

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 19, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MARCH 22, 2016, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 9, 11 & 14)**

5. **2220 N. U.S. HIGHWAY 75**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 2220 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(n)(1) to allow a 466 square foot front elevation (south elevation) wall sign for the proposed Kroger Marketplace in lieu of the permitted 300 square foot sign not to exceed 20% of any single wall in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- Exception, Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) and Section 7, Subsection (14)(i)(3) to allow a 326.4 square foot freestanding multi-tenant off-premise sign with a 28' setback along U.S. Highway 75 in lieu the required 75' on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- Exception, Variance and site plan approval under Ordinance No. 2280, Section 7, Subsections (14)(i) and (5)(a & d) to allow an additional 456 square foot freestanding multi-tenant off-premise sign with a 22' setback from the Travis Street property line in lieu of the required 25' on the proposed Lot 1 of Kroger Sherman Addition in a C-1

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

6. **2010 N. U.S. HIGHWAY 75**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 2010 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow an 11' setback for a freestanding sign on the proposed Lot 3 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

7. **1918 N. U.S. HIGHWAY 75**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1918 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow an 11' setback for a freestanding sign on the proposed Lot 4 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

8. **1912 N. U.S. HIGHWAY 75**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1912 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5)(a & d) and Subsection (14)(i)(3) to allow a 5' setback along Taylor Street for a 456 square foot freestanding, multi-tenant off-premise sign on the proposed Lot 5 of Kroger Sherman Addition in lieu of 25' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

9. *** 917 N TRAVIS STREET**

The request of Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Debbie's Addition.

10. **917 N TRAVIS STREET**

The request of Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

11. *** 4226 N U.S. HIGHWAY 75**

The request of A-S 71 Sherman-Phase III, LP (Owners), David Bryant, Osborn & Vane Architects, Inc. (Representative/Architect) and CMB Landscape Architecture (Landscape Architect), concerning the property at 4226 North U.S. Highway 75, being Lot 9, Block 1, Sherman Town Center, Section Two, as follows;

Planning and Zoning Commission

Site plan approval for a retail shell for a future Medical Urgent Care Tenant.

12. **1330 W. TAYLOR**

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

Board of Adjustments

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

13. **4617 FARMINGTON ROAD**

The request of Stephen & Carnelia Blazo and Charles and Molly Trowbridge (Owners) and David Fite Surveying (Surveyor) concerning the property at 4617 Farmington Road, being 10.136 acres in the William Martin Survey, Abstract No. 765, as follows;

Planning and Zoning Commission

Exception under Ordinance No. 2684, Section 10, Subsection 10.02.005 (f)(2) and Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a joint access gravel driveway in lieu of the required approved hard surface private access drive in an R-1 (One Family Residential) District.

14. *** 1021 E. LAKE**

The request of Angel Jaramillo and Martha Lopez (Owners) and Cox Land Surveying Company (Surveyor) concerning the property at 1021 East Lake Street, being 2.787 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition

15. **1203 E. WELLS AVENUE**

The request of Brock Thomason (Owner), Henry Marroquin (Representative) and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property at 1203 East Wells Avenue, being a part of Lots 1 and 2, Block 5 of C.L. Stowe's Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4' side street

setback for an addition to a residential dwelling in lieu of the required 10' in an R-1 (One Family Residential) District.

16. **ADJOURNMENT**

17. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 14, 2016 at 2:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of April, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 04/19/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR MARCH 22, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes 3/22/16

STATE OF TEXAS §

March 22, 2016

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 22, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: THORPE, DAVIS,
ELLIOTT, VANDERVEER, MAHONE, ADAMS AND
PATTERSON

MEMBERS ABSENT: VELLOTTI

CALL TO ORDER

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

CALL TO
ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 16, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Patterson. All present voted AYE.
MOTION CARRIED.

APPROVE
MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEM 9)

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

CONSENT
AGENDA

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

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE THE REQUEST OF DEN PARTNERS LTD, BARRY L. & JESSIE BURTON, RUSSELL SPEARS AND POST OAK LIQUIDATING TRUST (OWNERS), STREET LEVEL INVESTMENTS (DEVELOPER) AND WINKELMANN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 1900-2200 BLOCKS N. U.S. HIGHWAY 75 AND NORTH TRAVIS STREET, CONTAINING 16.760 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE, PHASE 2, SECTION 3, AND ALL OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION AS FOLLOWS;

PRELIMINARY
PLAT –
KROGER
SHERMAN
ADDITION
1900-2200
BLKS. N. U.S.
HIGHWAY 75, &
TRAVIS
(DEN
PARTNERS

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF KROGER SHERMAN ADDITION.

The property is located in the 1900-2200 blocks of North U.S. Highway 75 and North Travis Street. The property is bound on the west by Travis Street, the south by Taylor Street and the east by North U.S. Highway 75; it consists of 16.760 acres. The owners would like to plat the property into five (5) lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

LTD, BARRY L.
& JESSIE
BURTON,
RUSSELL
SPEARS AND
POST OAK
LIQUIDATING
TRUST)

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

EXCEPTIONS & SITE PLAN

THE REQUEST OF JOSE MENJIVAR (OWNER) CONCERNING THE PROPERTY AT 3615 NORTH TRAVIS STREET, BEING LOT 2, BLOCK 1, COVEY ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW A METAL STORAGE BUILDING IN LIEU OF THE REQUIRED MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (7)(4) TO ALLOW A CHAIN LINK FENCE WITH VINYL INSERTS AROUND A STORAGE BUILDING IN LIEU OF THE REQUIRED WOOD OR MASONRY FENCE MATERIAL IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW THE EXISTING GRAVEL DRIVEWAY IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

EXCEPTION –
METAL
STORAGE
BLDG.

EXCEPTION –
CHAIN LINK
FENCE

EXCEPTION –
DRIVEWAY

SITE PLAN –
METAL
STORAGE
BLDG.
MENJIVAR
LANDSCAPING
3615 N. TRAVIS
(JOSE
MENJIVAR)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A METAL STORAGE BUILDING FOR MENJIVAR LANDSCAPING.

James Green, PO Box 12, Denison, TX

Mr. Green appeared to represent the request for Mr. Menjivar and answer any questions. The property is located at 3615 North Travis Street between Lamberth Road and U.S. Highway 82. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Mr. Green explained the property is hard to see from U.S. Highway 82 or Travis Street; it is behind Mueller and Goins Lumber. “The owner would like to construct a metal storage building and did not want to spend a lot of money on something that he just plans to use as storage for his landscaping business; Menjivar Landscape. The building will not be open to the public.” He is also asking for exceptions to allow a chain link fence with vinyl inserts around the

building and to be allowed to use the existing white rock gravel road to the oil well on the property as access to his building. There is an existing metal building on the lot and it will remain. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained “it seems to me it is just a left-over piece of land stuck behind three buildings that is hardly visible.”

Commission Member Thorpe explained “they have been pretty hard on metal buildings lately and that area is developing; this property might not, but still.”

Commission Member Patterson explained “where this property is located, it probably will not develop; it is pretty well secluded; the only portion that could be seen is on the east side behind Mueller and there are trees that are blocking it; it is pretty well secluded.”

Commission Member Mahone explained “there are two very large buildings already there that are mostly metal and he did not feel this would add to that.”

Commission Member Vanderveer felt if they paved a section off of Travis Street to keep the dust down on Travis; “but I don’t see a point of paving the whole driveway; maybe just a 50’ section with something that is more packed to keep the dust down.”

Chairman Gilbert explained “that thought had crossed my mind too about the entrance off of Travis, but then I thought about how many oil and gas leases there are on Travis Street.”

Commission Member Thorpe stated “you have an opportunity to address it in this situation, that doesn’t exclude those from the conversation; it shouldn’t.”

Mr. Green explained “normally how Mr. Menjivar uses his piece of property is he will go in and get his equipment in the morning and bring it back at night; it’s not like he is going back and forth all day long.”

Chairman Gilbert explained he would be open to put a condition on paving the first 25’ of the driveway on Travis Street.

Scott Shadden, Director of Developmental Services explained the property line probably starts where the gate is located on the property, but he did not know for sure. “You could also put a condition on this exception would be just for this building, if the property is developed further the driveway could be reconsidered.”

Chairman Gilbert asked if there was something stopping him from opening a business.

Mr. Shadden responded “no”.

Commission Member Elliott explained “that is my holdup on the whole deal, is these request run with the property, there is no time

limit so we don't know exactly what this will look like twenty years from now or that being a problem down the road; right now I wouldn't see a problem with it today, it's not going to make any difference, it is already there, the gravel road, the metal building, but in the future and that is what we are here for to look at; will that be an issue then."

Mr. Shadden explained "you have an option on exceptions to put a condition on them, so you could say as long as the use remains as storage to run with this building only. This property is zoned a C-2 (General Commercial) District, so he could put a commercial use in there and he has an exception for a gravel driveway and that runs with the land, unless you put a condition on it. If you were inclined to grant the exception, you could move to grant the exception subject to the use remaining storage and no additional buildings being built on that property; something like that."

