08 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, passing its Southwest corner, the Northwest corner of Constitution Village Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 73, Plat Records, Grayson County, Texas and continuing with the West line of said Constitution Village Addition, passing its Southwest corner on the North right-of-way line of F.M. Highway No. 1417 and continuing for a total distance of 1698.56 feet to a point on the South right-of-way line of said F.M. Highway No. 1417, the North line of a 13.40 acre tract of land described in Correction Trustee's Deed from Robert W. Minshew, Trustee to Kennedy & Minshew Professional Corporation, dated September 2, 2003, recorded in Volume 3534, Page 461, Official Public Records, Grayson County, Texas;

THENCE South 75 deg. 46 min. 49 sec. West, with the South right-of-way line of said F.M. Highway No. 1417, the North line of said 13.40 acre tract, a distance of 120.40 feet to its Northwest corner;

THENCE South 13 deg. 46 min. 49 sec. East, with the West line of said 13.40 acre tract, a distance of 776.73 feet to a point;

THENCE South 13 deg. 30 min. 32 sec. East, continuing with the West line of said 13.40 acre tract, passing its Southwest corner, the Westerly Northwest corner of a 214.134 acre tract of land conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas and continuing with the Westerly West line of said 214.134 acre tract for a total distance of 849.43 feet to the Northeast corner of a 25.229 acre tract of land described in Tract 2 indeed from Sherman Development Limited Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas;

THENCE South 74 deg. 56 min. 00 sec. West, with the North line of said 25.229 acre tract, a distance of 667.02 feet to its Northwest corner, on the East right-of-way line of said U.S. Highway 75;

THENCE in a Northerly direction with the East right-of-way line of said U.S. Highway 75, the following calls and distances:

North 09 deg. 47 min. 31 sec. West, a distance of 423.53 feet to highway station 737+00”R”

North 05 deg. 50 min. 32 sec. East, a distance of 155.77 feet to highway station 738+50”R”;

North 09 deg. 48 min. 00 sec. West, a distance of 200.00 feet to highway station 740+50”R”;

North 14 deg. 25 min. 28 sec. West, a distance of 293.96 feet to highway station 743+43”R”;

THENCE South 74 deg. 29 min. 41 sec. West, crossing said U.S. Highway 75, a distance of 319.88 feet to the Southeast corner of an 0.7688 acre tract of land conveyed by Greater Sherman, Inc. to the City of Sherman, Texas by deed dated November 8, 1978, recorded in Volume 1455, Page 265, Deed Records, Grayson County, Texas, the Northeast corner of a 24.05 acre tract of land conveyed by Sherman Economic Development Corporation to the State of Texas by deed dated January 17, 2003 recorded in Volume 3454, Page 609, Official Public Records, Grayson County, Texas.

THENCE South 80 deg. 12 min. 00 sec. West, with the South line of said 0.7688 acre tract, a North line of said 24.05 acre tract, a distance of 184.80 feet to the Southwest corner of said 0.7688 acre tract, a Northwest corner of said 24.05 acre tract, on an East line of Northgate Technology Park

Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 43, Plat Records, Grayson County, Texas;

THENCE in a Northerly direction with the West line of said 0.76887 acre tract, an East line of said Northgate Technology Park Addition, the following calls and distances:

North, a distance of 48.43 feet to a point;

North 06 deg. 48 min. 00 sec. East, a distance of 59.50 feet to a point;

North 06 deg. 00 min. 00 sec. West, a distance of 53.00 feet to a point;

North 57 deg. 37 min. 00 sec. West, a distance of 71.12 feet to the Northwest corner of said 0.7688 acre tract, the Easterly Northeast corner of said Northgate Technology Park Addition, on the South line of 75 and 1417 Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 92, Plat Records, Grayson County, Texas.

THENCE South 76 deg. 23 min. 44 sec. West, with the South line of said 75 and 1417 Addition, a North line of said Northgate Technology Park Addition, a distance of 38.20 feet to the Southwest corner of Lot Two, the Southeast corner of Lot One of said 75 and 1417 Addition;

THENCE in a Northerly direction with the East line of said Lot One, the West line of said Lot Two of 75 and 1417 Addition, the following calls and distances:

North 53 deg. 38 min. 37 sec. West, a distance of 60.71 feet;

North 43 deg. 07 min. 10 sec. West, a distance of 33.15 feet;

South 77 deg. 01 min. 50 sec. West, a distance of 119.26 feet;

North 57 deg. 03 min. 29 sec. West, a distance of 63.21 feet;

South 59 deg. 49 min. 33 sec. West, a distance of 59.56 feet;

North 69 deg. 45 min. 10 sec. West, a distance of 42.46 feet;

North 06 deg. 31 min. 27 sec. East, a distance of 32.18 feet;

North 32 deg. 52 min. 33 sec. West, a distance of 54.38 feet;

North 64 deg. 39 min. 19 sec. West, a distance of 110.97 feet;

North 45 deg. 30 min. 11 sec. West, a distance of 48.34 feet to the Northeast corner of said Lot One, the Northwest corner of said Lot Two on the North line of said 75 and 1417 Addition, the South right-of-way line of F.M. Highway 1417;

THENCE North 49 deg. 46 min. 52 sec. West, crossing said F.M. Highway 1417, a distance of 194.80 feet to a point on the North right-of-way line of said F.M. Highway 1417, the South line of the above mentioned Shafer 130.48 acre tract;

THENCE in a Westerly direction with the North right-of-way line of said F.M. Highway 1417, the South line of said 130.48 acre tract, the following calls and distances:

South 70 deg. 42 min. 26 sec. West, a distance of 200.49 feet;

South 74 deg. 58 min. 59 sec. West, a distance of 499.93 feet;

South 73 deg. 49 min. 20 sec. West, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 428.74 ACRES OF LAND more or less.

(5) Permitted Uses. The uses listed below are permitted within the Blalock Commercial Overlay District in addition to the permitted uses of each specific zoning district.

Educational, Institutional, Public and Special Uses

Helistop

Household Care Facility

Museum/Art Gallery

Transportation, Utility and Communication Uses

Stealth Antenna, Commercial

Telephone Exchange

Office and Professional Uses

Administrative, Medical or Professional Office

Government Office

Insurance Office

Research and Development Center

Retail Uses Over 50,000 sq. ft.

Retail uses over 50,000 sq. ft. are permitted when authorized by a Specific Use Permit.

Retail Uses 50,000 sq. ft. and under

Alcoholic Beverage Establishment

Antique Shop and Used Furniture

Building Material and Hardware Sales, Major

Building Material and Hardware Sales, Minor

Convenience Store with Gas Pumps

Convenience Store without Gas Pumps

Equipment and Machinery Sales and Rental, Major

Equipment and Machinery Sales and Rental, Minor

Feed Store

Furniture, Home Furnishings and Appliance Store

Retail Stores and Shops

Restaurant or Cafeteria

Service Uses

Artisan's Workshop

Bank, Savings and Loan or Credit Union

Beauty Salon/Barber Shop

Business Service

Cabinet/Upholstery Shop

Contractor's Shop and/or Storage Yard (Inside)

Dry Cleaning, Major

Dry Cleaning, Minor

Furniture Restoration

Gunsmith

Gymnastics/Dance Studio

Health/Fitness Center

Household Appliance Service and Repair

Indoor Gun Range

Locksmith/Security System Company

Mortuary/Funeral Parlor

Print Shop Minor

Restaurant or Cafeteria

Restaurant, Drive-In

Small Engine Repair Shop

Veterinarian Clinic with Indoor Soundproof Kennels

Automobile and Related Uses

Auto Parts Sales, Inside

Automobile parking Lot/Garage

Automobile Repair, Major–No Outside Storage

Automobile Repair, Minor–No Outside Storage

Automobile Sales/Leasing, New

Automobile Sales, Used

Carwash

Motorcycle Sales/Service

Wholesale Uses

Bottling Works

Mini-Warehouse/Public Storage

Office/Showroom

Office/Warehouse/Distribution Center

Storage or Wholesale Warehouse

(6) Prohibited Uses.

Bulk Chemical & Petroleum Storage Terminals

Sexually Oriented Business

(7) Nonresidential Building Placement.

(A) 55.7' from ROW of Hwy 75 and Heritage Parkway

(B) 55.7" from ROW of other streets

(C) 55.7' from interior and rear property lines

(8) Signs. One freestanding sign per lot. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

(9) Parking Areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the *Planning and Zoning Commission* ~~zoning board~~. Cross access driveways are required adjacent to commercial zoned tracts. The number of parking spaces required for each use is determined by similar uses in Commercial and Manufacturing Districts.

(10) Landscaping.

(A) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(B) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts

or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(C) Compliance. Landscaping shall conform to the following:

(i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

(ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

(iii) All landscaping shall be installed so as to avoid hazards.

(iv) An effort shall be made to preserve existing trees.

ARCHITECTURAL DESIGN GUIDELINES

(11) Mandatory Site and Structure Provisions.

(A) Specific materials and color palette: To achieve unity between buildings in a commercial development of more than one building, all buildings in the subject development shall use a minimum of 10% of stone or faux stone for all street facing or publicly visible facades. All other building materials and colors should coordinate with and compliment this stone.

(B) Masonry requirements: All buildings shall be constructed with a minimum 60% masonry, exclusive of doors and windows. Masonry shall consist of brick, stone, stucco, simulated stone, or architecturally detailed & painted concrete tilt wall. Unpainted, integral color concrete masonry units are allowed as masonry, but are limited to maximum 50% of a street facing facade.

(C) Secondary materials: Secondary materials (maximum 40%) may be EIFS, stucco, wood, metal, or other approved material. Wood or vertical metal shall be limited to a maximum 15% of any building facade per material.

(D) Earth-Toned Colors: At least 80% of facade is neutral, crème, or deep, rich, non-reflective natural or earth-toned colors, and no more than 1 color is used for visible roof surfaces.

(E) EIFS: the use of Exterior Insulated Finishing System (EIFS) is not allowed below eight (8) feet above finished grade.

(F) Glass: Windows shall have a maximum reflectivity of 20%. Pink and gold glass is not permitted.

(G) Mechanical unit screening: All mechanical equipment shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen.

(H) Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.

(I) Trash and Recycling Collection Areas:

(1) Trash and recycling collection areas shall be located to minimize visibility.

(2) Trash, recycling receptacles, and trash compactors shall be screened with an eight foot masonry wall of a consistent color and material of the primary building.

(3) Enclosures shall be oriented so that the service opening does not face any public right-of-way or residentially zoned property where possible. The opening shall incorporate a metal gate to visually screen the dumpster or compactor. Concrete-filled steel bollards are required at the rear of the enclosure and in front of the enclosure to protect the gate hinges.

(4) Enclosures located in public areas must be screened with landscaping.

(5) All metal gates must not be allowed to swing into the drive aisle or fire lane.

(J) Loading Areas: All loading and service areas shall be screened from view from adjacent public streets and adjacent residential when possible. Screening shall be by walls compatible to the project design and landscaping.

(12) Design Elements. Each development must score a minimum of 6 points for buildings under 10,000 sf, 8 points for buildings 10,001-50,000 sf, and 10 points for buildings/developments 50,001 sf or above by implementing a choice/combination of the following design elements: (see Appendix A ~~[~~of this subsection~~]~~ for illustrations)

*Additions to existing buildings must be of similar design, and must meet the point score required for the building size of the addition.

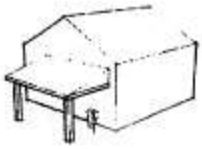
**Applicant must submit a table with the architectural drawings enumerating the proposed points acquired for the development.

Points:	Element:	Description: (if necessary):
4	Four-Sided Architecture	Building to be equally finished with a "front door" appearance on all four sides. Required masonry percentages to be met on each elevation.
3	Building Articulation	Building facades over 100' in length must have building offsets of at least 4' for a minimum of 25% of the facade. No wall plane may extend more than 100' without horizontal and vertical

		articulation. Building facades between 40-100' in length may have either horizontal or vertical articulation. Facade articulations/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of site plan submittal.
2	Porches	Covered areas with columns and sloped roof attached to the main facade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade.
1	Trellises	Trellis used to enhance an entry feature or as a shaded walkway.
2	Covered Walkways	An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the facade.
3	Canopies/Awnings	Coverings of canvas, metal, or other material hung from the building facade to protect windows or door openings.
3	Roof Overhangs	Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary facade.
4	Natural Materials	Use stone, simulated stone, stucco and/or brick, for at least 60% of facade (exclusive of doors and windows).
Points:	**Element:**	**Description: (if necessary):**
4	Pitched roof	Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline.
2	Gabled Elements	If a flat roof is used, gabled parapet walls are used to break up long facades.

3	Varied Roof Heights	Within a pitched roof, varied roof heights or dormers to break up the line of the roof.
2	Architectural Details in the building facade	i.e. ornamental brickwork, limestone window/door lintels, etc.
1	Decorative Paving at sidewalks	Pavers or decorative concrete for min. 10% of total walkways.
1	Site Amenities	Outdoor seating, patio areas, fountains, or decorative light fixtures.
1	Public sculpture/artwork	Point validity to be determined by the *Planning and Zoning Commission* ~~Zoning Board~~.
2	Enhanced Landscape	Provide a minimum increase of 25% in the number of trees, shrubs, and ornamental plantings required by city ordinance.

Appendix A



Porch



Trellis



Covered Walkway



Canopies/Awnings



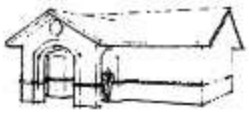
Roof Overhang



Gabled Elements



Varied Roof Heights



Architectural Details

Appendix B

Architectural Examples



PORCHES

Covered areas with columns and sloped roof attached to the main façade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade



Four-Sided Architecture Building to be equally finished with a "quality" appearance on all four sides. Required masonry percentages to be met on each elevation.



BUILDING ARTICULATION

Building facades over 100' in length must have building offsets of at least 4' for a minimum of 25% of the façade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building facades between 40-100' in length may have either horizontal or vertical articulation.

Facade articulation/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of Architectural Review submittal.



ROOF OVERHANGS

Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary facade.



NATURAL MATERIALS

Use stone, standard stone, and/or brick, for at least 60% of facade (exclusive of doors and windows).



PITCHED ROOF

Pitched roof covering 100% of the total roof area with a pitch of at least 5:12 and no visible flat rooftop.

GABLED ELEMENTS If a flat roof is used, gabled parapet walls are used to break up long facades.





VARIED ROOF HEIGHTS

Within a pitched roof, varied roof heights or dormers to break up the line of the roof.



DECORATIVE PAVING

Pavers or decorative concrete for min. 10% of total walkways



SITE AMENITIES

Outdoor seating, patio areas, fountains, or decorative light fixtures.

(Ordinance 5638 adopted 2/15/10)

Sec. 6.*13.8.*~~10.~~ A&C (Arts and e*C*ultural o*O*verlay) district.

The A&C (Arts and cultural overlay) District is primarily to promote the arts and cultural uses in the city. This district includes all lands as described herein: A point of beginning at the railroad right-of-way and Walnut Street, South on Walnut to Pecan Street, West on Pecan to Elm Street, South on Elm to Laurel, West on Laurel to Rusk Street, North on Rusk to Washington Street, West on Washington to Sam Rayburn Freeway, North on Sam Rayburn Freeway to the railroad right-of-way, and east along the railroad right-of-way to Walnut Street.

(1) Purpose. The development of the Arts and Cultural Overlay District offers significant economic and recreational opportunities for the city and its citizens. Businesses of art and cultural significance and compatible uses may be consolidated in this district to enhance and *complement* ~~compliment~~ each other. The development standards will make the city a more desirable place to live and conduct business.

(2) Permitted uses. Permitted uses are limited to the following list, however any other use and/or sign may be permitted in the Arts and Cultural Overlay District if it is compatible with the district and is approved by exception by the *Planning and Zoning Commission* ~~planning and zoning board~~.

Aesthetic garden

Arts studio

Accessory residential (One off-street parking space per unit required)

Bank and lending institution

Church

Community center

Dance studio

Farmers market, indoor or outdoor

Movie and cinema

Museum

Music shop

Office

Office, government

Parking structure and lot

Restaurants, indoor and outdoor seating

Retail use, indoor

Stage, outdoor

Storage of goods or merchandise used in, produced by, or normally carried in stock in conjunction with any permitted use in the district

Theater and playhouse

Trolley and taxi stop

Other uses approved by the planning and zoning board.

(3) Parking regulations. Parking is not required in the Arts and Cultural Overlay District except for residential uses.

(4) Area regulations. Lot size and coverage shall be in conformance with the primary designated zoning district.

(Ordinance 4890, sec. 1, adopted 10/2/00)

Exhibit A, Sec. 7 Adopted

(1) Accessory buildings.

(a) Accessory buildings detached from ~~or attached to~~ the main building by an enclosed or unenclosed structure may be permitted within the allowable building area of any lot defined by the required front, side and rear building lines.

(b) No accessory building shall be permitted in the front yard or in the required side yard.

(c) Accessory buildings and carports may be permitted in the required rear yard provided:

1. That they are detached from the main building or structure and separated therefrom by a distance of not less than 6 feet.

2. Said accessory buildings and carports have a rear and an interior side yard setback of not less than 5 feet.

3. Where the accessory building within the required rear yard is adjacent to a side street, the minimum side yard setback from said street shall be *10* ~~25~~ feet.

4. Accessory buildings when detached from the main building shall be located a minimum of 60 feet back from the front property line and be separated therefrom by a distance of not less than 6 feet.

(d) In no case shall the total floor area of all accessory buildings or portions thereof within the required rear yard exceed thirty (30) percent of the area of the required rear yard.

(e) The area of the required rear yard shall be the product of the rear yard setback and the mean width of the lot.

(f) On any odd or irregular shaped lot, the required rear yard may be established as an equal amount of square feet of land behind the furthermost rear wall of the main building as would be determined by the depth of rear yard required, times the width of the lot if said lot was of rectangular shape.

(g) Accessory buildings cannon be located in drainage or utility easements.

(~~1A~~*2*) T.V./radio towers and satellite receiving systems:

(a) T.V./radio towers and satellite receiving systems may be permitted within the allowable building area of any lot defined by the required front, side, and rear building lines.

(b) No T.V./radio tower or satellite receiving system shall be permitted in the front yard, but same may be permitted in the required rear yard or side yard provided:

1. Said T.V./radio tower or satellite receiving system shall have a rear and an interior side yard setback of not less than five (5) feet.

2. Where the T.V./radio tower or satellite receiving system within the required rear yard is adjacent to a side street, the minimum side yard setback from said street shall be twenty-five (25) feet.

(c) As used herein, the term "satellite receiving system" shall mean any device, disc or structure designed for the purpose of receiving television or radio transmissions from earth-orbiting satellites.

(d) Guy wires utilized to hold a T.V./radio tower in place shall not be considered as part of the tower for purposes of measuring setback distances required herein.

(e) That any person, firm, or corporation who violates any provision of this subsection, or who fails to comply with any of the provisions herein, within the corporate limits of the City of Sherman, shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine of not less than ten dollars ($10.00) nor more than two hundred dollars ($200.00). Each day that such violation continues shall constitute a separate offense and shall be punishable accordingly.

(~~1B~~*3*) Exterior Facade: Masonry or equivalent shall be required on the sides of all commercial buildings in C-O (Office) District, C-1 (Retail Business) District, and C-2 (General Commercial) District visible from the front street right-of-way on all streets as listed in Section 7(5)(d) and in the Central Business District. Masonry shall be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding.

(a) Masonry requirements may be excluded on the rear or one side of a building where screening is required and is not visible from the front street right-of-way as listed in Section 7(5)(d).

(~~2~~*4*) Central business area: The Central Business Area is designated on the official zoning map attached to this ordinance by a heavy solid black line.

(~~3~~a) Central business district parking exception: Off-street parking shall not be required for buildings and structures erected or altered within the Central Business District as defined in ~~sub~~section (~~2~~*4*) above.

(b~~6~~) One- to four-family occupancies in the Central Business District: One- to four-family occupancies shall be allowed in the Central Business District, with the following restrictions:

(1.~~a~~) Residential occupancies shall not be allowed in the first half of the first floor of any building facing a front street;

(2.~~b~~) Residential occupancies shall have two (2) fire-safe exits;

(3.~~c~~) Any room used as a bedroom shall have a window or door to the outside for emergency egress;

(4.~~d~~) Residential occupancies shall conform to the construction codes regulating the same;

(5.~~e~~) Residential occupancies shall have one-hour fire separation as required by the construction codes or shall be equipped with fire sprinkler equipment;

(6.~~f~~) Five (5) or more family occupancies shall be reviewed by the Planning and Zoning Commission ~~Board~~ and approved by the city council by special permit; and

(7.~~g~~) Building owners shall be required to provide one (1) off-street parking space for each residential apartment beginning with the fifth apartment in each building.

(4*5*) Distance between buildings on same lot:

(a) Outer courts and open spaces between walls of residential buildings. Where any wall or portion thereof of a residential building is parallel or within 30 degrees of another wall or portion thereof of the same building or of another residential building on the same lot, the distance between the two walls shall not be less than one-fourth of the length of the shorter wall. The distance between walls of buildings shall not be less than 8 feet and need not exceed 30 feet.

(b) Distance between walls of buildings. The shortest horizontal distance measured between the vertical walls of a building or buildings perpendicular to an axis, all points along which are midway between said walls.

(~~5~~*6*) Special building setback:

(a) No building, structures, awnings, canopies, porches or signs shall be built within twenty-five (25) feet of the front property line on any federal, state, farm to market, or existing county road as extended, or city street where a need to widen same, to decrease traffic congestion is anticipated, or the building of structures within said twenty-five (25) foot setback specified herein would pose sight obstruction hazards to existing or future vehicular traffic, regardless of whether such property is within a Residential, Retail, Commercial or Manufacturing District and without regard to whether the lot fronts on such designated highways or if adjacent to such highways as specifically set forth in subsection (d). Gasoline pump islands shall be allowed twelve (12) feet to face of curb and canopies ten (10) feet to closest point of property line. Subject to the approval of the building inspector, telephone poles, utility poles, signs, fences and all improvements at ground level may be constructed within such area, and existing buildings may be replaced, repaired and maintained.

(b) No commercial or industrial building or structure shall be erected with an overhead type door which faces the front of any residentially zoned property. Additionally, no building or structure subject to the special setback requirements of this section shall be erected nor shall a building permit be issued until the Planning and Zoning *Commission* ~~Board~~ shall have reviewed and approved the site plan.

(c) In case of special hardships as may be determined by the ~~b~~Board of ~~a~~Adjustment*s* and approved by city council by special permit, existing buildings may be extended into the herein required twenty-five-foot setback.

(d) Subsections (5)(a), (5)(b), and (5)(c) shall apply specifically to the following streets as a minimum setback, but such setback shall not apply in the Central Business District except for the herein mentioned streets:

Center *Street*

Crockett Street

Dewey Avenue

First *Street*, *south of* ~~from~~ Centennial Street ~~South~~

U.S. Highway 82

Houston, *west of Elm and east of Montgomery*

Lamar, *west of Elm and east of Montgomery*

Loy Lake Road

Travis *Street*, *north of Washington and south of Jones*

Washington *Street*

~~200 Block South Elm~~

~~200 Block West Jones~~

Taylor Street

Gallagher *Drive*

Lamberth *Road*

Texoma Parkway

Fallon *Drive*, west of Texoma Parkway

State Highway 289

Moore Street

Flanary Road

Friendship Road

Park Avenue

Quail Run Road

FM 691

(7) Side yard setback on street side of corner lot:

(a) The side yard setback of accessory buildings, wings and main structures shall be 10 feet where the side* line of a lot as shown on the plat of such lot is a street line.

*In no case shall the orientation of a building or structure, or the arrangement of doors, windows or other features of a building or structure determine the front, side, or rear line of a lot for the purposes of this ordinance. Lot lines shall be interpreted as defined in Section 16.

(8) Side yard setback exception on street side of corner lot:

(a) Where the extended side street line of a corner lot serves as the front street line of one or more other lots in the same block, then the side yard setback on the side street line of said corner lot shall be at least 10 feet.

(b) Where the extended side street line of a corner lot serves as the front or side line of said lot, then the front line of such corner lot shall be determined to be along that street line of the two intersecting streets having the greatest percentage of said street line platted or developed as a front line. Setbacks on a square corner lot shall be determined from (7)(a) and (8)(a) above.

(9) Minimum street frontage required for residential use: Except as permitted in this ordinance, no lot shall contain any building used in whole or in part for residential purposes unless such lot abuts for at least 60 feet on a street or officially approved place which means of access shall have a minimum right-of-way width of 50 feet.

(10) Parking and off-street loading areas:

(a) Off-street parking shall be required at the time any building or structure is erected or is enlarged or increased in capacity in accordance with the parking ratio requirements of this ordinance.

(b) Each off-street parking space shall be a rectangle 9 feet by 20 feet exclusive of access drives or aisles, and shall be located completely on private property. Adequate ingress and egress to all parking spaces shall be provided.

(c) Off-street loading spaces required. In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of 3,000 square feet or more, which is to be occupied by any use requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one additional loading space for each 30,000 square feet or major fraction thereof of gross floor area so used in excess of 3,000 square feet.

(d) Each loading space shall be no less than 10 feet in width, 25 feet in length and 12 feet in height. Such space may occupy all or part of any required yard or court space.

(e) In applying the off-street parking requirements, the floor area shall be the sum of the several floors of all enclosed buildings and structures on the lot measured from the center line of exterior walls. The floor area shall not include cellars and open and unenclosed balconies, terraces, porches, stairs and parking structures.

(f) Where open land is used for sales, manufacturing, storage or other operations in a manner similar to indoor operations, such open land shall be added to the floor area in determining the number of parking spaces required.

(g) Any lighting used to illuminate any off-street parking area shall be so arranged as to direct the light away from the adjoining premises of any *Residential* ~~R~~ Districts.

(h) Paving. Any off-street parking area, service drive or driveway shall be surfaced with an asphaltic or portland cement binder pavement so as to provide a durable and dustless surface.

(i) Parking ratio abbreviations in the permitted use, temporary use, and specific use schedules refer to the off-street parking requirements applicable to the corresponding uses. Interpretation of off-street parking requirements is as follows:

Parking Ratio	Interpretation of Off-Street Parking Requirements
none	Off-street parking not required
1/100	1 space for each 100 sq. ft. of gross floor space
1/unit	1 space for each dwelling unit
1/guest room	1 space for each guest room
1/3 seats	1 space for each three seats within the largest auditorium (20 inches shall equal 1 seat if benches are provided)
1/3 beds	1 space for each 3 beds
1/1.5 emp.	1 space for each 1 ½ employees
5/alley	5 spaces for each bowling lane
10/wash lane	10 spaces for each washing lane

(11) Projections into required yards: Open and unenclosed building projections such as outside stairways and fire escapes, balconies, terraces or porches, awnings, eave and roof extensions, and ornamental features may project into the required yards for a distance not to exceed 4 feet; provided, however, that no supporting structures for such extensions may be located within the required yards. In no case shall such projections be located closer than 3 ½ feet from any lot line. Supporting members for stairways and fire escapes only, however, shall be permitted within the required yards.

(12) Site plan:

(a) A site plan is a plan of development drawn to scale indicating:

1. The location and arrangement of buildings on subject property.
2. Building setbacks and yards.
3. Landscaping and/or walls and fences for screening purposes.
4. Off-street parking and loading areas and design of ingress and egress to and from abutting streets.
5. Zoning of adjacent property.
6. The location of screened trash receptors.
7. Fire lanes.
8. When required, a site ~~[site]~~ tabulation table including:

a. Gross square feet of each structure.

b. Gross square feet of property.

c. Required parking.

d. Parking provided.

e. Current zoning.

f. Proposed zoning.

g. Hard surface area (square feet).

h. Landscaped area (square feet).

i. Floor-to-Area Ratio (FAR).

Site plans for new commercial projects shall be prepared by a design professional (architect, engineer, surveyor, etc.) except as listed below:

(1) Temporary Use Permits.

(2) Additions to existing buildings under one thousand (1,000) square feet.

Note: A site plan for a zone change may be a conceptual plan.

Site plans for review by the Planning and Zoning *Commission* ~~Board~~ will be on file in the *Development Services* office ~~of the city engineer~~ fifteen (15) days prior to hearing by the *Planning and Zoning Commission* ~~Board~~. The ~~city engineer or~~ *Development Services Director* ~~building official~~ may waive this requirement when deemed necessary.

(b) Where a site plan is required, a zoning permit shall not be issued until a site plan of development has been approved by the *Development Services Director* ~~building official~~.

(c) For any specific use permit application or whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, a site plan shall be submitted to and reviewed by the *Planning and Zoning Commission* ~~[planning and] zoning board~~ prior to being approved by the *Development Services Director* ~~building official~~ for the purpose of issuing a zoning permit.

(d) For any temporary use permit application, a site plan shall be submitted to and reviewed by the ~~b~~*B*oard of ~~a~~*A*djustment*s* prior to being approved by the *Development Services Director* ~~building official~~ for the purpose of issuing a zoning permit.

(e) The reviewing body (the *Planning and Zoning Commission* ~~[planning and] zoning board~~ or the ~~b~~*B*oard of ~~a~~*A*djustment*s*) may recommend disapproval of a site plan, or in recommending approval of a site plan may require revisions of the proposed arrangement of building, streets, parking areas and ingress and egress. They may recommend the installation of storm sewers, storm-sewer inlets, sidewalks, paving, platting of streets, protective screening and/or additional open space for right-of-way or other public use.

(f) Disapproval, approval or conditional approval of a site plan together with all recommendations or revisions shall be indicated on the site plan together with the date of review and the signatures of the ~~chairman of the reviewing body and the~~ *Development Services Director* ~~building official~~. This site plan shall be the official copy and kept on file together with all previous site plans.

(g) A duplicate copy of the official site plan disapproved, approved or conditionally approved shall be given to the applicant together with all the recommendations of the reviewing body.

(h) The purpose of site plan approval is to determine compliance with this ordinance and to promote the orderly and harmonious development of the city.

(i) Blalock Industrial Park of Sherman: The provisions of Ordinance No. 2252* providing zoning for Blalock Industrial District are reenacted and said provisions of said ordinance shall be applicable in the said district.

Editor's note–Ordinance No. 2252 is included in chapter 14 of the Code of Ordinances as exhibit B.