Chairman Gilbert felt it would be good to asphalt the first 20 or 25 feet, "this is a left over, no man's land kind of land that is stuck in there in the bottom that has easements going all through it; I don't think it is going to be developed for commercial uses."

Mr. Green thought some of the property is in the floodplain as well.

Commission Member Thorpe stated "you can still build in the floodplain."

Mr. Shadden explained "the C-2 (General Commercial) District use will allow some things that you wouldn't people driving down a gravel driveway to get to it."

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

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW A METAL STORAGE BUILDING IN LIEU OF THE REQUIRED MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (7)(4) TO ALLOW A CHAIN LINK FENCE WITH VINYL INSERTS AROUND A STORAGE BUILDING IN LIEU OF THE REQUIRED WOOD OR MASONRY FENCE MATERIAL IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW THE EXISTING GRAVEL DRIVEWAY IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request

to allow one proposed metal storage building; to allow a chain link fence with vinyl inserts and to allow the existing gravel driveway except from Travis Street to 25' inside the property line in lieu of the required durable and dustless surface in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District until such time as the use is changed or the property is further developed at 3615 North Travis Street subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: THORPE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A METAL STORAGE BUILDING FOR MENJIVAR LANDSCAPING.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for a metal storage building for Menjivar Landscape subject to the Staff Review Letter at 3615 North Travis Street. Second by Commission Member Elliott.

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

VOTING NAY: THORPE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF LARRY AND NANCY JACQUES (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3002 CANTERBURY CIRCLE, BEING LOT 8 AND THE SOUTH 33.27 FEET OF LOT 7, BLOCK 3, IDLEWOOD ACRES ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) AND SECTION 7, SUBSECTION (1) TO ALLOW A 16' REAR SETBACK IN LIEU OF THE REQUIRED 25' AND A 5' SIDE SETBACK IN LIEU OF THE REQUIRED 9' TO CONNECT THE MAIN DWELLING TO AN ACCESSORY BUILDING WITH A BREEZEWAY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Jennifer McCarthy, Virginia Cook Realtors, 7358 Dripping Springs Road, Denison, TX

Mrs. McCarthy appeared to represent the request for Larry and Nancy Jacques and answer any questions. The property is located at 3002 Canterbury Circle between Ricketts Street and Dover Drive; it is zoned an R-1 (One Family Residential) District.

Mrs. McCarthy explained the property has a 24' x 36' accessory building, 5' 3" from the side property line and 16' 4" from the rear

EXCEPTION –
CONNECT MAIN
DWELLING TO
ACCESSORY
BLDG.

VARIANCE –
SIDE & REAR
SETBACKS

3002
CANTERBURY
CIRCLE
(LARRY &
NANCY
JACQUES)

property line. The owner would like to permanently attach the main dwelling to the accessory building by a breezeway so that the residence can become a four bedroom, three bathroom home. “The shop will be remodeled to make it into living quarters for a special needs adult so that he is living in that part, but is still a part of the main house.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if they converted it to an apartment, but not connected it with a breezeway, would it still be under this ordinance.

Mr. Shadden explained “no, the accessory building will need to be attached to be a part of the main building and continue to be in an R-1 (One Family Residential) District; if it became an apartment, it would be considered an R-2 (Multi-Family Residential) District use.”

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

A letter was received from:
Margaret Dell, 1017 Windsor, Sherman TX
Mrs. Dell had no objections to the request.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception and variance to allow a 16’ rear setback in lieu of the required 25’ and a 5’ side setback in lieu of the required 9’ to connect the main dwelling to an accessory building with a breezeway in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

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 LOS HERMANOS PARTNERSHIP, LLC (OWNER), LONE STAR GARAGE (TENANT) AND JACOB ESHE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 300 NORTH CROCKETT STREET, BEING LOTS 1 & 2, BLOCK N, BLACK’S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

Tom Shields, 121 N. Willow, Sherman, TX and Jacob Eshe, 1523 Crescent Dr., Sherman, TX

Mr. Shields and Mr. Eshe appeared to represent the request and answer any questions. The property is located at 300 North

SUP & SITE
PLAN –
AUTOMOBILE
MAINTENANCE
& REPAIR
FACILITY
300 N.
CROCKETT
(LOS
HARMANOS
PARTNERSHIP,
LLC, OWNER)

(DENIED)

Crockett Street; the northwest corner of Crockett and Pecan Streets. The property is zoned a C-1 (Retail Business) District and is located in the Central Business District. Lone Star Garage, LLC is owned and operated by Jacob Eshe. He would like to open an automotive repair and maintenance service business with a specialty in electrical and electronic issues. The existing building is approximately 2,800 square foot masonry building with three service bays.

Mr. Shields explained he is the owner of the property and would like to give a summary of the lease arrangement he has with Jacob and his mother. "I believe 300 North Crockett Street is the former Hooker Automotive building, I didn't live here back then, but that is what I have been told. The building has been vacant for numerous years. My partner and I, Don Knobbler purchased the property a little over a year ago; that is one of probably over thirty-five buildings we have purchased in Sherman in the last year and a half. We are vested in Sherman, Texas, we believe in it, we want it to happen, but as an owner also of downtown Sherman, I am also concerned about aesthetics, the way things look, how people take care of things, what are we doing with it and everything. We have had numerous calls on this property, I have actually told people no, I didn't get the right vibe and did not feel good about it, but Jacob and his mom Linda approached us about three months ago. We have renovated the building, installed new heat and air, and a new floor. I know when we think anything with automotive, the first thing I think of is wrecked cars, tires, oil drums, things like that, we've seen that on a lot of the places like that and I have explained that to Jacob and his mother; we definitely do not want that. I can understand concerns and would like Jacob to tell you how they are going to conduct business. I have also put him on a twelve month lease and told him we are not going to renew it if we get trashy, it gets dirty or anything out there because I own three buildings right across the street from it. Jacob and his mom are good people and I think they would be an asset to doing good business in Sherman and I know we are pro business here."

Jacob Eshe explained their intention is to open an automotive service station, specializing in electronics diagnostics and repair and installation of automotive accessories. "We intend for the property to be wholesome, clean, family-friendly with a welcoming environment, some place where a single mother who needs to have their vehicle worked on and a safe place for their children while it is being worked on. The building is currently vacant; we all know vacant buildings insight all kinds of problems. We want to bring business that also carries on into neighboring businesses."

Chairman Gilbert asked if this building was originally built as a service station.

Mr. Eshe understood it was originally used as an automotive service shop, a building with three overhead bays and lifts for vehicle service. "There is not a whole lot that the building could be used for retail; it's not really designed for retail, mostly workshop space."

Appearing from the audience:

Harold Rogers, 217 W. Pecan, Sherman, TX

Mr. Rogers explained he owns the commercial property next door to this property and “I am here tonight to respectfully request that Specific Use Permit be denied. If you look at what all that surrounds that building, you have an insurance agency, a former CPA, a lawyer’s building, my building and City offices; I don’t think a car lot would be suitable for the Central Business District/C-1 (Retail Business) District. I was before the Commission last February with my request for a metal carport for my parking lot and that was denied. The reason it was denied was because you guys said if you allow me a carport for my employees in the Central Business District, you have to allow any business in the Central Business District to put up a metal carport, so I was denied, I didn’t like the decision, but I respected it. The same concept holds true for downtown Sherman C-1 (Retail Business) District designation, if we grant a Specific Use Permit for a car lot, you could open up a Pandora’s Box if we allow something other than retail. We know Mr. Shields and Mr. Knobbler are making great efforts to improve Sherman and downtown Sherman; nonetheless, C-1 (Retail Business) District is what that property needs to be, not a car repair lot.”

Gail Utter, 2610 Shenandoah Circle, Sherman, TX

Mrs. Utter explained she owns property across the street from Harold Rogers’ Office, which is catty-corner from this site. “I agree with everything Harold said, I have read Chip Adami’s letter as well and I thought he stated it very, very well. I think Los Hermanos has done an amazing job and has a strong commitment to the downtown area; I applaud everything they have done and hope they will continue to do that. I have had some preliminary discussions about doing townhomes on the property I own, I think that would be something that would enhance the downtown area. With the vision or thought of having that particular kind of business catty-corner, I think that would not be aesthetically pleasing, I think when it was originally built, it was probably more on the tertiary site, in its relationship to downtown and now it is becoming the heart of downtown in the Central Business District, so in those interim years have really changed the landscape and changed what downtown looks like. I’m very excited about what is happening downtown and Mr. Eshe is a very nice person, I think that business would do very well somewhere; I think this is just not the appropriate place to have that.”

Mr. Eshe wanted to address their concerns and he respected that the neighboring businesses did not want to have the type of automotive shop that they are used to seeing, “however that particular building is an existing automotive repair facility; there is not a whole lot of anything else it could be used for. It is also in very good shape, so there is no need to demolish it to build something different. I think using it for its intended purpose, while still honoring the local businesses need for a clean, family friendly environment is the best solution for that property; I don’t see it used for anything other than what it was built for.”