~~(13) Screening Device:~~

~~(a) A screening device shall be provided where an R-1 (Residential) District is adjacent and contiguous to an R-2 (Multifamily) apartment project or a shopping center and any use allowed within the C-1, C-2 or all M Districts.~~

~~(b) A screening device shall not be less than six (6) feet nor more than eight (8) feet in height; constructed of wood, stone, brick, concrete block or other permanent material; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.~~

~~(c) A landscaped strip, or an earthen berm, planted with trees or shrubs including a minimum of sixty (60) percent nondeciduous trees or shrubs that will achieve sight and noise obstruction, may be provided as a screening device as approved by the planning and zoning board.~~

~~(d) Detailed plans for a screening device shall be submitted to the planning and zoning board for approval. The board may require conditions or revisions it deems appropriate to achieve the intent of this ordinance.~~

~~(e) Electric fences or wires are hereby prohibited along and adjoining any public street, alley or public grounds and any common property line. Such fences or wires shall not be erected, maintained, reerected or repaired. Electric fences or wires shall include A.C. and D.C. current and all voltage. Special permission may be granted for the erection of such fences or wires in agricultural areas for control of farm animals and in other areas to control dogs or other small animals provided the electric fences or wires are within a fenced area that will provide a protective enclosure.~~

~~(f) All uses within an R-2, C-1, C-2 or any M District shall provide a screening device as an enclosure for garbage and trash containers. Such screening device shall be located within the building area of the lot, parcel or tract or land. The~~

~~container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare as listed in Section 7(5)(d).~~

~~(g) Line fences used for screening within an R-1 District shall not be less than four (4) nor more than eight (8) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.~~

~~(h) Fences, walls, and hedges.~~

~~1. Residential districts: No fence, hedge or enclosure wall shall exceed a height of eight (8) feet, and such eight (8) foot fence, hedge, or enclosure wall may extend from the back wall of the main structure to the rear property line. Six (6) foot fences shall be allowed twenty-five (25) feet from the front property line and extending to the rear property line.~~

~~2. Any fence or enclosure wall extending closer than twenty-five (25) feet to a front line street on the same side of street shall not exceed a height of four (4) feet.~~

~~3. Any fence, hedge, or enclosure wall on a corner lot and situated within fifteen (15) feet of the intersection of two (2) street lines shall not exceed a height of three (3) feet (above the street line as established by the city engineer.)~~

~~4. Patio screens and/or walls used for other purposes than line fencing may exceed a height of six (6) feet when located within the allowable main building area of any lot as defined by the required front, side and rear building lines, but shall not exceed a height of ten (10) feet.~~

~~5. Backstops and safety fences may be erected in parks and recreational areas with the approval of the city engineer and the building official to a height in keeping with standard practices for such uses, so long as such fence or backstop is not otherwise detrimental to public safety.~~

~~6. Commercial and manufacturing districts: Security fences may be erected to a height of ten (10) feet in commercial and manufacturing districts within the required building area.~~

(13) Fences and Screening Devices:

(a) *Purpose: The purpose of these standards is to provide reasonable regulations for the appearance, location, type, and maintenance of fences and screening devices to ensure safety and the high-quality character and appearance of the city.*

(b) *General Standards: The following criteria shall apply to all landscaping materials and installations:*

1. No fence, hedge, or screening device shall be placed within the following triangular areas at the intersections of streets and alleys due to sight distance requirements:

(i) At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five (25) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.

(ii) At all intersections of streets with alleys, the triangular area formed by the street right-of-way line and the alley right-of-way line or the street right-of-way line and the property line connecting them at points ten (10) feet from their intersection.

(iii) Variances to the sight distance requirements may be approved by the City Engineer.

2. An irrigated landscaped strip, or an earthen berm, planted with trees or shrubs including a minimum of sixty (60) percent non-deciduous trees or shrubs that will achieve sight and noise obstruction, may be provided as a screening device as approved by the Planning and Zoning Commission.

3. Backstops and safety fences may be erected in parks and recreational areas with the approval of the city engineer and the Development Services Director to a height in keeping with standard practices for such uses, so long as such fence or backstop is not otherwise detrimental to public safety.

4. Electric fences or wires are prohibited along and adjoining any public street, alley or public grounds and any common property line. Such fences or wires shall not be erected, maintained, re-erected or repaired. Electric fences or wires shall include A.C. and D.C. current and all voltage.

5. Patio screens and/or walls used for other purposes than line fencing may exceed a height of six (6) feet when located within the allowable main building area of any lot as defined by the required front, side and rear building lines, but shall not exceed a height of ten (10) feet.

6. A detailed site plan for a screening device shall be submitted to the Development Services Department for review. The Planning and Zoning Commission may be required to approve a fence or screening device if the site plan does not meet current requirements.

7. Prohibited Materials: Metal panel fences are not permitted in any district.

(c) *Single-family Residential Districts:*

1. No fence, hedge or screening device shall exceed a height of four (4) feet within a front yard in a residential district. Fences, within the front yard must be decorative with openings not less than fifty (50) percent of the fence area. Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.

2. *Fences used for screening shall not exceed a height of eight (8) feet within a required side or rear yard in a residential district. Such fences shall be constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained.*

(d) Multi-family and Non-residential Districts:

1. *A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround multi-family development. The masonry columns shall be separated at a reasonable distance as approved by the Director of Development Services.*
2. *A minimum six (6) foot solid screening device shall be provided where a multi-family development (R-2), commercial development (C-0, C-1, or C-2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent and contiguous to a single-family district (R-A, SF-1, or R-1).*
3. *No fence, hedge or screening device shall exceed a height of four (4) feet within a front yard in a multi-family or non-residential district. Fences, within the front yard must be decorative with openings not less than fifty (50) percent of the fence area. Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.*
4. *All uses within an R-2, C-O, C-1, C-2, M-1, M-1.5 or M-2 district shall provide a screening device as an enclosure for garbage and trash containers. Such screening device shall be located within the building area of the lot, parcel or tract or land. The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare as listed in Section 7(5)(d).*
5. *Security fences may be erected to a height of ten (10) feet in commercial and manufacturing districts within the required building area.*

(e) Agricultural Areas:

1. *Line fences used for control of farm animals or to identify property boundaries may be constructed on a property greater than three (3) acres with active agricultural use. Such fences may be constructed of materials customarily used in agricultural landscaping. Poultry netting or welded wire on t-posts is not permitted for the use of line fences.*
2. *Special permission may be granted for the erection of electric fences or wires in agricultural areas described in section 7(13)(b)(4) for control of farm animals and in other areas to control dogs or other small animals provided the electric fences or wires are within a fenced area that will provide a protective enclosure.*
3. *Gates designed for vehicle access shall be set back 20 feet from the property line.*

(14) Signs:

(a) Purpose. The purpose of this *sub*section ~~[subsection]~~ is to promote health, safety, comfort, convenience, and general welfare of the citizens; to allow growth which conforms to a comprehensive plan of the city; to provide uniform sign standards which promote a positive city image reflecting order, harmony, and pride and thereby strengthening the economic stability of Sherman's business, cultural and residential areas. Objectives to be pursued in applying specific standards are as follows:

1. To identify individual business, residential, and public uses without creating confusion, unsightliness, or visual obscurity of adjacent businesses.
2. To assure that all signs in terms of size, height, and location are properly related to the overall adjacent land use.
3. To assure that off-premises advertising is compatible with adjacent land uses.

(b) General provisions.

1. All signs shall pertain to the identification of the primary uses and/or primary services provided or primary products sold on the premises, except for billboards, auxiliary, governmental, or community service signs as provided.
2. All signs, where applicable, shall meet the standards of the City Building Code.
3. Except as herein provided, no person or business firm, acting either as principal or agent, shall erect any sign or sign structure until a sign permit for such work has been issued by the *Development Services Director* ~~building official~~ to a bonded contractor or the owner or occupant of the premises where the work is to be done. No permit shall be required for nonilluminated signs otherwise permitted in sections [subsections] (g)1, (g)2, (k), or (1).
4. Not more than two sides of a sign structure may be used for display except pylon signs especially designed for more than two side viewing.
5. No sign, sign structure, or sign support shall project over any property line, except that a sign placed flat against the wall of a building, which is on the property line may project eighteen (18) inches over the public property line.
6. Trees, rocks, bridges, fences, windmill towers and dilapidated buildings shall not be used as sign supports.
7. All business locations shall be identified by a street address sign which is clearly visible from the street.

8. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted.

9. In the event that more than one sign-related definition applies to a nonprohibited proposed sign, resulting in conflicting regulations thereon, the sign applicant may choose the definition that is to apply, with qualification that any regulations related to that definition must be adopted. Where the proposed sign is of a type that is prohibited, it shall remain prohibited notwithstanding that it may also come within the definition of an approved type of sign.

10. Digital Signs/LED signs: digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 footcandles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Footcandle meter at 200' measured perpendicular to the face of the digital sign.

11. No off-premise advertising is allowed.

(c) Prohibited sign. The following signs shall be prohibited in all districts:

1. Any signs and supports, other than those signs and supports required by governmental authority, or for which a street use license has been issued, which are located on the public right-of-way, including on public streets, alleys, and parkways. This section [subsection] shall not apply to signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas, except that this exception shall not otherwise be used to legitimate the use of advertising vehicles and trailers prohibited in section (3)1 [subsection (e)1] following.

2. Any signs which resemble an official traffic sign or signal or which bear the words “Stop,” “Go Slow,” “Caution,” “Danger,” “Warning,” or similar words.

3. Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from [view] any traffic or street sign or signal or device.

4. Any sign which emits sound, odor or visible matter which serves as a distraction to persons within the public right-of-way.

5. Any sign, billboard or outdoor advertising, as that term is defined in V.T.C.A., the Alcoholic Beverage Code, Section 108.51, which advertises an alcoholic beverage or the manufacture, sale or distribution of an alcoholic beverage.

(d) Abandoned or damaged signs.

1. All abandoned signs and their supports shall be removed within ninety (90) days from the date of abandonment. All damaged signs shall be repaired or removed within ninety (90) days. The zoning officer shall have the authority to grant a time extension not exceeding an additional ninety (90) days from an abandoned, non-damaged sign.

2. All advertising signs shall be removed within ninety (90) days of closing or moving of a business. Faces of signs may be painted or blanked in lieu of removal.

3. Should the responsible party or parties, after due notice, fail to correct a violation of this section, the *Development Services Director* ~~zoning official~~ shall cause such signs and their supports to be demolished and removed.

(e) Parking of advertising vehicles.

l. No person shall park an advertising vehicle or trailer on a public right-of-way, on public property, or on private property so as to be visible from a public right-of-way.

(f) Nonconforming sign abatement.

1. The following signs and/or advertising items shall become nonconforming on the effective date of this ordinance.

2. Any sign which is affixed to sign supports prohibited in section [subsection] (b)6.

3. Banners, pennants, searchlights, twirling signs, sandwich or "A" frame signs, sidewalk or curb signs, balloon or other gas filled objects.

4. Any signs which resemble an official traffic sign or signal or which bear the words "Stop", "Caution", "Go Slow", "Danger", "Warning" or similar words.

5. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.

6. Any sign which emits sound, odor or visible matter, which serves as a distraction to persons within the public right-of-way.

7. Any signs and their supports in violation of section [subsection] (c)1 are hereby deemed to be in trespass on public property and shall be immediately removed by the owner or his agent. If the owner fails to remove such signs, the owner shall be in violation of this ordinance and may be cited as such. If the owner is not known, the city administration shall cause the signs and supports to be removed.

8. The manner of notice where required by this ordinance shall be by regular mail. Refusal of mail, which has been properly addressed and posted, shall not void the notice. Publication may be used when the addressee or his

whereabouts are unknown and said publication shall be done in the same manner as prescribed in Vernon's Annotated Civil Statutes for service of process by publication. Notice by publication shall be deemed sufficient regardless of its effect as actual notice.

With the exception of signs made of paper or cardboard and their supports which may be disposed of immediately, removed signs and supports shall be stored a period not to exceed fourteen (14) days beginning the first day of effective notice, whether actual or constructive. A storage charge of five dollars ($5.00) per day will be levied beginning the fourth day of that fourteen (14) day period. Before the expiration of the storage period, the owner of the sign and supports may reclaim his property upon payment of any storage charges and the cost of removal. If said sign and support have not been reclaimed by the expiration of the storage period, they may be disposed of in the manner hereafter provided. If the sign and supports are not capable of being sold, they may be discarded, but if sold, the proceeds therefrom shall be first applied to the storage charge and removal charge, then to the general fund of the city.

9. All signs which are in violation of the provisions of this ordinance shall become nonconforming. Such signs may be maintained, repaired and may be continued so long as their nonconformity is not increased. Nonconforming signs shall not be enlarged in area or increased in height. No nonconforming sign shall be continued when abandoned. Abandonment means when a business vacates a premises. The new business's sign shall comply with this ordinance as a new sign.

(g) The following signs shall be permitted in the R-1 District.

l. One (1) sign not exceeding one and one-half (1½) square feet in area, indicating only the name and address of the occupant, for each residential unit.

2. One (1) unlighted sign not exceeding sixteen (16) square feet in area on each development lot pertaining to the prospective sale or rental of the property on which it is located.

3. Conditional uses. Sign requirements for all conditional uses shall be set by the ~~zoning~~ ~~b~~Board of ~~a~~Adjustments, and in no case shall the requirements exceed the requirements for that use or similar type uses in the district in which the use is ordinarily permitted.

(h) The following signs shall be permitted in the R-2 District.

1. Primary identification signs, each having an area not exceeding ten (10) percent of the area of one (1) wall or five (5) percent of the area of two (2) walls, where applicable, or fifty (50) square feet, whichever is less.

2. Informational type signs, each not exceeding ten (10) square feet in an [sic] area per building.

3. All signs shall be placed flat against the wall of a building and shall not project above the parapet wall or side wall of the building.

4. All signs, except for the informational signs, shall identify the development by name and address only. Signs may be back lighted, indirect lighted, internal lighted or lighted by spots.

(i) Freestanding signs.

1. One (1) freestanding sign for each freestanding building, not to exceed one (1) freestanding sign per development lot, except as provided in section [subsection] (h)4 shall be permitted only as indicated below.

2. C-1, C-2, M-l, M-1.5, and M-2 Districts with frontage on a thoroughfare.

3. Area. The area of a freestanding sign shall not exceed three hundred (300) square feet.

4. Height. Sign height shall not exceed fifty (50) feet above the centerline of the thoroughfare, access road or facing street.

5. Signs at commercial locations that are not on a highway or major thoroughfare may have a maximum height of twelve (12) feet and a maximum face area of thirty-two (32) square feet.

6. Nonconforming signs. Where a lawful sign exists at the effective date of adoption or amendment of this ordinance that could not be erected under the terms of this ordinance, as amended, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

a. No such sign may be enlarged or altered in any way which increases its nonconformity; and

b. Should such sign be moved for any reason for any distance whatever, it shall thereafter conform to the regulations as set forth in (i)1. through 5. above.

7. Temporary banners may be placed on existing conforming freestanding signs. Total face are of the existing sign and the banner combined shall not exceed three hundred (300) square feet. Banners shall be securely fastened at all times to the structure.

(j) Roof signs. Roof signs on a building shall not be more than fifty (50) feet in height, measured from ground level of the building. No roof signs, regardless of height, may rotate more than six (6) revolutions per minute.

(k) Governmental signs. Governmental signs not exceeding thirty-two (32) square feet in area and not exceeding ten (10) feet in height, shall be permitted. Such standards shall not apply where state or federal regulations are in conflict with these standards.

(l) Community service signs. Any community service signs for seasonal celebration shall have no size limitation if placed in or on windows. Any community service signs, not of a seasonal celebration nature, shall be placed in or on windows and shall have a combined area not exceeding ten (10) percent of the area of all the windows on the same wall. Such sign area shall not be counted against permitted wall sign area.

(m) Billboards (Off-premises poster panels or bulletins, digital signs, or painted or printed bulletins). Outdoor advertising signs of this type shall be permitted in the C-1, C-2, M-1, M-1.5, and M-2 Districts with a Specific Use Permit and subject to the following conditions:

1. Billboards shall be constructed to meet the construction standards of the International Building Code. Billboards may have one sign face per side for a maximum of two sides. Only one side face may be visible from one direction of traffic. The back side of the billboard structure shall be boxed in to create a smooth finish. All framework and boxing shall be painted to blend with the surrounding area; ex: sky blue or light grey in open areas and brown or forest green in areas with trees.
2. Billboards shall be a minimum of thirty-five (35) feet from any residentially zoned property line.
3. The maximum area of any billboard sign face shall be three hundred (300) square feet. The maximum width of any billboard shall be thirty-five (35) feet.
4. Billboards shall be within seventy-five (75) feet and on the inbound side of highways 75 or 82 frontage. All billboards shall have one face visible to inbound traffic. The inbound traffic side of highways shall be defined as the side of the highway for traffic coming into the city beginning at the City Limits and ending at North Travis Street for southbound Highway 75, at Highway 82 for northbound Highway 75, at North Travis for westbound Highway 82 and at Texoma Parkway (Hwy 91) for eastbound Highway 82.
5. There shall be a minimum radial separation of two thousand (2,000) feet between all billboards.
6. Billboards shall have a setback of not less than thirty-five (35) feet. Setbacks from side lines shall be not less than thirty-five (35) feet.
7. Billboards shall have a maximum height of forty-two and a half (42.5) feet above the center of the facing street, access road, or thoroughfare. Provided, however, no billboard sign shall be higher than fifty (50) feet measured from its base.
8. All lighting of billboards shall be so shielded as not to produce intensive or excessive light or glare on adjacent property.
9. Billboards shall not be permitted within the Central Business District as designated on the official zoning map.
10. Digital Billboards. In addition to the above conditions, digital billboards shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 footcandles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Footcandle meter at 200' measured perpendicular to the face of the digital billboard.

(n) Wall Signs.

1. The maximum area of any wall sign shall be three hundred (300) square feet. In no case, shall a wall sign exceed 20% of any single wall.

2. Temporary banners may be placed on existing buildings. Total area of the banner and existing sign shall not exceed three hundred (300) square feet. Banners shall be securely fastened at all times flat against the structure.

(o) Central Business District. On-premises signs in the Central Business District shall not exceed the height of the building on the lot. No pole signs shall be allowed in the Central Business District. When a sign is erected or placed before a permit is obtained, the permit fee shall be double.

(p) Political signs.

(1) It is the intent of this section to provide minimum regulations regarding the posting, maintenance and removal of political signs. Political signs are permitted in all zoning districts, subject to the restrictive provisions of this section. Although political signs are temporary signs, temporary sign permits do not have to be obtained. The provisions of this section do not apply to billboards [which are subject to Section 7(m)] or to political signs inside of a building, even if visible outside the building.

(2) For the limited purposes of this section, a political sign is a temporary sign announcing, supporting or opposing a candidate or issue in connection with any national, state or local election.

(3) Political signs are prohibited on all public property (real and personal), which shall include, but not be limited to, public right-of-way, buildings, fences surrounding public property, sidewalks, crosswalks, curbs, curbstones, fences, walls, playground equipment and/or facilities, street lamp posts, traffic light poles, guy lines, horizontal struts, City barricades, hydrants, trees, shrubs, tree stakes or guards, railroad trestles, poles for electric light or power or telephone or telegraph or trolley wire or upon any fixture of the fire alarm or police telegraph system, bridges, drinking fountains, street signs or traffic signs, planter strips and in City facilities such as parks, City Hall, library, fire stations, and corporation yards.

(4) Political signs may be placed on private property with the consent of the property owner (or person entitled to possession) or their authorized agent, subject to the following:

(i) Political signs shall not be placed in a manner that creates a hazardous condition to or obstructs either vehicular or pedestrian traffic, or obstructs or restricts safe visibility of a vehicle driver or pedestrian.

(ii) Political signs located on corner lots at street intersections shall not be over three (3) feet high if located within fifteen (15) feet from the lot corner at the street intersection and extending fifteen (15) feet in all directions, except if placed upon the signage portion of a lawful billboard or lawful business sign.

(iii) Except for lawful billboards and the political signs described in paragraph (ii) hereinabove, no political sign shall exceed a total of thirty-six (36) square feet, be more than eight (8) feet in height, be illuminated, or have any moving elements.

(iv) Political signs shall be removed within ten (10) days after the election. In the event that the election is a primary election, or similar preliminary election, the successful candidates for the later election, including a run-off election, may leave their signs in place to be removed within ten (10) days after the general or run-off election.

(v) Should a political sign be erected in a manner or location in violation of this ordinance or exceed the size limitations or be permitted to remain longer then [than] the time period provided for herein, the City may, either at the expense of the advertised candidate or at the expense of the property owner, or both, immediately cause such signs to be removed. If a candidate is to be charged a removal fee, the City shall provide the candidate three (3) days prior notice before removal by the City.

Editor's note–Ordinance 5165, sec. 2, adopted 9/2/03, enacted a fee schedule for removal of political signs, which is on file in the office of the city clerk.

(15) Telecommunications antennas and towers:

(a) Purpose; goals. The purpose of this ordinance is to provide the citizens of the City of Sherman with the best services possible while minimizing the detrimental visual effect of antennas and structures. This ordinance does not regulate or apply to existing private communication equipment, towers or antennae solely for internal communication and used by a utility company with a franchise agreement with the City of Sherman, which are not available for use by the general public.

(b) Definitions. – *Refer to Section 16 of the General Zoning Ordinance, Definitions.*

~~Alternative tower structure: Shall mean clock towers, bell steeples, light poles, and similar alternative antenna mounting structures, except for residential structures. The alternative tower structure may be either a primary or an accessory use on any development parcel.~~

~~Antenna: A device used for transmitting and receiving signals that is a maximum of nine feet in height and one square foot in diameter and mounted on a pole or other structure.~~

~~Colocation: Installation of an additional antenna on an existing tower or pole.~~

~~FAA: The Federal Aviation Administration.~~

~~FCC: The Federal Communications Commission.~~

~~Height: Shall mean, when referring to an antenna or other structure, the distance measured from the ground level to the highest point on the structure, even if the highest point is an antenna.~~

~~Monopole: A freestanding single pole tower engineered to support communications antenna(s), which is self-supporting and without guy wires or additional support.~~

~~Receive-only antennas/amateur radio antenna: Any tower or antenna that is under seventy (70) feet in height and is owned or operated by a federally licensed amateur radio station operator or is used exclusively for reception only, including local television broadcast reception antennas, direct broadcast satellite antennas or multichannel multipoint distribution services. Receive only/amateur radio antennas are not subject to regulation under this section [subsection].~~

~~Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas, including self-supporting lattice towers, guy towers, or monopole towers.~~

(c) Regulations:

1. Locations requiring building permit only: Permitted locations for antennas on monopole, light standards, flagpoles, and colocations:

a. An antenna may be located on any existing structure (buildings, signs, water towers, etc.) in any zoning district. The antenna only may extend up to ten (10) feet above the main structure. The allowance of an additional ten (10) feet in height does not apply to existing towers and/or poles. Installations on existing structures shall comply with load requirements of the City of Sherman Building Code.

b. Colocation on water towers and existing towers.

c. Monopole towers only in the following districts with the maximum heights and conditions as listed:

C-O	40 feet
C-1	50 feet
C-2	70 feet
M-Districts	100 feet

(i) Towers shall maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted sky blue or gray, so as to reduce visual obtrusiveness. At the lower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the lower facilities to the natural setting and built environment.

(ii) Towers over seventy (70) feet shall have a minimum setback from Residential Zones of four hundred (400) feet.

(iii) A minimum setback of two hundred (200) feet or one and one-half (1½) times the height of the monopole from any residential zoning district, whichever is greater.

(iv) A minimum setback equal to the tower height from any property line.

(v) A minimum separation of one thousand (1,000) feet from any other monopole or antenna tower, except for colocations on the same tower or monopole.

2. Locations requiring ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission approval:

a. A specific use permit is required for any towers proposed to be located in the Overlay District, the Historical District, the Central Business District, and all other types of towers and sites not listed above. The applicant shall provide the following as part of a S.U.P. application:

(i) Proof of attempt to colocate on existing structures or towers. An affidavit that applicant has contacted all other providers and tower owners in applicant's target ring and that applicant was unable to colocate. Information to be provided includes date of contract, contact name, phone number, tower location, and reason colocation was not feasible.

(ii) Coverage map for proposed antenna. Disclosure of target ring, lower coverage area, identification of all existing towers in the target ring and their owners, and applicant's propagation studies for the target ring.

(iii) Verification list of all property owners notified of the proposed tower within a three hundred foot (300) radius or three (3) times the height of the tower, whichever is greater. Verification shall be return receipts from the U.S. Postal Service. Proof of notification by U.S. Mail, within twenty-one (21) days before application, of proposed tower location and height to all property owners within a three hundred (300) foot radius from the tower or three (3) times the height of the tower, whichever is greater.

(iv) A plan to minimize the visual impact of the tower. A detailed plan to minimize the visual impact of the tower and associated buildings and to maintain the aesthetic quality of the surrounding neighborhood by use of appropriate architectural concepts, camouflaging, colors, landscaping, textures Of materials and screening, drawn to scale, to include the method of maintaining and replacing any dead or dying vegetation.

(v) Visual elevations to scale of the proposed tower or antenna and surrounding area. Visual elevations drawn to scale of the proposed tower or antenna and the surrounding three

(3) mile radius area, depicting where any portion of the proposed tower could be seen by pedestrians.

3. Additional items:

   a. All towers, supporting facilities, buildings, antennas, and below-ground structures located within the city limits of the City of Sherman, Texas, including such structures located on real property subsequently annexed into the City of Sherman, Texas, and new towers, supporting facilities, buildings, antennas, and all below-ground structures, shall be removed by the tower or antenna owner after each tower or antenna ceases operations for ninety (90) days, and such owners are required to provide the city with a copy of the notice to the FCC of the intent to cease operations, required to immediately revegetate the tower site in order to blend in with the surrounding area, and required to pay a penalty of fifty dollars ($50.00) per day until removal and revegetation is complete.

   b. All towers shall be built three (3) times the capacity of their intended use in order that secondary users could lease the balance of the tower capacity at reasonable rates.

   c. Applicants shall send, by certified mail, notice to all other tower users in the area, stating their siting needs and/or sharing capabilities. Applicants can not be denied space on a lower [tower] unless mechanical, structural, or regulatory factors prevent sharing.

   d. A sign having two-inch high letters shall identify all users of the tower.

   e. Each tower, supporting facilities, buildings, and antennas located on real property annexed into the City of Sherman, Texas, shall, within one hundred eighty (180) days of such annexation, be modified to minimize the visual impact of these structures and to maintain the aesthetic quality of the surrounding neighborhood by use of appropriate architectural concepts, camouflaging, colors, painting, landscaping, textures of materials, and other screening devices.

4. Federal requirement. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this section shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations.

5. Building codes; safety standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the

Electronic Industries Association, as amended from time to time. If, upon inspection, the tower fails to comply with such codes and standards and constitutes a danger to persons and property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such codes and standards. If the owner fails to bring such tower into compliance within the said thirty (30) days, the city may remove such tower or cause such tower to be removed at the owner's expense.

(d) Removal of abandoned antennas and towers. Any antenna or tower that is not operated for a continuous period of six (6) months shall be considered abandoned, and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the *Development Services Director* ~~building official~~ notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the *Development Services Director* ~~building official~~ may cause such antenna or tower to be removed at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

(e) Refusal to grant request. Rejection of an application for a permitted use request for an antenna, tower or alternative tower structure by the *Development Services Director* building official shall require the proponent to submit a zone case for a specific use permit in accordance with section 8(5) of this chapter.

(16) Model homes: In developments of five (5) new homes or more, model homes may be a permitted use for a period of up to one (1) year. For periods over one (1) year a specific use permit shall be required. A model home is a home used for display purposes only, not for a residence, which will showcase architectural styles, materials, workmanship, appliances, fixtures, type of construction, floor plans, and other amenities.

(Ordinance 2545, sec. 3, adopted 1/23/67; Ordinance 2827, sec. 1, adopted 4/19/71; Ordinance 3415, sec. 1, adopted 4/7/80; Ordinance 3559, sec. 2, adopted 12/14/81; Ordinance 3578, secs. 1, 2, adopted 4/19/82; Ordinance 3691, sec. 1, adopted 9/19/83; Ordinance 3678, secs. 1, 3, adopted 8/13/83; Ordinance 3818, sec. 2, adopted 3/18/85; Ordinance 3822, sec. 1, adopted 4/1/85; Ordinance 3832, sec. 1, adopted 5/28/85; Ordinance 3858, sec. 1, adopted 7/8/85; Ordinance 3859, sec. 1, adopted 8/5/85; Ordinance 4072, sec. 1, adopted 8/1/88; Ordinance 4423, sec. 1, adopted 5/22/95; Ordinance 4425, sec. 1, adopted 6/5/95; Ordinance 4426, sec. 1, adopted 6/5/95; Ordinance 4486, sec. 1, adopted 1/16/96; Ordinance 4572, sec. 3, adopted 12/16/96; Ordinance 4581, sec. 1, adopted 2/10/97; Ordinance 4598, sec. 1, adopted 4/21/97; Ordinance 4874, secs. 1–3, adopted 8/7/00; Ordinance 4990, sec. 1, adopted 2/4/02; Ordinance 5024, sec. 1, adopted 6/10/02; Ordinance 5083, sec. 1, adopted 2/3/03; Ordinance 5113, sec. 2, adopted 3/3/03; Ordinance 5154, sec. 1, adopted 8/18/03; Ordinance 5156, secs. 1–3, adopted 8/18/03; Ordinance 5165, sec. 1, adopted 9/2/03; Ordinance 5381, secs. 1–2, adopted 5/15/06; Ordinance 5591 adopted 2/16/09; Ordinance 5714 adopted 8/15/11; Ordinance 6196 adopted 3/18/19)

State law reference–Authority of municipality to regulate signs, V.T.C.A., Local Government Code ch. 216.

Exhibit A, Sec. 8 Adopted

(1) *Administration and enforcement*: ~~A~~ *The Development Services Director* ~~building official~~ shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the city council may direct.

(a) If the *Development Services Director* ~~building official~~ shall find that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance to insure compliance with or to prevent violation of its provisions.

State law reference—Enforcement of zoning ordinances, V.T.C.A., Local Government Code sec. 211.012.

(2) *Building permits required*:

(a) No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the building official. No building permit shall be issued except in conformity with the provisions of this ordinance, except after written order from the ~~b~~Board of ~~a~~Adjustments.

(b) *Application for building permit*. All applications for building permits shall be accompanied by plans in duplicate, drawn to scale showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the *Development Services Director or the B*~~b~~uilding ~~o~~*O*fficial, including existing or proposed building or alteration; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of this ordinance.

1. One (1) copy of the plans shall be returned to the applicant by the ~~b~~*B*uilding ~~o~~*O*fficial, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the ~~b~~*B*uilding ~~o~~*O*fficial.

(c) Explanation of building permit.

1. If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire; it shall be cancelled by the building official; and written notice thereof shall be given to the persons affected.

2. If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be cancelled by the ~~b~~*B*uilding ~~o~~*O*fficial , and written

notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

(3) *Zoning permits required*: The purpose of the zoning permit is to determine compliance with the provisions of this ordinance. No owner shall use or permit the use of any land, structure or building, or part thereof, hereafter created, erected, changed, converted or enlarged, wholly or partly in any R, C, or M District until a zoning permit has been issued by the *Development Services Director* ~~building official~~; provided, however, that no zoning permit shall be required when any use of land, structure or building or part thereof is continued by the renters, lessees or owner.

(a) No zoning permit shall be required for any land, structure or building occupied principally as a one and two-family dwelling unless more specifically required elsewhere in this ordinance.

(b) A zoning permit shall be required for a home occupation in the residential districts.

(c) Application shall be made by the property owner or agent thereof on a form prescribed by the city council.

(d) There shall be no fee for a zoning permit.

(e) It shall be the duty of the *Development Services Director* ~~building official~~ to issue a zoning permit, provided he is satisfied that the structure, building or premises, and the proposed uses thereof conform with all requirements of this ordinance and that all other reviews and actions, if any, called for in this ordinance have been complied with and all necessary approvals secured therefore [therefor].

(f) Land and buildings may be occupied and used only for the use for which the zoning permit is issued.

1. In any case where the conditions of such permit have not been or are not complied with, the permittee shall be given notice of intention to revoke such permit at least ten (10) days prior to revocation. After conclusion of said ten days, permit may be revoked.

2. In any case where a zoning permit has not been used within six (6) months after the date of granting thereof, then without further action, the permit granted shall be null and void.