Commission Member Davis thought it was actually built for a car lot

that he could service and prepare his cars, but it had cars for sale where you didn't drive up and get your radio fixed; it was a car sales business. He asked Mr. Eshe if he currently had a business or if this would be his first car repair business.

Mr. Eshe explained "I have over 25 years experience in automotive repair and technology and we are trying to open this facility."

Chairman Gilbert asked if he had an existing facility in Texoma.

Mr. Eshe responded "no; not in Texoma."

Commission Member Adams asked if the specialty in electronics includes audio.

Mr. Eshe responded "potentially yes; but primarily my experience is with law enforcement, installing accessories that law enforcement have for emergency services, which includes audio and diagnosing those type of things."

Commission Member Thorpe asked "is this the only location he has considered."

Mr. Eshe explained "we have considered several other locations in the area, but this is the only one available in the area that the building really met our needs."

Commission Member Thorpe asked Mr. Shields if his location on Travis Street next to him was available.

Mr. Shields remarked "you mean at 503 North Travis Street; it really didn't have the office finish out he liked." Mr. Shields wanted to repeat, "as the business owner, it is not going to trashy around there or we will not renew the lease; if that means anything to anyone."

Appearing from the audience:

Linda Eshe, Jacob's Mom, 1523 Crescent, Sherman, TX

Mrs. Eshe explained she and Jacob just moved here from Flower Mound. "I don't know how familiar you are with that area, but from a business standpoint, they maintain and demanded a high level of appearance and we would expect to maintain that similar high level appearance. There are auto detailing businesses sitting next to residential areas, yet they are well kept, clean; there are apartment buildings next to gas stations. This is not going to be a gas station where people come in and out; this would be a situation where people have a vehicle that is in need of repair, would bring it to the facility and have a conversation with our technicians, have them look at the problem, if the problem can be resolved in a few minutes, then they will be gone, but generally they will be there for a little while and will have to come back to pick up the vehicle; it's not going to be high traffic like you see in a gas station. Any signage will be handled and pleasing aesthetically in a pleasing fashion. We wouldn't have cars sitting out in the lot with the hood up. I don't know how to express to you the vision we have for how we want to maintain the appearance of the place, how we want to

maintain the atmosphere, other than to say that's where we came from, that's what we have in our mind, and if you could visualize that in some fashion; that is the level of professional appearance that we hope to maintain, then maybe you all could have a more comfortable feeling about having it there."

Gail Utter asked "if it changed for a Specific Use Permit, how long does that designation stay with the property."

Mr. Shadden responded "as long as they are there; if it ceases for sixty days, then it will go away; it is transferable."

Mrs. Utter stated "so if that business was there for thirty years and renewed its lease; it would always be there; correct. I know Tom is a very reputable person and I know he said he would not renew the lease, but we have no assurance of that, if things are not what they indicated they could be and so that would be a concern; you have that Specific User Permit in place for a long time. We have seen buildings renovated for other things, whether it is a restaurant, an office or what not; so it could be a lot of other things as well, I don't think it has to be automotive repair."

Commission Member Patterson stated "I have been into a lot of garages, automotive accessory stores, I have never been into a speaker store yet that didn't have loud music playing for the simple fact that you install car stereos, you install amplifiers and you install subwoofers; the only way to test them is to crank them up and play them. The only reason you install that equipment is because you want it to be loud, even if you are doing law enforcement vehicles, you are going to have sirens, lights and all kinds of things that could be disturbing to your neighbors. Off this one picture, I can see two government buildings, City Hall and the Municipal Building, I can see three churches and two schools, all within a city block from where this garage is going to be; I don't feel that this location is the best place for a car accessory store."

Chairman Gilbert felt as the downtown area evolves, there is a focus on restaurants, businesses and atmosphere more conforming to that nature than automobile sales and repair, "in my opinion based on what the City of Sherman has been trying to do and where others have been investing money downtown is more along the lines of those type of businesses versus an automobile maintenance repair place."

Commission Member Thorpe explained "we do want your business, we just don't think this is the best location; there are plenty out there."

Mr. Shields asked if 503 North Travis would be an option.

Commission Member Thorpe stated "I would not have a problem, it's outside of downtown; I think that is a good spot for it, it gets a lot more traffic than this location."

Mrs. Eshe explained "we spent three or four months hunting here before we found this place, we looked at several places that were

not suitable, but we hunted hard to find this place.”

Mr. Eshe explained “we did hunt hard to find this place and having to put a deposit on the lease and make other payments without having a store front to take in revenue; I know very few businesses who can withstand three months worth of expenses with no revenue coming in at all. If this is not approved, certainly this will be the downfall of the business and we would not be able to go through another Specific Use Permit application process; it just takes too long. We cannot financially handle another three to six months of this. Unfortunately, I think if we were unable to whether it is this particular business or something that you would approve, if we cannot come to an agreement on how to develop a business here quickly, unfortunately I think the City of Sherman would lose our business.”

Chairman Gilbert explained “we certainly understand and appreciate that and we want to try and be a business friendly environment, but whenever we have a downtown business district in place, you’re required to get a Specific Use Permit to allow this type of business and the purpose of that is to give neighbors and people that own property adjacent an opportunity to speak and in this situation, we have heard from three or four who oppose it, so we have to take that into consideration.”

Mr. Eshe understood and wanted everyone to understand that “we have no interest having a business that does not meet the requirements of the City; we want to work with the City to develop a business that helps you as much as it helps us.”

Mrs. Eshe stated “I guess the question here is given the need to go through the process again if we have a different location, what other options are there; is there a way that we could slide into a piece of property that already has the appropriate zoning.”

Commission Member Vanderveer explained “that would be a Planning and Zoning Department office question.”

Mr. Shadden explained “we can’t discuss a lot of that tonight, but the short answer would be, you need to be in a manufacturing zoning district or find a business where they is already automotive repair and as soon as they go out, you go in.”

Mrs. Eshe understood. “We tried to get realtors in the area to find a place for us, we looked ourselves, we searched the internet, we have driven around, we have done a number of different approaches to find property; we are not finding something that meets that criteria. I did look at the zoning map to see where those properties are located and tried to find out what was available. If you have some knowledge of that nature, we are certainly open to it.”

Commission Member Davis explained “we have approved tire shops and service repair facilities; it seems like monthly, so somebody has shops with bays.”

Mrs. Eshe responded “you would think so.”

Commission Member Davis explained “there are, they are out on Texoma Parkway, I think that is part of the issue here, the overall plan for Sherman is totally different for the downtown area.

Mrs. Eshe said she was surprised as “I looked at the map; that piece of property with the exception of the building that your office is in, everything around us was parking lots.”

Commission Member Davis explained “they are sitting on the same block, right here as that facility; pretty nice building.”

Mrs. Eshe explained “right; and that is one of the reasons we wanted it.”

Commission Member Vanderveer asked “this is also the Arts and Cultural District as well; isn’t it?”

Mr. Shadden responded “yes, I believe so.”

Commission Member Patterson explained “that is another concern, you have the Municipal Building right next door; they do their concert series that they do all summer long.”

Mrs. Eshe explained “we had visions of what we were doing could improve the downtown traffic and not create a problem for it. It never occurred to us that noise would be a problem or if we couldn’t keep it neat and clean, it would be a problem.”

Mr. Eshe explained “before we signed the lease on the property, we did do an investigation with the Developmental Services Office to see what would be required to do for our intended business; Scott told us what we would need to get a Specific Use Permit; our understanding was that would not be an issue.”

Mr. Shadden responded “I don’t believe that is really true.”

Mrs. Eshe did not think this would be a problem, “if we had some of this feedback earlier on, we would have been able to do something different.”

Chairman Gilbert explained “as notices are given to the community and others, they are given the opportunity to voice their concerns.”

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

A letter was received from:

Crockett Street Properties, LLC, 123 N. Crockett, Suite 100, Sherman, TX

“I write today in opposition to the proposed specific use permit to allow for an automobile maintenance and repair facility in a C-1 Retail Business District for the property at 300 N Crockett. The City has enjoyed a renaissance of the downtown area the past few years, and the significant investment Los Hermanos Partnership

LLC has made in downtown is certainly one of the reasons why. Having said that, I do not believe allowing a specific use permit for an automobile garage is in keeping with the City's strategic master plan for the downtown area, nor is it the best use for this property.

Automobile garages have significant noise issues, and can cause environmental issues for surrounding properties. A requirement for many loans today is a Phase 1 environmental study. An automobile garage at a higher elevation than surrounding properties can cause difficulties for the sale of those properties in the future based on environmental issues. Additionally, noise issues relating to the equipment used, and the appearance of a garage can make surrounding properties unattractive to potential investors. The City's code of ordinance states the following:

"A specific use permit shall not be granted when the requested use is not compatible with the character of the neighborhood."

I don't believe an automobile garage next to City Hall projects the image the City seeks in attracting and retaining businesses in the downtown area. I greatly appreciate your service to the community, and respectfully request that the specific use permit be denied."

ACTION TAKEN.

Motion by Commission Member Elliott to deny the request. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF EDDIE YOUNG (OWNER), TODD YOUNG (REPRESENTATIVE) AND THE BULLPEN, CHRIS STEPHENS (TENANT), CONCERNING THE PROPERTY AT 1612 BAKER DRIVE, BEING LOTS 4 THRU 9, BLOCK 1, JOE GALBRETH SUBDIVISION, 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 COMMERCIAL AMUSEMENT CENTER (BASEBALL TRAINING FACILITY WITH BATTING CAGES) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Todd Young, 640 Denton Dr., Sherman, TX and Chris Stephens, 2000 Monte Cristo Drive, Sherman, TX

Mr. Young and Mr. Stephens appeared to represent the request and answer any questions. The property is located at 1612 Baker Drive between Texoma Parkway and Frisco Road; it is zoned a C-2

SUP & SITE
PLAN –
COMMERCIAL
AMUSEMENT
CENTER
(BASEBALL
TRAINING
FACILITY
W/BATTING
CAGES)
1612 BAKER
DR.
(EDDIE
YOUNG,
OWNER)

(General Commercial) District.

Mr. Young explained they have owned this property for a number of years and the space they are proposing for Chris has been used for storage for the last twenty years; Fastenal was a former tenant and they moved to another space. Mr. Stephens has a baseball training facility now and he wants to expand; it is a perfect spot for him as far as size. The lease space is approximately 5,200 square feet and will be located between Hitek Audio and European Motor Cars

Chris Stephens explained he would like to open "The Bullpen", a baseball training facility consisting of batting cages and nets. "My vision is to have three to four batting cages to rent out with one being for private lessons. I was born and raised in Sherman and there is really no where for anyone to go to practice their baseball teams or softball teams. There are even some high school teams around, the smaller communities, they don't have indoor facilities that are looking for somewhere to go; they don't have enough money to build a facility. I have a pretty decent background in baseball, I was fortunate to play four years in college, I'm involved with our Sherman Youth Sports here in town, just looking to have a place to continue on what I was allowed to have; that was great coaches, mentors and to pass my knowledge on to the youth of the community." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if this was all inside; "no big lights on at night."

Mr. Stephens responded "it is all inside, yes sir."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow a commercial amusement center (Baseball Training Facility with Batting Cages) in a C-2 (General Commercial) District subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:51 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 04/19/2016

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

Issue:

CONSENT AGENDA (ITEMS 9, 11 & 14)

List of Agenda Items:

9. * 917 N TRAVIS STREET

The request of Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Debbie's Addition.

11. * 4226 N U.S. HIGHWAY 75

The request of A-S 71 Sherman-Phase III, LP (Owners), David Bryant, Osborn & Vane Architects, Inc. (Representative/Architect) and CMB Landscape Architecture (Landscape Architect), concerning the property at 4226 North U.S. Highway 75, being Lot 9, Block 1, Sherman Town Center, Section Two, as follows;

Planning and Zoning Commission

Site plan approval for a retail shell for a future Medical Urgent Care Tenant.

14 * 1021 E. LAKE

The request of Angel Jaramillo and Martha Lopez (Owners) and Cox Land Surveying Company (Surveyor) concerning the property at 1021 East Lake Street, being 2.787 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition



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

Agenda Item No. 5.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2220 N. U.S. HIGHWAY 75

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 2220 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(n)(1) to allow a 466 square foot front elevation (south elevation) wall sign for the proposed Kroger Marketplace in lieu of the permitted 300 square foot sign not to exceed 20% of any single wall in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- Exception, Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) and Section 7, Subsection (14)(i)(3) to allow a 326.4 square foot freestanding multi-tenant off-premise sign with a 28' setback along U.S. Highway 75 in lieu the required 75' on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- Exception, Variance and site plan approval under Ordinance No. 2280, Section 7, Subsections (14)(i) and (5)(a & d) to allow an additional 456 square foot freestanding multi-tenant off-premise sign with a 22' setback from the Travis Street property line in lieu of the required 25' on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

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

Kroger Marketplace and Pharmacy is requesting a variance for a 466 square foot wall sign on the south elevation of the building. They are also requesting two freestanding multi-tenant off-premise signs on the proposed Lot 1 of the Kroger Sherman Addition. The sign along North U.S. Highway 75 will be 28' from the property line, it will be a 50' tall, 326.4 square foot multi-tenant sign. The sign along Taylor Street will be located 22' from the Travis Street property line; it will be 30' overall height, 456 square foot double faced multi-tenant sign.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners)

Street Level Investments (Developer)

Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers)

CR Architecture + Design (Architect)

Starlite Sign, LP (Contractor)

Master Plan Designation:

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

and

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

Number of notices mailed:

21

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Photo

Zoning Photo Along Travis

Site Plan

Sign Elevations

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

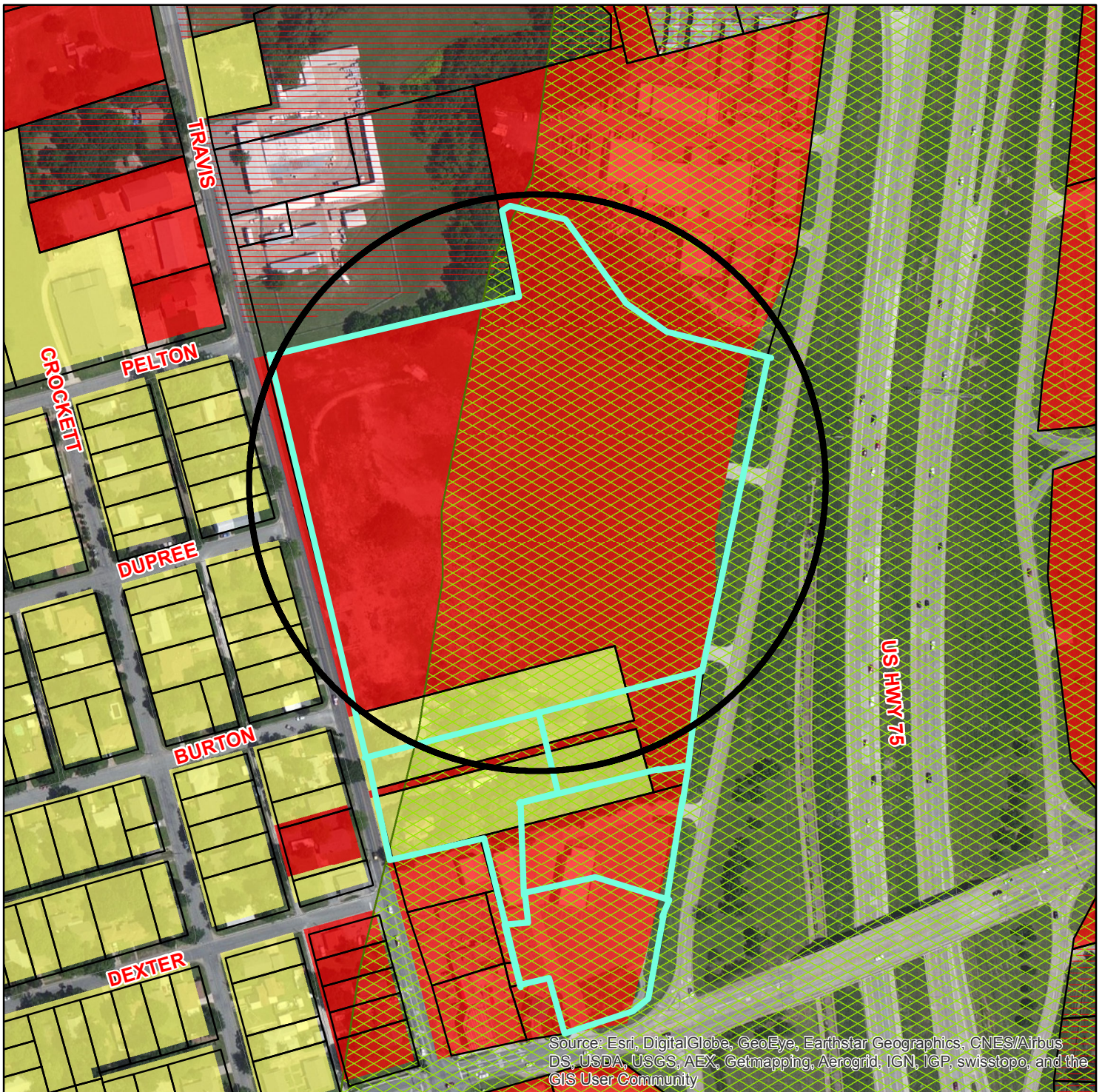
City of Sherman, Texas
Developmental Services Department