(g) A record of all zoning permits shall be kept on file in the office of the *Development Services Director* ~~building official~~, and a copy of any such permit shall be furnished on request to any person having a proprietary or tenancy interest in the building or premises affected.

(h) No excavation for any building shall be commenced before a zoning permit for the intended structure has been issued.

(i) Failure to obtain a zoning permit shall be a violation of this ordinance and punishable under section 15 of this ordinance.

(Ordinance 2291, sec. 1, adopted 1/13/64; Ordinance 2346, sec. 1, adopted 11/2/64; Ordinance 2465, adopted 2/7/66; Ordinance 2778, sec. 2, adopted 7/13/70; Ordinance 2984, sec. 1, adopted 2/4/74; Ordinance 3018, sec. 1, adopted 8/5/74; Ordinance 3057, secs. 1, 3, adopted 5/27/75; Ordinance 3306, sec. 1, adopted 2/26/79; Ordinance 3327, sec. 1, adopted 5/21/79; Ordinance 3433, sec. 3, adopted 6/16/80; Ordinance 3435, sec. 1, adopted 6/16/80; Ordinance 3706, sec. 2, adopted 11/14/83; Ordinance 3818, sec. 3, adopted 3/18/85; Ordinance 3873, sec. 1, adopted 9/3/85; Ordinance 3990, secs. 1, 2, adopted 11/24/86; Ordinance 4051, secs. 1, 2, adopted 1/18/88; Ordinance 4061, sec. 1, adopted 4/11/88; Ordinance 4070, sec. 1, adopted 6/20/88; Ordinance 4088, sec. 1, adopted 11/7/88; Ordinance 4104, secs. 2, 3, adopted 7/17/89; Ordinance 4346, sec. 3, adopted 5/23/94; Ordinance 4377, sec. 1, adopted 11/7/94; Ordinance 4420, sec. 1, adopted 5/22/95; Ordinance 4529, secs. 1, 2, adopted 7/1/96; Ordinance 4572, sec. 4, adopted 12/16/96; Ordinance 4599, secs. 1, 2, adopted 4/21/97; Ordinance 5025, sec. 1, adopted 6/10/02; Ordinance 5082, secs. 2, 4, adopted 8/18/03)

(4) *Temporary Use Permits*:

(a) In addition to the zoning permit called for in subsection (3) above, a temporary use permit shall be required before the following temporary uses can be permitted in the district or districts indicated where the time limit of occupancy exceeds two (2) weeks:

Temporary Use	Parking Ratio	District
Automobile parking lot; for a special event	*None*	*R*
Batching plant, Portland cement, concrete, noncommercial	*None*	*R, C*
Carnival or circus	*1/500*	*R, C, M*
Christmas trees and wreaths, retail	*None*	*R*
Model home real estate sales office, temporary	*2/model home*	*R*
Portable Storage Containers	*None*	*R, C, M*
Retail and wholesale of agricultural products not raised on the premises and sold from vehicles parked off-street, not over	*None*	*R, C, M*

500 square feet of retail and wholesale storage and sales area		
Snow cone stand	*2/snow cone stand*	*R*
Tents, Seasonal Retail	*None*	*C*

~~*Parking Ratio*~~	~~*Temporary Use*~~	~~*District*~~
-	-	-
~~none~~	~~Automobile parking lot; for a special event~~	~~R~~
~~none~~	~~Batching plant, Portland cement, concrete, noncommercial~~	~~R, C~~
~~1/500~~	~~Carnival or circus~~	~~R, C, M~~
~~None~~	~~Christmas trees and wreaths, retail~~	~~R~~
~~none~~	~~Retail and wholesale of agricultural products not raised on the premises and sold from vehicles parked off street, not over 500 square feet of retail and wholesale storage and sales area~~	~~R, C, M~~
~~None~~	~~Snow cone stand~~	~~R~~
~~2~~*~~/model home~~*	~~Temporary real estate sales offices in model homes~~	~~R~~

(b) A temporary use permit is an exception to the zoning ordinance and allowable where the facts and conditions prescribed and detailed in the ordinance as those upon which a temporary use permit may be granted are determined by the board of adjustment to exist.

(c) The applicant, in applying to the ~~b~~*B*oard of ~~a~~*A*djustment*s* for a temporary use permit or exception, shall simply demonstrate that he meets the requirements of the particular use and district and need not show unnecessary hardship.

(d) The *Development Services Director* ~~building official~~ shall not issue a zoning permit for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a temporary use permit has been obtained from the ~~b~~*B*oard of ~~a~~*A*djustment*s* in accordance with the exceptions procedures set forth in section 9 paragraph (2)(b).

(e) The purpose of the regulations described in this subsection is to allow the proper integration into the city of uses which may be suitable only in specific locations in a zoning district and only for limited periods of time.

(f) Application for a temporary use permit shall be made by the property owner or certified agent thereof to the ~~b~~*B*oard of ~~a~~*A*djustment*s* on forms prescribed for this purpose by the city council. Such application shall be accompanied by a site plan as set forth in subsection (7). Temporary use permits, revocable, conditional and valid for a term period not to exceed 12 months, may be issued by the ~~b~~*B*oard of

~~a~~*A*djustment*s* for any of the uses or purposes for which such permits are required or permitted by the terms of this ordinance. Granting of a temporary use permit does not exempt the applicant from complying with the requirements of the building code or other ordinances.

(g) The fee to cover administrative costs of a temporary use permit application shall be as established by the city council, no part of which shall be refundable.

(h) In considering any application for a temporary use permit, the ~~b~~*B*oard of ~~a~~*A*djustment*s* shall give due regard to the nature and condition of all adjacent uses and structures. The ~~b~~*B*oard of ~~a~~*A*djustment*s* may deny an application for a temporary use permit, and, in granting or renewing a temporary use permit, the ~~b~~*B*oard of ~~a~~*A*djustment*s* may impose such requirements and conditions with respect to location, construction, maintenance, and operation, in addition to those expressly stipulated in this ordinance for the particular use, as they may deem necessary for the protection of adjacent properties, and the public interest.

(i) Portable storage containers may be allowed without a Temporary Use Permit on properties that have an active building permit, subject to approval from the Director of Development Services.

(*j*~~i~~) Provided that the ~~b~~*B*oard of ~~a~~*A*djustment*s* finds:

(1) That the proposed structure or use conforms to the requirements and intent of this ordinance and the comprehensive plan,

(2) That any additional conditions stipulated by the ~~b~~*B*oard of ~~a~~*A*djustment*s* as deemed necessary in the public interest have been met, and

(3) That such use will not under the circumstances of the particular case constitute a nuisance or be detrimental to the public welfare of the community.

The ~~b~~*B*oard of ~~a~~*A*djustment*s* shall issue a temporary use permit therefore.

(*k*~~j~~) Following the issuance of a temporary use permit by the ~~b~~*B*oard of ~~a~~*A*djustment*s* the *Development Services Director* ~~building official~~ shall issue a zoning permit, as provided in subsection (3) above, and shall ensure that development is undertaken and completed in compliance with said permits.

(Ordinance 5447 adopted 3/5/07)

(4.1) *Reserved*. (Ordinance 5932 adopted 3/7/16)

(5) Specific use permits:

(a) In addition to the zoning permit called for in subsection (3) above, a specific use permit shall be required before the following specific uses can be permitted in the district or districts indicated.

The following specific uses are permitted in any district of lower classification than indicated herein without a specific use permit:

Parking Requirement	**Specific Use**	**District**
1/1.5 employees	Ambulance Service	C-1, C-2
1/3 seats	Auditorium, arena, coliseum, theater or amphitheater	C-1

None	Automobile/boat sales, new or used	C
1/400	Automobile, glass, muffler, seat cover, tire and upholstery service, sales, installation and repair, but not including tire recapping	C
3/wash lane	Automobile laundry, Carwash	C
None	Automobile parking lot *or structured parking*	R
None	Automobile repair, body, work, painting. Automobile, wrecks, for sale, damaged condition may be offered for sale; provided the automobiles are stored within a completely enclosed building. The salvage or dismantling of parts or wrecked automobiles for sale or the salvage of undamaged portions of automobiles for assembly to undamaged portions of other automobiles is hereby prohibited within the C-2 (General Commercial) District. The storage of wrecked or damaged automobiles for any purpose other than those specified herein is prohibited	C-2
1/1,000 sq. ft. of general floor space and 1/400 sq. ft. of office floor space	Automobile wrecking, salvaging, and storage	M
1/200	Beauty parlor, single operator homeowner	R
1/guest room 1/innkeeper	Bed and Breakfast establishments	R
1/400	Boat rental, storage and repair	C-2
1/400	Cabinet or carpentry shop	C-2
None	Cemetery or mausoleum	R
1/7 *seats*	Church or other place of worship including parish houses and Sunday Schools, but excluding rescue missions or temporary revivals	R
1/200	City, county, state and federal govt. garage, maintenance yard, or similar govt. establishment	R
1/400	Club or lodge	C
1/1,000	Cold storage Plant	C-2
1/200	Commercial amusement centers	C
None	Concession stand within a park, playground or playfield	R
1/400	Contractors or construction offices, *with outside storage* ~~[sic]~~	C-2*, M*

None	Construction, equipment sales, service, rental and repair shops and yards	C-2
1/3 beds	Convalescent home	In any District
1/100	Dance hall, commercial	C-2
1/200	Doctor or dentist One doctor or dentist with staff No retail sales	R
1/200	Dry cleaning plant, Package plant	C
1/Bedroom; minimum 2/unit	*Dwelling, Multifamily*	*C*
1/Bedroom; minimum 2/unit	*Dwelling, Single-family*	*C*
1/Bedroom; minimum 2/unit	*Dwelling, Two-family (Duplex)*	*R-1, C*
None	Earth moving and excavations, depositing of construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground	In any District
1/~~400~~ *1000*	*Electric~~al~~ power substation or generating including ground-mounted solar and wind*	~~R~~ *R, C*
1/400	Farm equipment sales, service, repairs, feed store	C-2
None	Food Truck Lot	C-M
1/400	Freight depot or terminal, railroad and/or truck	C-2
1/1.5 emp.	Garment manufacturing	C-2
1/400	Gas compressor or regulator station	R
8/green	Golf course	R
1/200	Halfway house; mental, alcoholic, etc.	R, C
1/200	Hookah Bar, Smoking Lounge, Smoke Shop, Vape Shop	C, M
1/3 beds	Hospitals, general, not including animal	In any District
1/unit	Hotel	C-1
2/1 unit	Industrialized Housing	SF1 & R
1/3 beds	Institution, correctional, detention penal or for use of insane, feeble minded, alcoholic or narcotic patients on a minimum site of 15 acres	R
1/3 beds	Institution for children and aged; nonprofit	R

1/400	*Institution, nonresidential*	*C, M*
1/200	Loan office	C
1/400	Lumberyard (parking does not include lumber sheds)	C-2
1/200	Medical or dental clinic No retail sales	R
1/400	Meeting halls	C
None	Mining, including extraction of clay, gravel, sand; quarrying of rocks or stone	In any District
1/1,000	Mini-warehouse	C
1/unit	Mobile home park	C-2
1/400	Mobile home/manufactured home sales with distribution	C-2 & M
1/200 office	Model home display/sales without distribution	C & M
1/unit	Motel	C-1
1/400	Motorcycle sales, repair, storage and service	C-2
1/2,000 sq. ft. of space utilized for operation	Motorized outdoor amusements (i.e. total go-carts, motorcycles)	In any District
~~2/1~~	~~Multifamily dwellings~~	~~C~~
1/400	Novelty Products, Manufacture or Sales	M-1
1/3 beds	Nursing home	In any District
1/200	Office-services only, no sales of goods, wares or merchandise or storing stocks	R
1/1.5 emp.	Oil well supplies and machinery sales	C-2
~~1/bedroom (min. 2/unit)~~	~~One- and Two-family dwellings~~	~~C~~
1/2,000 sq. ft. of space utilized or total operation	Outdoor commercial amusements, i.e., miniature golf etc.	C-2
None	*Outdoor Storage*	*C, M*
1/bedroom (min. 2/unit)	Patio homes	In any District
1/200	Photographer's studio; sales limited to photos and film	R
1/1,000	Pipe storage enclosed	C-2

1/400	Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission Note: The parking requirement of 1/400 applies to the bar and/or dance floor portion of the club only.	C & M
1/400	Public library or museum	R
None	Radio or television broadcasting transmitter or tower, microwave relay tower	In any District
1/1,000 sq. ft. of space utilized for total operation	Recycling center	C
1/3 beds	Sanatorium on a site of 10 acres or more	R
1/1.5 emp.	Schools, elementary, high, college and universities, public, private or denominational	In any District
1/1.5 emp.	School, nursery, kindergarten or daycare for children	R
1/200	Secondhand Store, Rummage Shop	C, M
-	~~Sexually oriented businesses~~	
1/200	Shopping center on a site of 5 acres or more	R
None	Sign: Advertised or billboard (Which directs attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot)	C-2 & M
-	~~Storage and Shipping Containers~~	~~C-1, C-2, M-1~~
1/200	Tattoo Studio	C, M
1/400	Taxidermist	C
1/100	Teaching or tutoring more than 4 students at any one time	R
1/400	Telephone exchange, but not including garage, shop or service	R
1/400	Telephone exchange, garage, shop or service	C
None	Theater, drive in	C-2
None	Trailer sales, other than mobile home/manufactured housing and rentals	C-2
1/400	Trucking, carting, crating, express handling and storage	C-2
1/1,000	Transit vehicle, bus and truck storage, servicing, repairs and sales	C-2
~~1/bedroom (min. 2/unit)~~	~~Two-family dwelling (duplex)~~	~~SF-1, R-1~~

1/1,000	Warehousing establishment other than accessory to permitted retain use	C-2
1/500	*Wholesale for construction and building materials*	*C-2*

(b) A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted in accordance with this section.

(c) The *Development Services Director* ~~building official~~ shall not issue a zoning permit for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a specific use has been obtained in accordance with the amendment procedures set forth in section 12.

(d) The purpose of the regulations described in this subsection is to allow the proper integration into the city of uses which may be suitable only in specific locations in a zoning district.

(e) Application for a specific use permit shall be made by the property owner or certified agent thereof to the *Planning and Zoning Commission* ~~zoning board~~ on forms prescribed for this purpose by the city council. Such application shall be accompanied by a site plan as set forth in section 7. When application for a specific use permit is made for a use that can only be permitted by issuance of a specific use permit, the zoning board may require additional plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. A specific use permit shall not be granted when the requested use is not compatible with the character of the neighborhood. Specific use permits, revocable, conditional or valid for a term period, may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this ordinance. Granting a specific use permit does not exempt the applicant from complying with the requirements of the building code or other ordinances. Applicants for a specific use permit to drill an oil and/or gas well shall comply with all of the requirements of Chapter 20, now article 4.10 of the Code of Ordinances.

(f) The *Planning and Zoning Commission* ~~planning and zoning board~~ may recommend approval or disapproval of an application for a specific use permit and, upon approval of a permit, the *Planning and Zoning Commission* ~~planning and zoning board~~ may impose requirements and conditions as set out in subsection (g) below.

(g) The *Planning and Zoning Commission* ~~zoning board~~ shall consider:

1. The neighborhood, building and use characteristics as they relate to or are compatible with the existing and adjacent conditions and uses.
2. The separate and distinct problems that may be caused by a particular use, including but not limited to traffic, peace and order, safety, parking, health, morals and temperance.
3. Previous use permits for location.
4. The minutes of hearings for zone change approval for the location.

(h) The *Planning and Zoning Commission* ~~board~~ may approve or disapprove upon consideration of the above. Before recommending approval, the *Planning and Zoning Commission* ~~planning and zoning board~~ may impose such requirements and conditions regarding development standards and safeguards as the conditions indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, or nuisances and for protection of the public interests.