2220 N. U.S. Highway 75



NOT TO SCALE

1 in = 261 ft



Zoning - 2220 N. U.S. Highway 75



City of Sherman, Texas
Developmental Services Department

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



NOT TO SCALE

1 in = 261 ft

2220 N. Highway 75



2220 N. Highway 75 (on N. Travis)

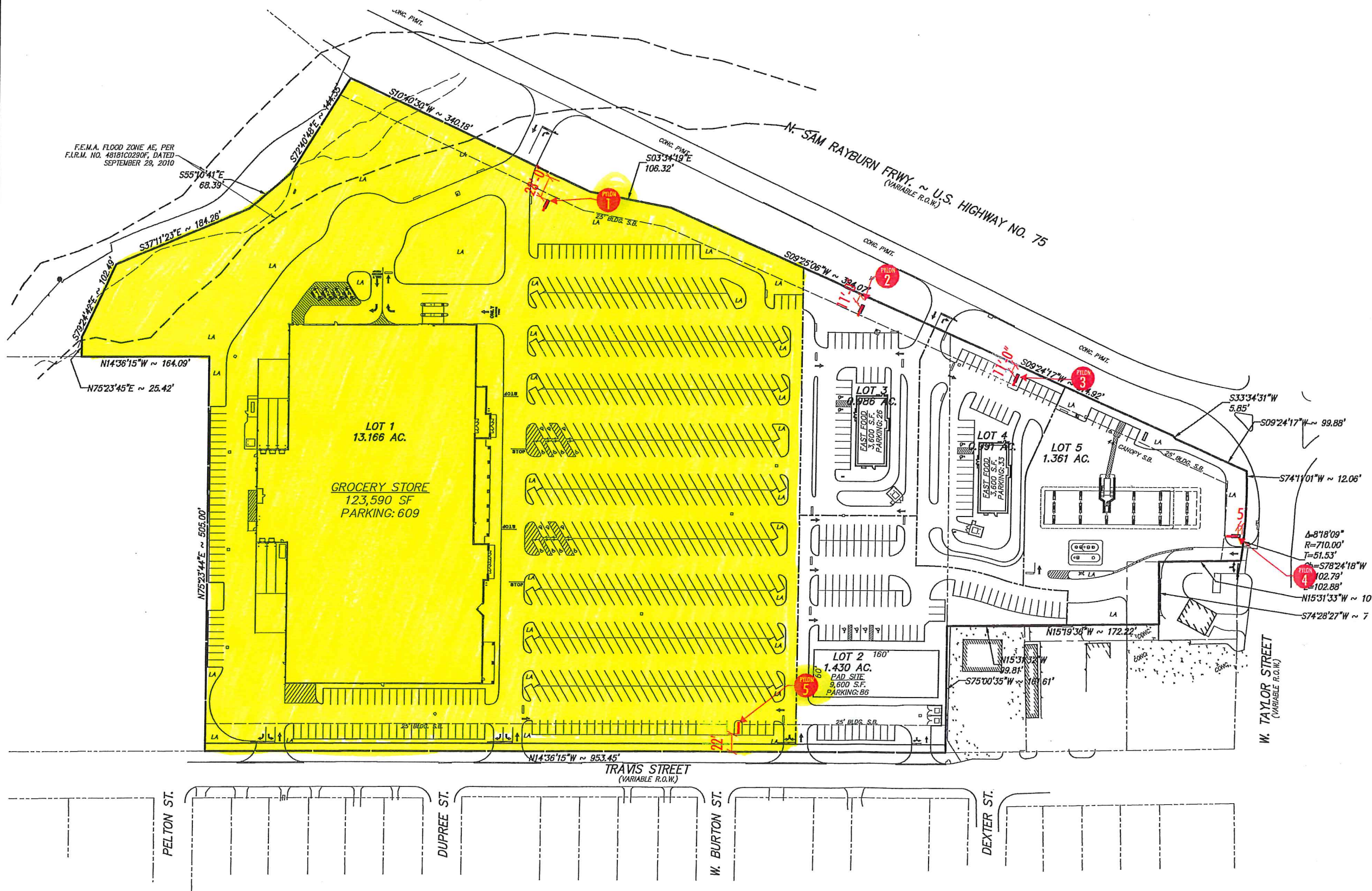


KROGER SW 825 CUSTOMER
 US 75 @ Taylor & Travis St. LOCATION
 Sherman, TX CITY, ST
 Rick Sutton ACCT. EXEC. PRL MGR.

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.

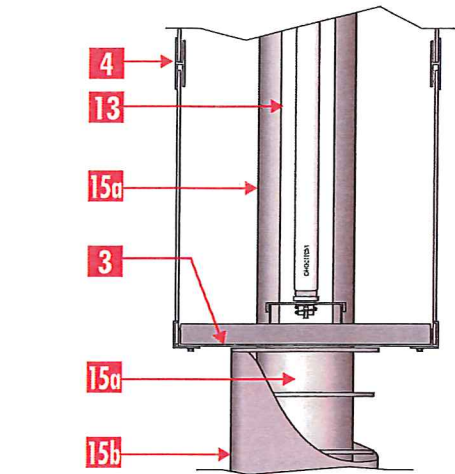
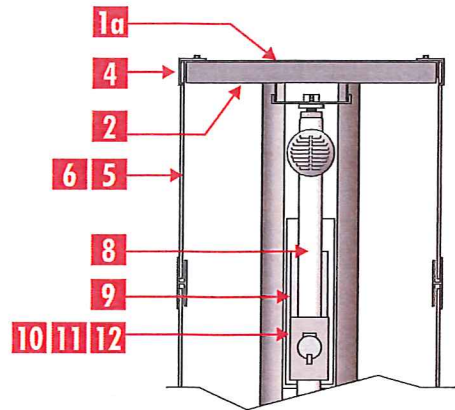
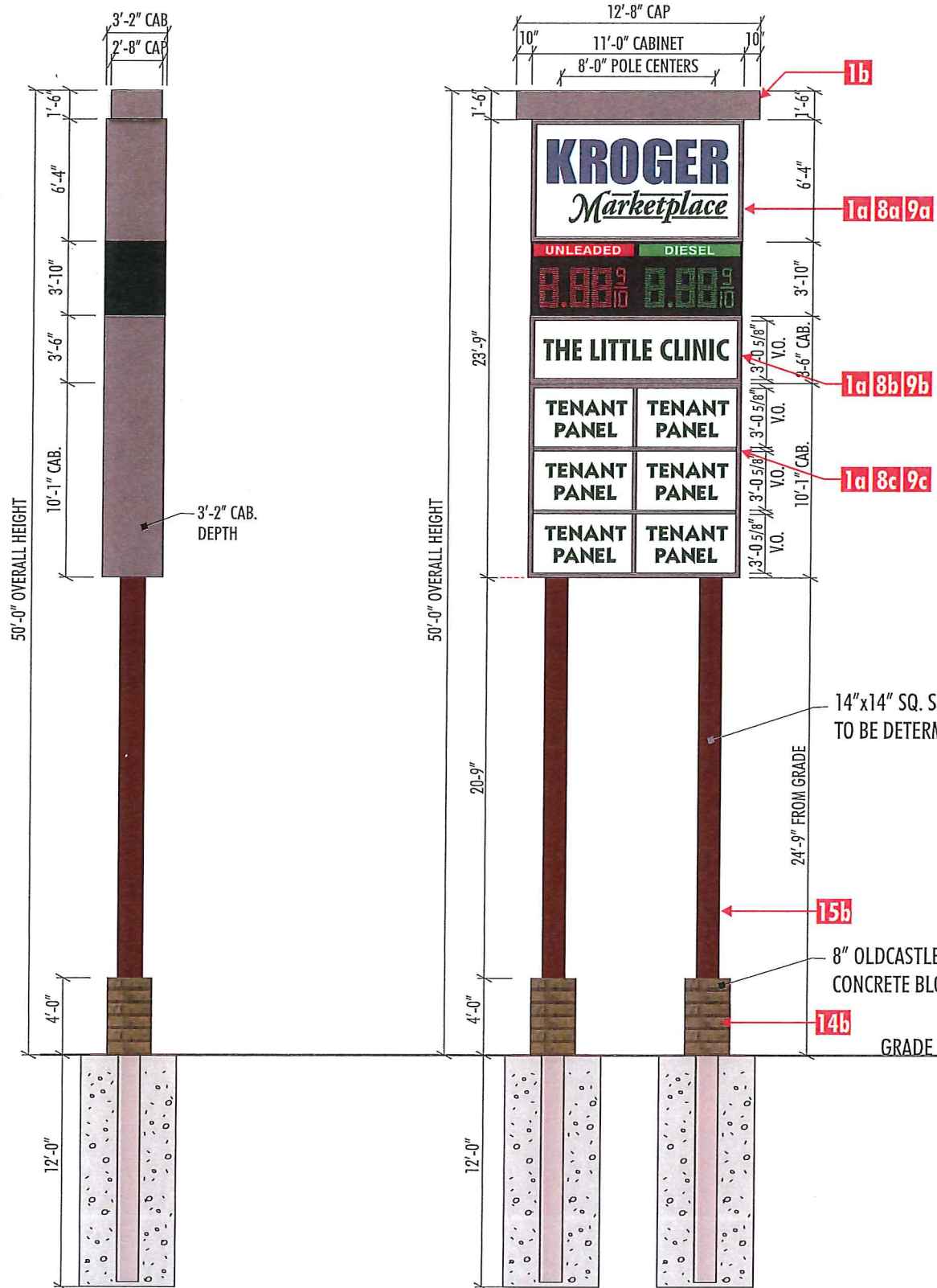
DESIGNER: P. Philhart BID: 56209 ORIG. DATE: 01-29-16 DWG. #: 1601-118 PAGE: 05 of 05