Upon consideration of the factors herein set out and recommendation made under subsection (g) above to impose certain conditions to a specific use permit, the *Planning and Zoning Commission* ~~board~~ shall make specific findings, set out in the minutes of the board as follows:

1. The proposed structure or use conforms to the requirements and intent of this ordinance and the comprehensive plan of the city;
2. That all applicable conditions and factors herein set out have been considered;
3. That the imposition of conditions provided in section 6(5)(g) have been met; and the use does not constitute a nuisance or detriment to the public.

(Ordinance 6194 adopted 3/18/19)

(6) *Construction and use to be as provided in applications, plans, building permits and zoning permits*: Building permits or zoning permits issued on the basis of plans and applications approved by the building official authorize only the use, arrangement and construction set forth in such approved plans and applications. Any other use, arrangement or construction at variance with that authorized shall be deemed violation of this ordinance, and punishable as provided by section 15 hereof. (Ordinance 5502 adopted 12/3/07)

(7) [Reserved.]

Editor's note–The material in this subsection pertaining to private clubs has been omitted at the request of the city. Because this change has not been made in accordance with the amendment procedures as mandated in V.T.C.A., Local Government Code sec. 211.006 and other applicable sections of the Local Government Code, Franklin Legal Publishing, Inc., assumes no responsibility or liability for such change being made.

(8) [Reserved.]

Editor's note–The material in this subsection pertaining to sexually oriented businesses has been omitted at the request of the city. Because this change has not been made in accordance with the amendment procedures as mandated in V.T.C.A., Local Government Code sec. 211.006 and other applicable sections of the Local Government Code, Franklin Legal Publishing, Inc., assumes no responsibility or liability for such change being made.

(9) *Patio homes (PH)*:

(a) *Purpose*. A patio home development is intended to provide for areas of detached, zero-lot-line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

(b) *Lot area, width and setback requirements*.

1.	Minimum lot area	4,000 square feet
2.	Minimum lot width *(of corner lot)* ~~- of corner lot~~	40 feet *(45 feet)* ~~45 feet~~
3.	*Maximum lot width (of corner lot)*	*50 feet (55 feet)*
~~3.~~*4.*	Minimum front yard	20 feet
~~4.~~*5.*	Maximum front yard setback	25 feet
~~5.~~*6.*	Minimum side yard *(of corner lot)* ~~- of corner lot~~	5 feet* *(10 feet on street side)* ~~except as provided below~~ ~~10 feet on street side~~
~~6.~~*7.*	Maximum side yard	Not applicable
~~7.~~*8.*	Minimum rear yard	10 feet
9.	*Maximum living area*	*2,500 square feet*

*Patio home developments shall be developed as either minimum five (5) foot setbacks or as zero-lot-line homes. If developed as zero-lot-line homes, then one (1) side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten (10) feet. A minimum five-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of ten (10) feet shall be provided. Roof overhangs will be allowed to project into the maintenance easement a maximum of twenty-four (24) inches. Side yard setbacks must be uniform for all homes within a given block.

(c) *Permitted uses*. Permitted uses are identical to those contained in section 6.2(4) for the R-1 (one ~~and two-~~family residential) district, with the exception that field crops, horticulture, nursery, truck gardening, and railroad rights-of-way are prohibited. *Duplex's are not permitted in Patio Homes.*

(d) *Maintenance requirements for common areas*. A property owners association is required for continued maintenance of common land and facilities.

(e) *Usable open space requirements*. ~~Usable open space required. Except as provided below,~~ ~~a~~*A*ny contiguous subdivision, *including multiple phases,* developed *with twenty-five (25) or more lots* under the Patio Home ~~(PH)~~ standards of this ordinance shall provide usable open space. *Developments with 25 – 49 patio home lots shall provide usable open space which equals or exceeds five (5) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Developments with 50 or more patio homes shall provide usable open space* which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. ~~Usable open space shall not be required for a patio home development if it contains twenty-five (25) fifty (50) or fewer lots and the~~ *A* property contiguous *is defined as:* ~~(~~abutting or separating only by a local or collector street~~)~~ to the subdivision. ~~is either developed for use other than patio homes or is restricted by zoning to not permit patio home development.~~ Properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.

Design criteria–Areas provided as usable open space shall meet the following criteria:

1. Individual usable open space areas shall be twenty thousand (20,000) square feet or larger. Usable open space must be a minimum of fifty (50) feet wide and have no slope greater than ten (10) percent.
2. Pools, tennis courts, walks, patios and similar amenities may be located within areas designated as usable open space. Areas occupied by enclosed buildings (except gazebos and pavilions), drives, parking, overhead electrical transmission lines, drainage channels and antennas may not be included in calculating usable open space.
3. Usable open space areas must be easily viewed from adjacent streets and homes.

Landscaped areas–Additional common open space and landscaped areas may be provided, but shall not be counted as usable open space unless they meet the criteria above.

Unacceptable open space–The ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission may deny the creation of any common open space area if in the judgment of the commission the area would be:

1. Difficult to maintain;
2. A security or safety concern; or
3. An unreasonable financial burden to the homeowners association.

At the time of site plan and/or subdivision plat approval, the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission and/or city council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally

or aesthetically significant and that their existence enhances the development.

Also, at this time, approval may be granted for up to one-third of the required open space to be credited for off-site dedicated open-space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the off-site credit is a discretionary power of the ~~p~~*P*lanning and ~~z~~*Z*oning ~~c~~*C*ommission and/or city council. The guidelines below may assist in considering if credit is appropriate:

Adjacency–Is fifteen (15) percent or more of the site's boundary adjacent to park land?

Accessibility–Are there defined pedestrian connections between the development and the park land?

Usability–Is the park land immediately adjacent to the development suitable for use by residents?

Design integration–Does the design of the development provide a significant visual and pedestrian connection to the park land?

(f) *Screening Devices. Refer to Section 7(13) for fences, hedges and screening regulations.* ~~*Walls*. A wall may be erected on the front property line provided such wall is of at least fifty (50) percent open construction. Such walls must meet all other applicable requirements for fences.~~

(g) *Shingles*. The use of wood shingles on the main building or any accessory building is prohibited.

(h) *Miscellaneous requirements*. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

(10) *Bed and breakfast establishments*. Bed and breakfast establishments shall be permitted with a specific use permit in a residential district. The following conditions shall apply to a bed and breakfast establishment:

(a) *Definition*–A bed and breakfast is an innkeeper (owner/manager) occupied home which offers lodging for paying guests and serves breakfast to those guests. Guests shall be transient in nature.

(b) *Parking*–A bed and breakfast shall provide one (1) off-street parking space (minimum size of nine (9) feet by twenty (20) feet) for each guest room and one (1) parking space for the innkeeper.

(c) *Number of guests*–A bed and breakfast will be subject to single-family residential construction up to and including five (5) guest rooms. Any bed and breakfast exceeding five (5) guest rooms per residence will meet commercial building requirements. A residence is defined as a building(s) serviced by a single water, gas and/or electric service.

(d) *Alarm system*–A bed and breakfast must have an approved, hard-wired smoke alarm system which is installed by a licensed installer and activates all alarms and notifies the fire department simultaneously.

(Ordinance 2291, sec. 1, adopted 1/13/64; Ordinance 2346, sec. 1, adopted 11/2/64; Ordinance 2465, adopted 2/7/66; Ordinance 2778, sec. 2, adopted 7/13/70; Ordinance 2984, sec. 1, adopted 2/4/74; Ordinance 3018, sec. 1, adopted 8/5/74; Ordinance 3057, secs. 1, 3, adopted 5/27/75; Ordinance 3306, sec. 1, adopted 2/26/79; Ordinance 3327, sec. 1, adopted 5/21/79; Ordinance 3433, sec. 3, adopted 6/16/80; Ordinance 3435, sec. 1, adopted 6/16/80; Ordinance 3706, sec. 2, adopted 11/14/83; Ordinance 3818, sec. 3, adopted 3/18/85; Ordinance 3873, sec. 1, adopted 9/3/85; Ordinance 3990, secs. 1, 2, adopted 11/24/86; Ordinance 4051, secs. 1, 2, adopted 1/18/88; Ordinance 4061, sec. 1, adopted 4/11/88; Ordinance 4070, sec. 1, adopted 6/20/88; Ordinance 4088, sec. 1, adopted 11/7/88; Ordinance 4104, secs. 2, 3, adopted 7/17/89; Ordinance 4346, sec. 3, adopted 5/23/94; Ordinance 4377, sec. 1, adopted 11/7/94; Ordinance 4420, sec. 1, adopted 5/22/95; Ordinance 4529, secs. 1, 2, adopted 7/1/96; Ordinance 4572, sec. 4, adopted 12/16/96; Ordinance 4599, secs. 1, 2, adopted 4/21/97; Ordinance 5025, sec. 1, adopted 6/10/02; Ordinance 5082, secs. 2, 4, adopted 8/18/03)

Exhibit A, Sec. 15 Adopted

(1) Intentionally or knowingly violating any of the provisions of this ordinance or failure to comply with any of its requirements shall constitute a Class C misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars *($2,000.00)* ~~($500.00),~~ and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered as a separate offense.

(2) Intentionally or knowingly violating any of the provisions of this ordinance by the owner, tenant, occupant or manager of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a Class C misdemeanor with a fine of not more than five hundred dollars *($2,000.00)* ~~($500.00)~~ per day and each day the violation occurs is a separate offense.

(3) Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation including temporary restraining orders and temporary and permanent injunctions.

(4) The owner, occupant, tenant or manager who violates any provision of this ordinance or who participates in, assists in or maintains a violation of this ordinance is subject to a civil penalty up to one thousand dollars *($2,000.00)* ~~($1,000.00)~~ per day for each violation and each day the violation occurs shall be a separate offense.

(Ordinance 3721, sec. 3, adopted 12/27/83; Ordinance 5148, secs. 1–4, adopted 7/21/03)

State law reference–Enforcement of zoning ordinances, V.T.C.A., Local Government Code sec. 211.012.

Exhibit A, Sec. 16 Adopted

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular. The word "shall" is mandatory; the word "may" is permissive. The words "used" or "occupied" include the words "intended," "designed" or "arranged" to be used or occupied. The word "lot" includes the words "plot" or "parcel".

Accessory building: (a) In a residential district, a subordinate building, attached to or detached from the main building, without separate utilities, not used for commercial purposes, and not rented, a washroom, a storage room for domestic storage only and space for one or more automobiles. (b) In other districts, a subordinate building, the use of which is incidental to and used only in conjunction with the main building.

Accessory use: A use subordinate to the principal use of a building or lot and serving a purpose customarily incidental to the principal use.

Agent of owner: Any person who can show certified written proof that he is acting for the property owner.

Alley: A public or private way not more than 30 feet wide affording only secondary means of access to abutting property.

Alternative tower structure: Shall mean clock towers, bell steeples, light poles, and similar alternative antenna mounting structures, except for residential structures. The alternative tower structure may be either a primary or an accessory use on any development parcel.

Antenna: A device used for transmitting and receiving signals that is a maximum of nine feet in height and one square foot in diameter and mounted on a pole or other structure.

Apartment: A room or suite of rooms in an apartment house arranged, designed or occupied as a residence by a single family, individual or group of individuals.

Apartment house: Any multiple-family dwelling or building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate cooking facilities.

Basement: A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining ground (as distinguished from a "cellar" which is a story more than one-half below such level). A basement or cellar, when used as a dwelling, shall be counted as a story for purposes of height measurement.

Beginning of construction: The incorporation of labor and materials within the foundation of the building or buildings.

Boardinghouse: A building other than a hotel, where lodging and meals for five or more persons are served for compensation.

Building: Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property. When such a structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building.

Building Area: The building area is the inner edge of any required yard or required setback, and the corresponding outer edge of the buildable area. No portion of the main building or structure may be extended to occupy any portion of the lot outside its building area.

Building official: The building inspector or other official appointed by the city council to enforce the zoning ordinance.

Building line: A line parallel or approximately parallel to a lot line or street line and beyond which buildings may not be erected.

Building, main: A building in which is conducted the principal use of the site on which it is located. In any residential district any and all dwellings shall be deemed to be main buildings on the site on which they are located.

Clinic, medical: An institution or station for the examination and treatment of ill and afflicted out-patients.

Colocation: Installation of an additional antenna on an existing tower or pole.

Convalescent home: Any structure used for or occupied by more than three persons recovering from illness or suffering from the infirmities of old age.

Court: An open, unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings.

Coverage of a lot or maximum allowable building area: The ratio of gross floor area of the first floor of a building or of a group of buildings on the same lot to the area of the lot, expressed as a percentage.

Day nursery (includes nursery school, kindergarten, or day care for children): A place where more than four children (unrelated) are left for care between the hours of 7 a.m. and 12 p.m.

Density: The maximum number of family units permitted on a lot.

Detached structure: Any building, accessory building or structure that is not physically attached to any other building or structure by any means.

District or zoning district: A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

Dwelling: Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent, trailer or mobile home.

Dwelling, single-family: A building designed for or used exclusively for residence purposes by one family or housekeeping unit.

Dwelling, duplex or two-family: A building designed for or used exclusively for residence purposes by two families or two housekeeping units.

Dwelling, multiple-family: A building or portion thereof designed for or used by three or more families or housekeeping units.

Dwelling unit or unit: One room, or a suite of two or more rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette.

FAA: The Federal Aviation Administration.

Family: A person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, and in which not more than four individuals are unrelated by blood.

FCC: The Federal Communications Commission.

Floor area of a building: The sum of the gross horizontal areas of the several floors of a building or buildings, measured from the center lines of exterior walls or from the center line of walls separating two buildings in square feet.

Grade, existing: The average level of the original surface of the ground adjacent to the exterior walls of the building.

Height: Shall mean, when referring to an antenna or other structure, the distance measured from the ground level to the highest point on the structure, even if the highest point is an antenna.

Hotel: A building occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which as a rule the rooms are occupied for hire, and in which there are more than 12 sleeping rooms, a public room for the accommodation of more than 12 guests and a general kitchen.

Industrialized Housing: An off-site modularly constructed single-family or duplex to be used as a permanent residential structure in accordance with the laws of the State of Texas and have all local permits and licenses applicable to other single-family or duplex residences and shall (1) have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is proposed to be located; (2) have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located; (3) comply with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; and (4) be securely fixed to a permanent foundation.

Industrialized Housing Value: The taxable value of the industrialized housing and the lot after installation of the housing. Such housing and lot value shall be accurately estimated by the tax appraiser for the Grayson County Tax Appraisal District before installation upon the lot.

Lot: One piece, parcel or tract of land which collectively meets all of the following requirements at the time of filing for a zoning permit:

(1) Is located within a single block.
(2) Has frontage on an accepted and improved public street.
(3) Is occupied or utilized or designated by its owner, owners or developer to be occupied, developed or utilized as a unit for a principal use and uses accessory thereto, together with such open spaces as are required by this ordinance.
(4) And of which a plat has been recorded in the office of the county clerk.

Lot, area of: The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.

Lot depth: The mean horizontal distance between the front lot line and rear lot line of a zoning lot.

Lot line: A boundary of a lot.

Lot line, front: The street right-of-way line at the front of a lot.

Lot line, rear: The lot line opposite and most distant from the front.

Lot line, side: A lot line which is not a front lot line or rear lot line. A side lot line separating a lot from a thoroughfare other than an alley is an exterior side lot line as opposed to an interior side lot line.

Lot width: The mean horizontal distance between the side lot lines of a lot.

Mobile home park: Any lot upon which twenty or more mobile homes, occupied for dwelling purposes, [are located] regardless of whether or not a charge is made for such accommodation.

Monopole: A freestanding single pole tower engineered to support communications antenna(s), which is self-supporting and without guy wires or additional support.

Motel (includes tourist courts): One or more buildings designed or used as temporary living quarters for automobile transients in which individual cooking facilities may or may not be provided. If facilities are provided for individual cooking so that the unit or units may be occupied as dwelling units the same area, density, yard regulations and off-street parking as required in the R-2 (Multifamily Residential) District, shall be observed. In all cases, one off-street parking space shall be provided for each room or suite of rooms.