#	DATE	BY	DESCRIPTION
1	02-24-16	pp	REMOVED COVER ADDED SQ. TUBES FOR SUPPORT
2	02-29-16	PP	Additional Cabinets added.
3	03-02-16	PP	NEW SITE PLAN MAP
4	03-16-16	PP	Site plan changes, Re-image photos



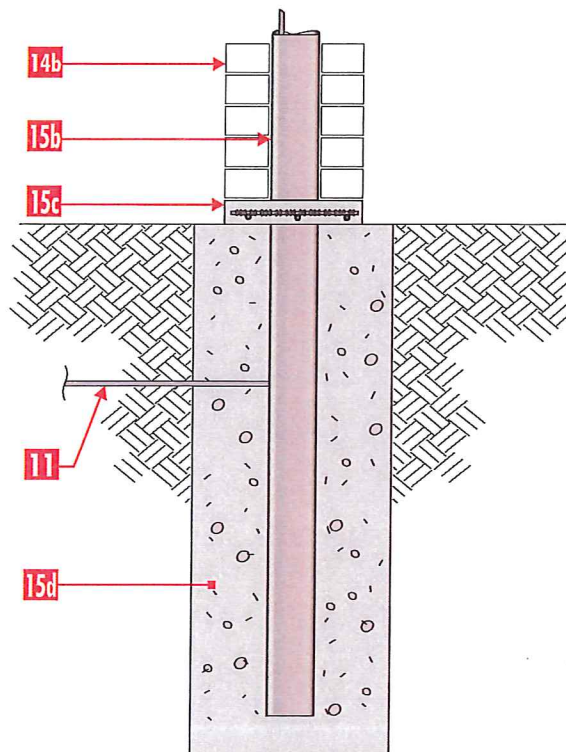
REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature: _____



SECTION
N.T.S.

PYLON SIGN				
ITEM		DESCRIPTION		
BASIC STRUCTURE				
1a	CAB FILLER	38" .063 ALUM.	DANTEK FINISH, PTD. (TO BE DETERMINED)	
1b	CAP FILLER	32" .063 ALUM.	DANTEK FINISH, PTD. (TO BE DETERMINED)	
2	FRAME	1 1/2" STEEL ANGLE	INTERIORS PTD. WHITE	
3	WEEP HOLES	YES		
FACE/DECORATION				
4	RETAINER	3" x 3" ALUM.	2 1/2" DIVIDERS	PTD. (TO BE DETERMINED)
5	FACE	3/16" ACRYLIC	#7328 TRANS WHITE w/HANGER BAR	
6	VINYL	1st SURFACE	#(TO BE DETERMINED)	
7	TRADEMARK	(NONE REQUIRED)		
LIGHTING/ASSEMBLY				
8a	LIGHTING	(9) F72T12DHO LAMPS (ID CABINET)		
8b	LIGHTING	(9) F36T12DHO LAMPS (MIDDLE TENANT CABINET)		
8c	LIGHTING	(9) FT120DHO LAMPS (LOWER TENANT CABINET)		
9a	BALLAST	(2) ESB-432-14 @ 2.34 AMPS EA., (1) ESB-216-12 @ 1.12 AMPS (TOTAL- 5.80 AMPS)		
9b	BALLAST	(1) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-432-14 @ 2.34 AMPS EA. (TOTAL- 5.75 AMPS)		
9c	BALLAST	(2) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-216-14 @ 2.34 AMPS (TOTAL- 9.16 AMPS)		
10	ELEC. SERV.	WEATHERPROOF BOX LOCATED MIN. 60" ABOVE GRADE		
11	WIRE FEED	UNDERGROUND CONDUIT FOR PRIMARY ELECTRIC SUPPLY		
12	CONTROL	WATER-TIGHT CUT-OFF SWITCH TIMER ON/OFF (BY OTHERS)		
13	RACEWAY	INTERIOR WIRING CONTAINED IN ALUM. RACEWAYS/FLEXIBLE CONDUIT		
SUPPORT				
14a	POLE COVER	(NONE REQUIRED)		
14b	POLE BASE	8"H OLDCASTLE - SPLIT FACE WILKESBORO BLEND CONCRETE BLOCK		
15a	MOUNTING	(1) 28'-3" X 10' 3/4" RND. O.D. .365 WALL, STUB PIPE STUBBED 3' INTO POLE w/CAP & SLIP RINGS		
15b	MOUNTING	14" SQ. O.D., .375 WALL (37' JOINT) BASE PIPE		
15c	MOUNTING	X" x X" x X" CONCRETE SLAB		
15d	MOUNTING	(2) X" DIA. x X" DEEP CONCRETE PIER		



FOOTING
N.T.S.

Since 1956

Starlite Sign, LP

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7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

CUSTOMER
KROGER SW 825

LOCATION
US 75 @ Taylor & Travis St.

CITY ST
Sherman, TX

ACCT. EXEC.
Rick Sutton

PRI. MGR.
Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, LP which reserves all rights to its reproduction and display.

DESIGNER
P. Philhart

BID# / JOB#
56209

ORIG. DATE
01-29-16

DWG.#
1601-118

PAGE
01 of 05

REVISIONS

#	DATE	BY	DESCRIPTION
1	02-24-16	pp	REMOVED COVER ADDED SQ. TUBES FOR SUPPORT
2	02-29-16	PP	Additional Cabinets added.
3	03-02-16	PP	NEW SITE PLAN MAP
4	03-16-16	PP	Site plan changes, Re-image photos

BALLAST(S) WIRED ACCORDING TO SCHEMATIC ON BALLAST; PRIMARY CONNECTED TO LINE VOLTAGE IN ACCORDANCE WITH NEC ARTICLE 600.

Construct & Install Using Only U.L. Listed Components & In Accordance w/Art. 600 of the N.E.C. & any Applicable Local Codes

U/L LABELS REQUIRED

(3) 20amp
120V DEDICATED CIRCUIT(S) REQ'D.

(2) 120V/20A for cabinets
(1) 120V/20A for Pricer

Design Engineering specifications:

Steel Strength: **ASTM A500 46ksi schedule 40**
standard Structural steel

Foundation: 3000psi strength concrete
w/2000 psi soil in type 3 conditions
3000psi/ 3/4" aggregate -
medium wet slump

DOUBLE-FACE MULTI-TENANT PYLON SIGN (1 REQUIRED)
SCALE: 1/8" = 1'-0"

261.25 SQ. FT. CABINET AREA

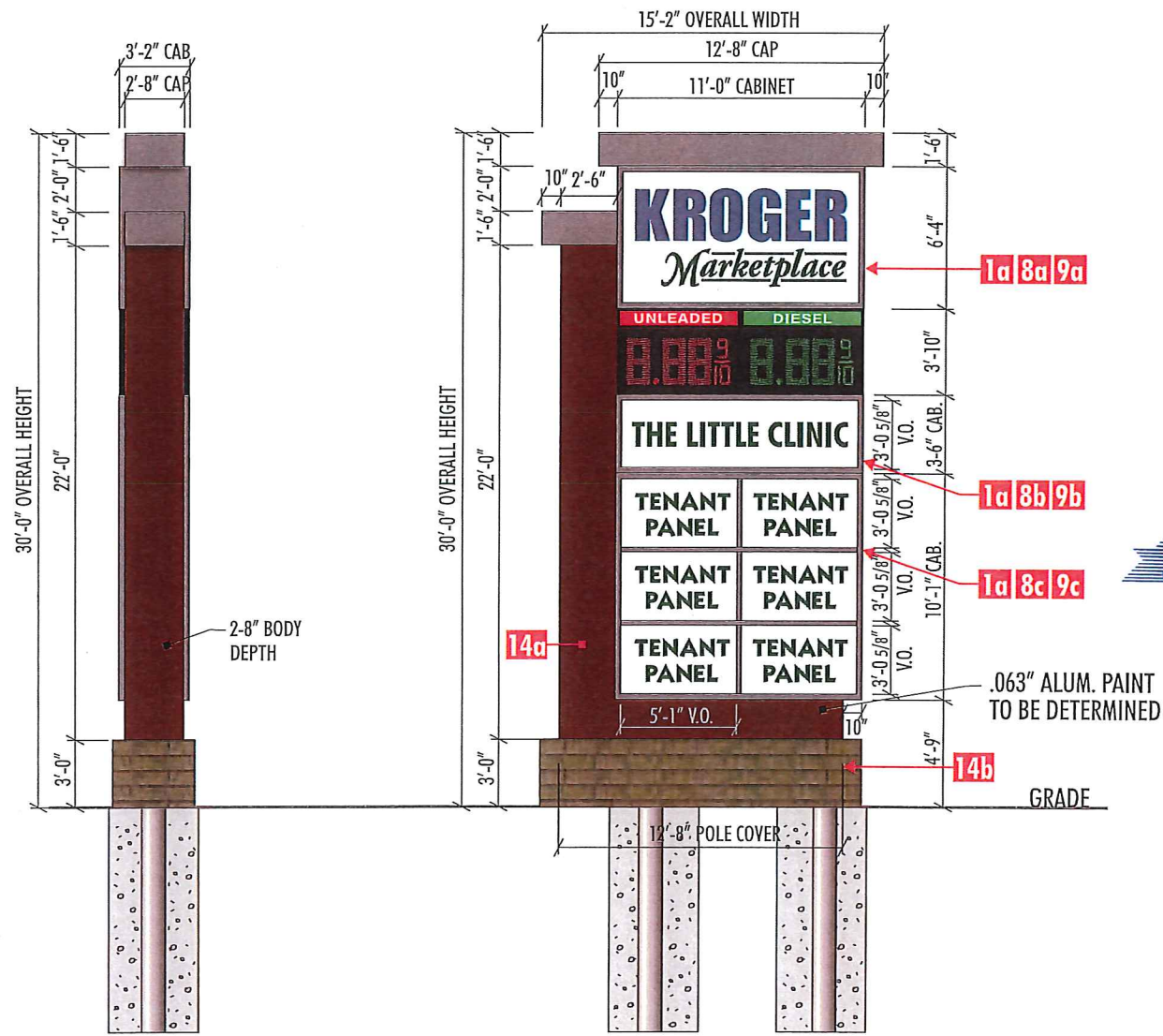
PYLON
1

SCALE CHECK

WHITE BAR SHOULD MEASURE 1" LONG

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

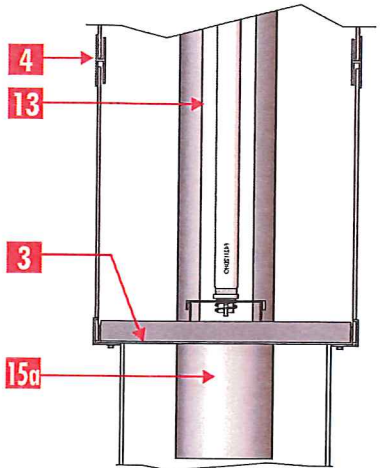
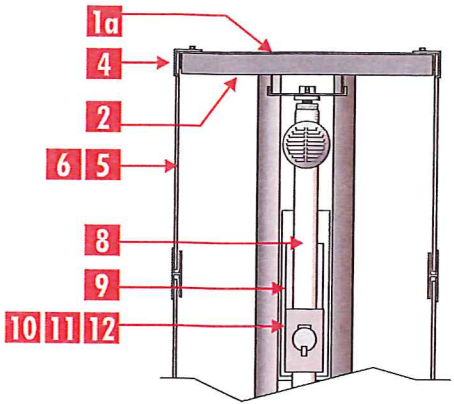
Customer Signature: _____



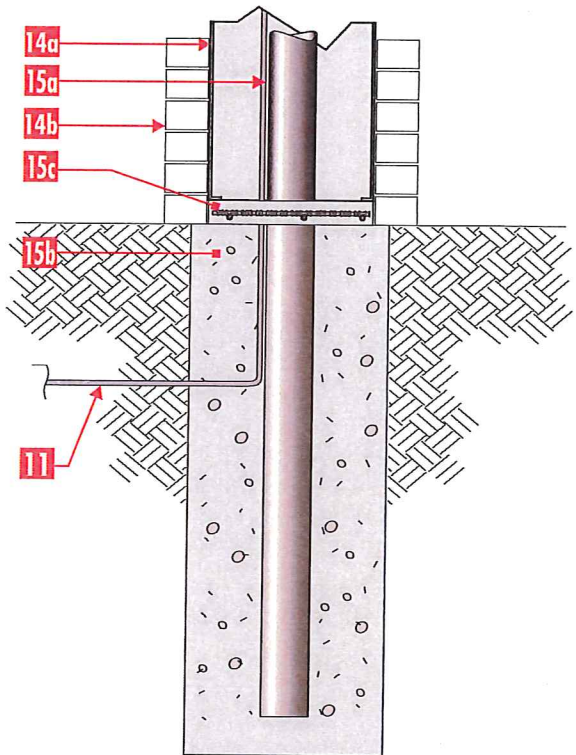
DOUBLE-FACE MULTI-TENANT PYLON SIGN (1 REQUIRED)
SCALE: 1/8" = 1'-0"

261.25 SQ. FT. CABINET AREA

FILED 5



SECTION
N.T.S.



FOOTING
N.T.S.

PYLON SIGN				
ITEM	DESCRIPTION			
BASIC STRUCTURE				
1a	CAB FILLER	38" .063 ALUM.	DANTEK FINISH, PTD. (TO BE DETERMINED)	
1b	CAP FILLER	32" .063 ALUM.	DANTEK FINISH, PTD. (TO BE DETERMINED)	
2	FRAME	1 1/2" STEEL ANGLE	INTERIORS PTD. WHITE	
3	WEEP HOLES	YES		
FACE/DECORATION				
4	RETAINER	3" x 3" ALUM.	2 1/2" DIVIDERS	PTD. (TO BE DETERMINED)
5	FACE	3/16" ACRYLIC	#7328 TRANS WHITE w/HANGER BAR	
6	VINYL	1st SURFACE	#(TO BE DETERMINED)	
7	TRADEMARK	(NONE REQUIRED)		
LIGHTING/ASSEMBLY				
8a	LIGHTING	(9) F72T12DHO LAMPS (ID CABINET)		
8b	LIGHTING	(9) F36T12DHO LAMPS (MIDDLE TENANT CABINET)		
8c	LIGHTING	(9) FT120DHO LAMPS (LOWER TENANT CABINET)		
9a	BALLAST	(2) ESB-432-14 @ 2.34 AMPS EA., (1) ESB-216-12 @ 1.12 AMPS (TOTAL- 5.80 AMPS)		
9b	BALLAST	(1) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-432-14 @ 2.34 AMPS EA. (TOTAL- 5.75 AMPS)		
9c	BALLAST	(2) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-216-14 @ 2.34 AMPS (TOTAL- 9.16 AMPS)		
10	ELEC. SERV.	WEATHERPROOF BOX LOCATED MIN. 60" ABOVE GRADE		
11	WIRE FEED	UNDERGROUND CONDUIT FOR PRIMARY ELECTRIC SUPPLY		
12	CONTROL	WATER-TIGHT CUT-OFF SWITCH TIMER ON/OFF (BY OTHERS)		
13	RACEWAY	INTERIOR WIRING CONTAINED IN ALUM. RACEWAYS/FLEXIBLE CONDUIT		
SUPPORT				
14a	POLE COVER	.063" ALUM. P.T.M. (TO BE DETERMINED)		
14b	BASE	8"H OLDCASTLE - SPLIT FACE WILKESBORO BLEND CONCRETE BLOCK		
15a	MOUNTING	12 3/4" O.D., 5" WALL BASE PIPE		
15b	MOUNTING	48" DIA. x 120" DEEP CONCRETE PIER		
15c	MOUNTING	2'-8" x 12'-8" CONCRETE SLAB		

Since 1956

Starlite Sign LP

www.starlitesign.com

7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

CUSTOMER

KROGER SW 825

LOCATION

US 75 @ Taylor & Travis St.

CITY, ST

Sherman, TX

ACCT. EXEC.

PRI. MGR.

Rick Sutton

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, LP which reserves all rights to its reproduction and display.