Nursing home: Any premises where more than three persons are lodged and furnished with meals and nursing care.

Open space: Area included in any side, rear or front yard or any other unoccupied space on a lot that is open and unobstructed to the sky.

Receive-only antennas/amateur radio antenna: Any tower or antenna that is under seventy (70) feet in height and is owned or operated by a federally licensed amateur radio station operator or is used exclusively for reception only, including local television broadcast reception antennas, direct broadcast satellite antennas or multichannel multipoint distribution services. Receive only/amateur radio antennas are not subject to regulation under section 7(15).

Sales of alcoholic beverages: The revenue derived or provided from the service of alcoholic beverages.

Setback line: That line which is parallel to and the minimum allowable horizontal distance from a given point or line of reference, such as a lot line, to the minimum required building line.

Sign: Any structure or part thereof, or any device attached to, painted on or represented on a building or other structure, upon which is displayed or included any letter, work [word], model, banner, decoration, device, or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device.

Sign, area of: The total exterior surface computed in square feet of a sign having but one exposed exterior surface; the aggregate exposed exterior surface computed in square feet of a sign having more than one such surface.

Sign, freestanding: Any sign which is not attached to a building or other structure, including portable signs.

Story: That portion of a building included between the surface of any floor and the ceiling next above it.

Street: Any thoroughfare other than an alley.

Street line: A dividing line between a street right-of-way line and an abutting lot, tract or parcel of land.

Structure: Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

Structural alteration: Any change in the structural members of a building, such as walls, columns, beams or girders.

Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas, including self-supporting lattice towers, guy towers, or monopole towers.

Wrecked or damaged automobiles: Vehicles with visible damage or that are incapable of highway operation. Wrecking and salvaging include, but are not limited to, dismantling or assembling of parts for sale, reuse, or reassembly to undamaged vehicles and offered for sale.

Yard: An open, unoccupied space other than a court, on the lot in which a building is situated and which is unobstructed from the ground to the sky.

Yard, front: An open, unoccupied space on a lot facing a street and extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building.

Yard, required front: An open space extending the full width of a lot between the front lot line and the front setback line, unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance.

Yard, rear: An open space unoccupied and unobstructed extending across the rear of a lot from one side lot line to the other side lot line and being the minimum horizontal distance between the rear lot line and the main building.

Yard, required rear: An open space extending the full width of the lot between the rear lot line and the rear setback line, unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance.

Yard, side: An open, unoccupied space on the same lot with a building, situated between the building and side line of the lot and extending through from the front yard to the required rear yard. Any lot line not the rear line or a front line shall be deemed a side line.

Yard, required side: An open space extending from the minimum front yard setback line to the minimum rear yard setback line between the side yard setback line and the nearest side lot line, unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance.

Zoning map, official: The zoning map or maps of the city attested together with all amendments subsequently adopted.

Zoning permit: A document issued by the building official authorizing buildings, structures or uses consistent with the terms of this ordinance and for the purpose of carrying out and enforcing its provisions. Where a building permit has been issued by the building official in accordance with section 8(2)(a), the zoning permit shall be construed to have been issued.

(Ordinance 2423, sec. 1, adopted 10/4/65; Ordinance 3706, sec. 3, adopted 11/14/83; Ordinance 4101, sec. 1, adopted 5/22/89; Ordinance 4426, sec. 2, adopted 6/5/95; Ordinance 5082, sec. 3, adopted 8/18/03)

Exhibit A-1, Reserved

Permitted Uses	Parking Ratio	*R-A*	SF-1	R-1	R-2	C-O	C-1	C-2	M-1	M-1.5	M-2	MH
~~1 & 2 Family Dwellings~~	~~2/unit~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~
Accessory *building* ~~Bldg.~~; garage or carport, domestic storage	None	*Yes*	Yes	Yes	Yes	No	No	No	*Yes* ~~No~~	*Yes* ~~No~~	*Yes* ~~No~~	Yes
Accessory building for agricultural storage	*None*	*Yes*	*No*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*
~~Accessory residential~~	~~1/unit~~		~~Yes~~	~~Yes~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
Advertising displays manufactured.	*None*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Ambulance Service	1/1.5 emp.	*No*	No	No	No	No	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Animal and poultry husbandry, dairying and pasturage, but not including the feeding of garbage	*None*	*Yes*	*No*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*
Animal hospital, pound or shelter (parking requirements does not include	1/200	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No

outdoor kennels)												
~~Apartment House or Housing Project~~	~~2/unit~~	~~*No*~~	~~No~~	~~Yes~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
Art, supply store, antiques, gallery or museum	*1/200*	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
~~Arts studio~~	~~-~~		~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
Asphalt or asphalt products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Auditorium, arena, coliseum*, theater or amphitheater* ~~or theater~~	1/3 *seats*	*No*	No	No	No	No	SUP	No	No	No	No	No
Automobile accessory *and* ~~&~~ supply store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Automobile laundry*, Carwash*	3/wash lane	*No*	No	No	No	No	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Automobile parking lot *or structured parking*	None	*SUP*	SUP	SUP	SUP	*Yes* ~~SUP~~	Yes	Yes	Yes	Yes	Yes	*No* ~~SUP~~
Automobile parking lot; for a special event	*None*	*TUP*	*TUP*	*TUP*	*TUP*	*No*	*No*	*No*	*No*	*No*	*No*	*No*
~~Automobile parking lot or parking garage (no repairs)~~	~~None~~		~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Automobile rental or taxi storage *and* ~~&~~ repair	None	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

Automobile repair, body work, painting. Automobile, wrecks for sale, damaged condition may be offered for sale; provided the automobiles are stored within a completely enclosed building. The salvage or dismantling of parts of wrecked automobiles for sale or the salvage of undamaged portions of automobiles for assembly to undamaged portions of other automobiles is hereby prohibited with the C-2 *(General Commercial)* District. The storage of wrecked or damaged automobiles for any purpose other than those specified herein is prohibited	None	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Automobile service station	None	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Automobile wrecking, salvaging & storage	*1/1000 of general floor space* *1/400 of office*	*No*	No	No	No	No	No	No	SUP	SUP	SUP	No

	floor space ~~1/1000 sq. ft.~~											
Automobile, glass, muffler, seat cover, tire & upholstery service, sales, installation *and* ~~&~~ repair, but not including tire recapping	1/400	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~No~~	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Automobile/boat sales, new or used	None	*No*	No	No	No	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Automobiles, motorcycles, trucks or trailers, including parts or rebuilding of engines	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Bait store	1/200	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Bakery, retail	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Bakery, wholesale	1/1000	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Bank, *Company and Credit Unions* ~~loan company~~	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
~~Bank & lending institution~~	~~-~~		~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Barber and beauty shop equipment and specialties; sales	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Barbershop or beauty parlor	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Baseball park, commercial	1/3 seats	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Batching plant, Portland	*None*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*No*	*No*	*No*	*No*

cement, concrete, noncommercial												
Batching or mixing plant, asphalt or concrete	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Battery manufacturing	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Beauty parlor, single operator homeowner	1/200	*SUP*	SUP	SUP	SUP	No	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
Bed and Breakfast establishments	1/guest room *1/innkeeper*	*SUP*	SUP	SUP	SUP	No	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
Bedrooms – *two* ~~2~~ bedrooms may be rented but not more than *four* 4 people	1/unit	*Yes*	~~No~~ *Yes*	Yes	Yes	No	No	No	No	No	No	No
~~Billboard~~	-	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~
Blueprinting and similar reproduction processes	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Boat ~~sales,~~ rental, storage and repair	1/400	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Boats, building or repair	*1/1000 of general*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No

	floor space *1/400 of office floor space*											
Boiler manufacture	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Bookbinding	1/1000	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Books, binding, other than hand binding	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Bookstore or lending library, commercial	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Bottling works, for all beverages – not including alcoholic	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Bottling works, for all beverages – including alcoholic	*1/1000 of general floor space* *1/400 of office*	*No*	*No*	*No*	*No*	*No*	*No*	*No*	*No*	*No*	*Yes*	*No*

	floor space											
Bowling alley	5/alley	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Brick, stone, tile or clay products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Brooms or brushes	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Bus Station	None	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Business machines, sales/service	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Cabinet or carpentry shop	1/400	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Camera or photographic supply store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Cameras or other photographic equipment and film	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Candy, nut, confectionery store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Carnival or circus	*1/500*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*No*

Carpet cleaning, enclosed nonflammable solvents	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Carpets, manufacture and cleaning	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Caterer	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Cement, lime, or plaster of paris	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Cemetery or mausoleum	None	*SUP*	SUP	SUP	SUP	No	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Ceramics, stone, glass, marble, and porcelain products ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Chemicals, including acids, acetylene, aniline dyes, ammonia, bleaching compounds, carbide, caustic soda, cellulose, chlorine, cleaning or polishing preparations, creosoting,	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

exterminating agents, hydrogen or oxygen, industrial alcohol, solvents, sugar, potash, plastic materials, or synthetic rosins, or rayon yarns												
Christmas tree and wreaths	None	*TUP*	*TUP* ~~No~~	*TUP* ~~No~~	*TUP* ~~No~~	No	Yes	Yes	Yes	Yes	Yes	No
Church or other place of worship, including parish houses and Sunday schools, but excluding rescue missions or temporary revivals	1/7 seats	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
~~City fire and police station~~	~~1/400~~		~~SUP~~	~~SUP~~	~~SUP~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~SUP~~
~~City, county, state and federal government administrative buildings~~	~~1/200~~		~~SUP~~	~~SUP~~	~~SUP~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
City, county, state and federal government garage, maintenance yard, or similar govt. establishment	*1/200* ~~None~~	*SUP*	SUP	SUP	SUP	Yes	Yes	Yes	Yes	Yes	Yes	*Yes* ~~No~~
Clinic or office, medical	1/200	*No*	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Clothing *retailer* including formal wear and costumes	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Club or lodge	1/400	*No*	No	No	No	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Coal, coke, charcoal or tar	*1/1000 of*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

products, including gas.	*general floor space* *1/400 of office floor space*											
Cold storage plant	1/1000	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Commercial amusement centers	1/200	*No*	No	No	No	SUP	SUP	SUP	No	No	No	No
~~Community Center~~	-		~~SUP~~	~~SUP~~	~~SUP~~	~~SUP~~	~~Yes~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~Yes~~
Concession stand within a park, playground or playfield	None	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Construction, equipment sales, service, rental and repair	None	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Contractors or construction offices, *with outside storage* ~~shops and yards~~	1/400	*No*	No	No	No	No	No	SUP	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	No
Contractors or construction offices, without outside storage	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	*No*
Convalescent home	1/3 beds	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Cotton ginning, cotton wadding or linters, cottonseed products manufacture, cotton baling or compress.	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Dance hall, commercial	1/100	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No

~~Dance studio~~	-	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
Department Store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Doctor or Dentist - One doctor or dentist with staff - No retail sales	1/200	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Drugstores	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Dry cleaning pickup station	*1/200*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*No*
Dry Cleaning plant, package plant~~, or pickup station~~	1/200	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Dwelling, Multifamily	*1/bedroom (min. 2/unit)*	*No*	*No*	*No*	*Yes*	*SUP*	*SUP*	*SUP*	*No*	*No*	*No*	*No*
Dwelling, Single Family	*1/bedroom (min. 2/unit)*	*Yes*	*Yes*	*Yes*	*Yes*	*SUP*	*SUP*	*SUP*	*No*	*No*	*No*	*Yes*
Dwelling, Two-Family (Duplex)	*1/bedroom (min. 2/unit)*	*No*	*No*	*SUP*	*Yes*	*SUP*	*SUP*	*SUP*	*No*	*No*	*No*	*No*
Earth moving and excavations, depositing of construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground	None	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Eating place (inside and outside service)	2/4 seats	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Eating place (inside service only)	1/4 seats	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Eating place (outside service only)	1/100 min. 8	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Electric~~al~~ *power* substation *or*	1/*1000* ~~400~~	*SUP*	*SUP* ~~No~~	SUP	SUP	SUP	*SUP* ~~Yes~~	*SUP* ~~Yes~~	Yes	Yes	Yes	*No*

generating including ground-mounted solar and wind												
Electrical appliances, equipment assembly, supplies, or similar products, including electrical machinery ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Electrical equipment and components ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	*No* ~~Yes~~	Yes	Yes	No
~~Electrical power-generating station~~	-	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Excelsior or packing materials ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Explosives	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

Explosives or fireworks	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Exterminator	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Farm equipment sales, service, repairs, feed store	1/400	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
~~Farmers market, indoor or outdoor~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Fertilizers	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises	None	*Yes*	*Yes* ~~No~~	Yes	Yes	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	Yes	Yes	Yes	*No* ~~Yes~~
Floor covering sales retail	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Florist shop, greenhouse (parking requirement does not include greenhouse or open stock)	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Food locker plant for consumer use	*1/200*	*No*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*No*

Food or grocery store, retail	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Food products ~~(Manufacturing and Processing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Food Truck Lot	*None*	*No*	*No*	*No*	*No*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*No*
Freight depot or terminal, railroad and/or truck	1/400	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Funeral home or mortuary	1/3 seats	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
~~Fur shop or hat shop~~	~~1/200~~		~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Furniture and upholstery *manufacturing* ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Furniture~~,~~ *and* appliances *sales;* ~~and~~ custom upholstery*, not automobile related*	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Garment manufacturing	1/1.5 emp.	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Gas compressor or regulator station	1/400	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
Gas or flammable liquids, storage or products	*1/1000 of general*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

	floor space *1/400 of office floor space*											
Gelatin, glue or size ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Gift, novelty shop	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Glass and cutting shop	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Golf course	8/green	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
~~Golf course, pitch and putt courses, miniature golf or other commercial amusement~~	~~1/2000 sq. ft.~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Golf driving ranges, commercially operated	1/2000 sq. ft.	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Grain, milling or processing, elevators	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Graphite or graphite products ~~(Manufacturing)~~	*1/1000 of general*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

	floor space *1/400 of office floor space*											
Gypsum ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Hair, felt or feathers, bulk processing, washing, curling or dyeing	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Halfway house; mental, alcoholic, etc.	1/200	*SUP*	*SUP* ~~No~~	SUP	SUP	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Hardware industrial sales	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Hardware store and small tool rental, but not including sales of lumber or industrial hardware.	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Hatchery	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No

Health Club or Studio	*1/200*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*No*
Heavy equipment, storage, repair and sales, earth moving	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Hobby shop or *craft* supply store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Home occupations: *Refer to Section 6.2(4) or 6.3(4) for additional detail.* ~~Office~~		*Yes*	Yes	Yes	Yes	No	No	No	No	No	No	No
Hookah Bar, Smoking Lounge, Smoke Shop, Vape Shop	*1/200*	*No*	*No*	*No*	*No*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*No*
Hospitals, general, not including animal	1/3 beds	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Hotel	1/unit	*No*	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Ice vending establishment	None	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Ice, dry or natural	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Incineration, distillation or reduction of garbage, offal, or dead	*1/1000 of general*	*No*	No	No	No	No	No	No	No	No	Yes	No

animals, fat rendering	*floor space* *1/400 of office floor space*											
Industrialized Housing	*2/1 unit*	*SUP*	*SUP*	*SUP*	*SUP*	*No*	*No*	*No*	*No*	*No*	*No*	*No*
Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds ~~(Manufacture)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Institution for children and aged, nonprofit	1/3 beds	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Institution, correctional, detention, penal or for use of insane, feeble minded, alcoholic or narcotic patients on a minimum site of 15 acres	1/3 beds	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Institution, nonresidential	1/400	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	No
Jewelry store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Junk handling or storage, assembly of iron, rags, and similar materials enclosed by an opaque wall or fence 6 feet in height.	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Jute, hemp, sisal or oakum products	*1/1000 of general*	*No*	No	No	No	No	No	No	No	No	Yes	No

~~(Manufacturing)~~	*floor space* *1/400 of office floor space*											
Laboratory, medical or dental	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Laboratory, research or testing	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Laundry plant (steam)	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Laundry, ~~package plant,~~ pickup station or self-service	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Leather, hair, or fur tanning, curing, finishing or dyeing and products ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Linen or uniform supply, or diaper service	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Livestock auction sales, feeding yards, pens with barns and temporary unloading, concentration loading and shipping	*1/1000 of general floor space* *1/400 of office*	*No*	No	No	No	No	No	No	No	No	Yes	No

	floor space											
Loan office ~~or pawnshop~~	1/200	*No*	No	No	*SUP* ~~No~~	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Locksmith or key shop	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Lumberyard *(parking does not include lumber sheds)*	1/400	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Machine tools, including metal lathes, metal press, metal stamping machines, woodworking machines, or similar products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Machine tools, sales, service, rental and repair	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Machinery, miscellaneous, including repairs	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Manufactured Home Park		*No*	No	No	No	No	No	No	No	No	No	SUP
Manufacturing of baked goods,	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

candy, delicatessen foods and ice cream												
Mattresses, including rebuilding or renovating ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Meat or fish products, including slaughtering of meat or preparation of fish for packing	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Medical or dental clinic – No retail sales	1/200	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
Meeting halls	1/400	*No*	No	No	*SUP* ~~No~~	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Metal alloys of foil, miscellaneous, including solder, pewter, brass, bronze, or tin, lead or gold foil, or similar products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Metal or metal ores, reduction, refining, smelting or alloying	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

Metal or metal products, stamping or extrusion, treatment, bonding, finishing or processing, including enameling, japanning, lacquering, galvanizing, plating, or similar processes.	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Metal welding casting or foundry products, including ornamental iron work, or similar products.	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Mining, including extraction of clay, gravel or sand; quarrying of rock or stones	None	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Mini-warehouse	1/1000	*No*	No	No	*SUP* ~~No~~	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Mirror silvering	1/1000	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Mobile home park	1/unit	*No*	No	No	No	No	No	SUP	No	No	*No*	*No* ~~SUP~~
Mobile home/manufactured home sales with distribution	1/400	*No*	No	No	No	No	No	SUP	SUP	SUP	SUP	*No* ~~SUP~~
Model home display/sales without distribution	1/200 office	*No*	No	No	No	SUP	SUP	SUP	SUP	SUP	SUP	*No* ~~SUP~~
Model home real estate sales	*2/model home*	*TUP*	*TUP*	*TUP*	*TUP*	*No*	*No*	*No*	*No*	*No*	*No*	*No*

office, temporary												
Monument sales and incidental processing	1/1000	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Motel	1/unit	*No*	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Motorcycle sales, repair, storage, and service	1/400	*No*	No	No	No	No	*No* ~~SUP~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Motorized outdoor amusements *i.e. total go-carts, motorcycles)*	1/2000 sq. ft. *of space utilized for operation*	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
~~Movie and Cinema~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~SUP~~	~~No~~	~~No~~	~~No~~	~~No~~
~~Multifamily dwellings~~	~~2/1~~	~~*No*~~	~~No~~	~~No~~	~~Yes~~	~~SUP~~	~~SUP~~	~~SUP~~	~~No~~	~~No~~	~~No~~	~~No~~
~~Museum~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Music store~~, phonograph records, retail sales~~	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Musical instruments, including pianos or organs	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Newspaper distribution station	None	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Novelty Products, Manufacture or Sales	*1/400*	*No*	*No*	*No*	*No*	*No*	*No*	*No*	*SUP*	*No*	*No*	*No*
Nursing home	1/3 beds	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

Office – Services only, No sales of goods, wares or merchandise or storing stocks	1/200	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
Office, any type	1/400	*No*	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
~~Office, government~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Oil well supplies and machinery sales	1/1.5 emp.	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
~~One and two family dwellings~~	~~2/1~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~SUP~~	~~SUP~~	~~SUP~~	~~No~~	~~No~~	~~No~~	~~No~~
Optical goods, optician, optometrist	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers or similar products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Orthopedic or medical shoe or appliance store and repair	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Outdoor commercial amusements, i.e., miniature golf, etc.	*1/2000 sq. ft. of space utilized or total operation*	*No*	*No*	*No*	*No*	*No*	*No*	*SUP*	*No*	*No*	*No*	*No*
Outdoor Storage	*None*	*No*	*No*	*No*	*No*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*No*
Paint and wallpaper store or decorators shop	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Paint, enamel, lacquer,	*1/1000 of general*	*No*	No	No	No	No	No	No	No	Yes	Yes	No

turpentine or varnish.	*floor space* *1/400 of office floor space*											
Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products.	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
~~Parking structure and lot~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Patio homes	*1/bedroom (min. 2/unit)* ~~2/1~~	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Pawn Shop	*1/200*	*No*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*No*
Pet shop	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Petroleum or petroleum products, refining, including gasoline or other petroleum products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Pharmaceutical products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Photographer's studio; sales	1/200	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No

limited to photos and film												
Photographic studio or store and photo processing	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
~~Physical culture and health studios~~	~~1/200~~	*No*	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Pipe storage enclosed	1/1000	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Plastic and rubber products	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Plumbing fixture sales, retail	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	*None*	*Yes*	*Yes*	*Yes*	*Yes*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*No*
Portable Storage Containers	*None*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*No*
Post Office	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Printing or publishing, including engraving or photoengraving	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Private clubs when required to obtain a permit from the Texas	1/400 *(The parking requirement*	*No*	No	No	No	*SUP* ~~No~~	SUP	SUP	SUP	SUP	SUP	*No* ~~SUP~~

Alcoholic Beverage Commission	*applies to the bar and/or dance floor portion of the club only.)*											
Public library or museum	1/400	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Public park, playground or playfield	None	*Yes*	Yes	Yes	Yes	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~
Radio or television broadcasting transmitter or tower, microwave relay tower	None	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Radio, television or recording studio	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Railroad rights-of-way but not including shops and yards	*None*	*Yes*	*Yes*	*Yes*	*Yes*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*No*
Railroad yards, shops, or equipment	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Recycling center	1/1000 sq. ft.	*No*	No	No	No	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Rehabilitation center for handicapped persons	1/1.5 emp.	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Rental, repair, or servicing of articles whose sale is permitted	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

in the same district*, unless more specifically listed elsewhere*												
~~Restaurants, indoor and outdoor seating~~	~~1/4 seats~~		~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Retail use, indoor~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Retail and wholesale of agricultural products not raised on the premises and sold from vehicles parked off-street, not over 500 square feet of retail and wholesale storage and sales area	*None*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*TUP*	*No*
Rooming, boarding house	~~1/unit~~ *1/bedroom (min. 2/unit)*	*No*	No	No	Yes	No	No	No	No	No	No	No
Sanatorium ~~Sanitarium~~ on a site of 10 acres or more	1/3 beds	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
School nursery, kindergarten or daycare for children	1/1.5 emp.	*SUP*	SUP	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~SUP~~
School, commercial or trade	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	*No* ~~Yes~~	*No* ~~Yes~~	Yes	Yes	Yes	No
School, commercial or trade, when not involving any	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

danger of fire or explosion of offensive noise, vibration, dust, odor, glare, heat or other objectionable influences												
Schools; elementary, high, college and universities, public, private or denominational	1/1.5 emp.	*SUP*	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Secondhand store or rummage shop	1/200	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	No
Sewing machine sales, retail	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
~~Sexually oriented businesses~~	~~1/400~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Cond~~	~~Cond~~	~~No~~	~~No~~	~~No~~
Shoe repair shop or store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Shopping center on a site of 5 acres or more	1/200	*SUP*	*SUP* ~~No~~	SUP	SUP	*No* ~~SUP~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Sign shop	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Sign: Advertised or billboard (Which directs attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot)	*None*	*No*	~~*No*~~	*No*	*No*	*No*	*No*	*SUP*	*SUP*	*SUP*	*SUP*	*No*
~~Sign: bulletin erected by a church, community center, school,~~	~~None~~		~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~

~~public agency, or institution on its own premises for announcement purposes, and which does not exceed 20 sq. ft. in area and 6' in height. *See section 7(14)(g).*~~												
~~Sign: Identification not exceeding 2 square feet in area.~~	~~None~~		~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Sign: Identification, attached flat against the wall of an apartment bldg., not exceeding 40 sq. ft. in area and not of a flashing or intermittently lighted, revolving or similarly lighted type.~~	~~None~~		~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
~~Sign: Real estate for sale, rent, or lease~~	~~None~~	~~*Yes*~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Skating rink, commercial	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Slaughtering or packing of animals or poultry	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Snow Cone Stand	*2/snow cone stand*	*TUP*	*TUP*	*TUP*	*TUP*	*No*	*No*	*No*	*No*	*No*	*No*	*No*

Soaps or detergents, perfumes	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	Yes	Yes	No
Sporting goods store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Sporting or athletic equipment ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Stationery store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Steel products, miscellaneous fabrication or assembly (Manufacturing)	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Storage of goods or merchandise, used in, produced by or normally carried in stock in conjunction with permitted uses in the applicable district regulations	1/1000	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Studio for professional work or for teaching any form of fine arts, photography,	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

music, drama, etc.												
Swimming pool, commercial	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Swimming pool, private	None	*Yes*	Yes	Yes	Yes	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No	No	No	Yes
Tailor shop seamstress, altering and repairing of wearing apparel	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Tattoo Studio	*1/200*	*No*	*No*	*No*	*No*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*SUP*	*No*
Taxidermist	1/400	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Teaching or tutoring more than 4 students at any one time	1/100	*SUP*	SUP	SUP	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Telephone answering service	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Telephone exchange, garage, shop or service	1/400	*No*	No	No	No	*SUP* ~~No~~	*SUP* ~~Yes~~	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Telephone exchange, but not including garage, shop or service	1/400	*SUP*	SUP	SUP	SUP	No	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Tents, Seasonal Retail	*None*	*No*	*No*	*No*	*No*	*TUP*	*TUP*	*TUP*	*No*	*No*	*No*	*No*
Textiles, spinning, weaving, manufacturing, dyeing, bleaching, printing, knit goods, yard thread or cordage	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Theater, drive-in	None	*No*	No	No	No	No	No	*SUP* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No

~~Theater and playhouse~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~	~~No~~
Tires, recapping or vulcanizing shop	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks~~[,]~~ nonferrous metal castings, plumbing appliances, or similar products. ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Toy store	1/200	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Toys ~~and novelty products (Manufacturing)~~		*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Trailer sales, other than mobile home/manufactured housing and rentals	None	*No*	No	No	No	No	No	SUP	*No*	*No*	*No*	No
Transit vehicle, bus and struck storage, servicing repairs and sales	1/1000	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
~~Trolley and taxi stop~~	~~-~~	~~*No*~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~

Trucking, carting, crating, express handling and storage	1/400	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
~~Two-Family Dwelling *(duplex)*~~	~~-~~		~~SUP~~	~~Yes~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
Vehicles, children's, including bicycles, scooters, wagons, baby carriages or similar vehicles ~~(Manufacturing)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Venetian blinds, window shades, or awnings ~~(Manufacture)~~	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	Yes	Yes	Yes	No
Veterinarian, indoor soundproof kennels only	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No
Warehousing establishment other than accessory to permitted retail use	1/100*0*	*No*	No	No	No	No	No	SUP	*No* ~~Yes~~	*No* ~~Yes~~	*No* ~~Yes~~	No
Watch repair	*1/200*	*No*	*No*	*No*	*No*	*No*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*No*
Water distillation	1/1.5 emp.	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Wholesale establishment including storage	1/400	*No*	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Wholesale office with storage limited to samples	1/400	*No*	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No

Wood products, pulp, fiber, or lumber processing, or reduction including paper mill operations	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No
Wood scouring or pulling	*1/1000 of general floor space* *1/400 of office floor space*	*No*	No	No	No	No	No	No	No	No	Yes	No

SECTION 2. That the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 3. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 5. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN PITTMAN, CITY ATTORNEY

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 04/20/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

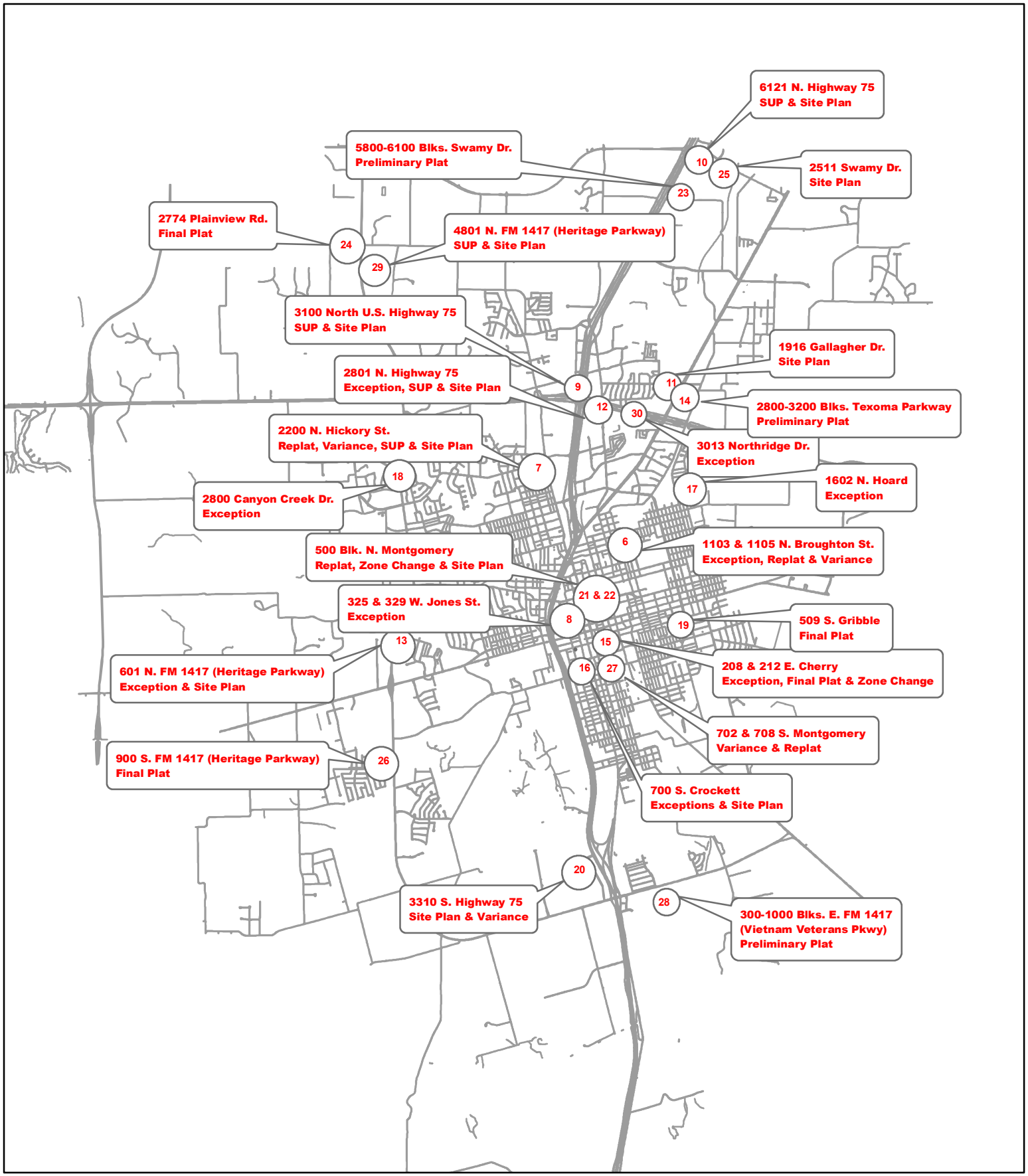
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
April 20, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE
1 inch = 7,000 feet