DESIGNER

P. Philhart

BID # / JOB #

56209

ORIG. DATE

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DWG #

1601-118

PAGE

04 of 05

REVISIONS

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Construct & Install Using Only U.L. Listed Components & In Accordance w/Art. 600 of the N.E.C. & any Applicable Local Codes

U/L LABELS REQUIRED

(3) 20amp

120V DEDICATED CIRCUIT(S) REQ'D

(2) 20 amps for cabinets
(1) 20 amp for Pricer

Design Engineering specifications:

Steel Strength: ASTM A500 46ksi schedule 40
standard Structural steel

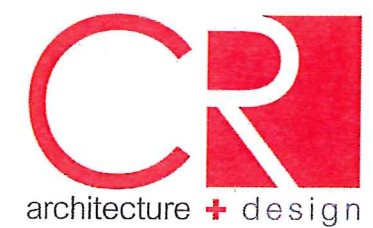
Foundation: 3000psi strength concrete
w/2000 psi soil in type 3 conditions
3000psi/ 3/4" aggregate -
medium wet slump

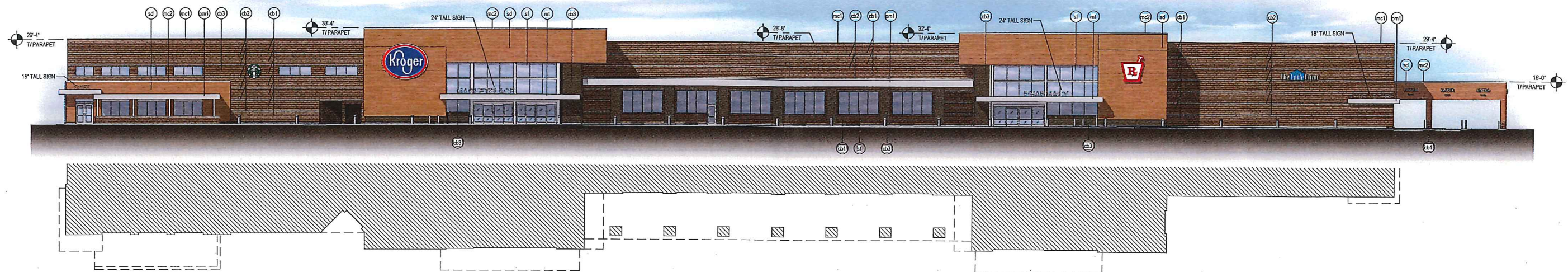


February 15, 2016

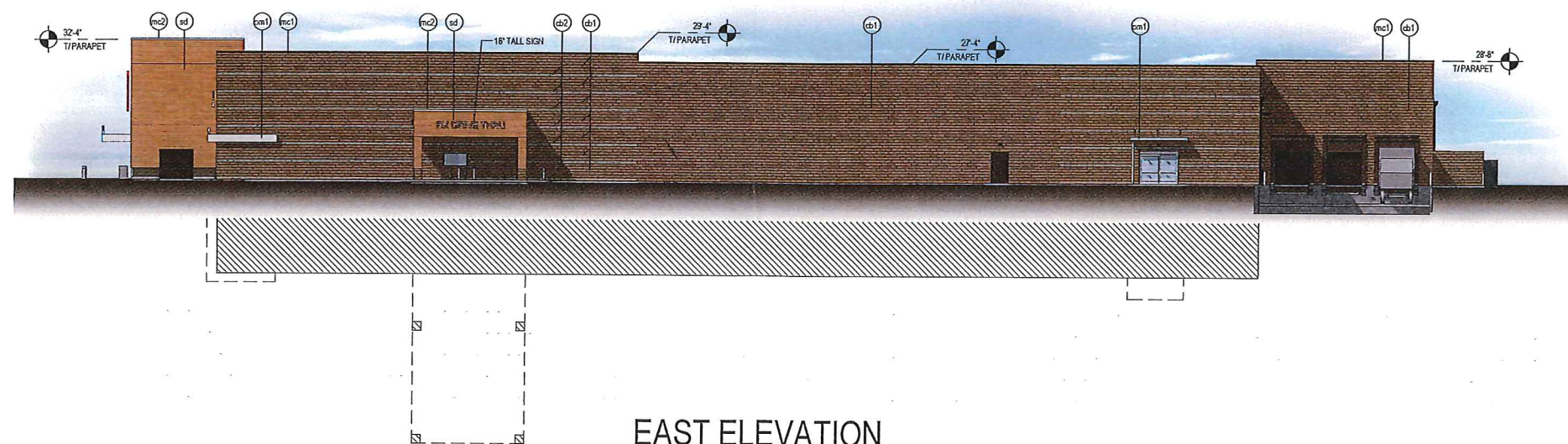
Kroger Store SW825

Sherman, TX





SOUTH ELEVATION



EAST ELEVATION

FINISH SCHEDULE

- (db) Architectural Concrete Block
Oldcastle - Wilkesboro Blend - 8"
- (db2) Architectural Concrete Block
Oldcastle - Splitface - Wilkesboro Blend - 8"
- (db3) Architectural Concrete Block
Oldcastle Groundface CMU - Wilkesboro Blend - 8"
- (sd) Siding
Aflura Fiber Cement Siding - Maple (Cedar Finish)
- (st) Storefront
Clear Anodized
- (mc1) Metal Coping
Berridge - Dark Bronze
- (mc2) Metal Coping
Berridge - Zinc Coate
- (pm1) Prefinished Metal
Zinc Coate
- (pm2) Prefinished Metal
Dark Bronze
- (ma) Exposed Metal
Paint to match "pm"

SIGNAGE CALCULATIONS	
SOUTH ELEVATION (Front)	
BUILDING SIGNS	SF
Kroger Main Sign	197.33
The Little Clinic	51.11
TOTAL	248.44
SOUTH ELEVATION (Front)	
LOGO'S	SF
Starbucks Logo	25.00
RX Logo	78.38
TOTAL	103.38
SOUTH ELEVATION (Front)	
DIRECTIONAL SIGNS	SF
RX Drive-Thru	23.50
Marketplace	40.00
Pharmacy	30.67
Cafe	8.00
TOTAL	102.17
EAST ELEVATION	
SIGN	SF
RX Drive-Thru	23.50
TOTAL	23.50

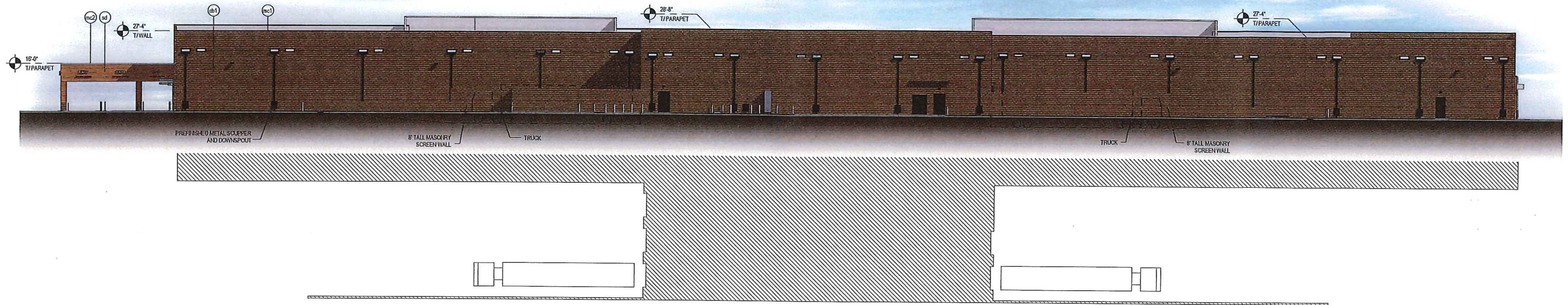


February 1, 2016

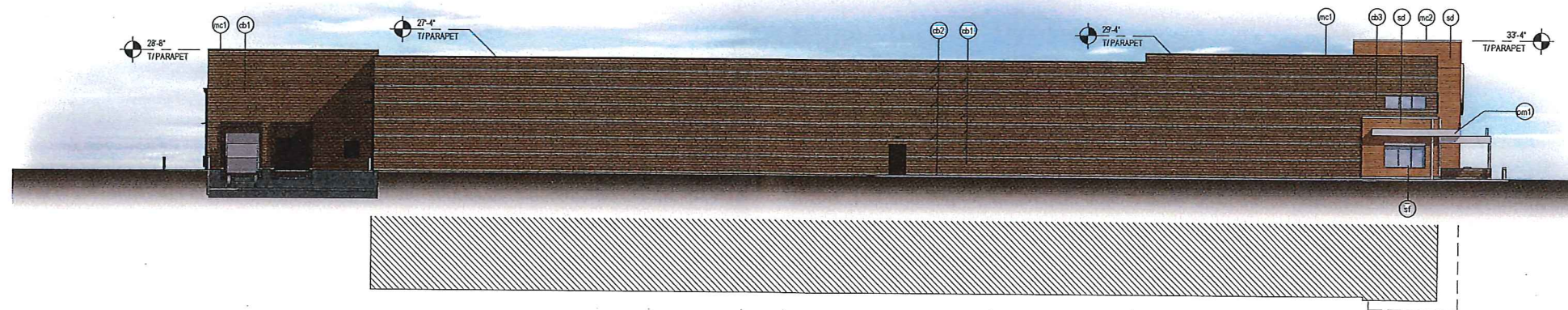
Kroger Store SW825

Sherman, TX





NORTH ELEVATION



WEST ELEVATION

FINISH SCHEDULE

- | | |
|---|--|
| (cb1) Architectural Concrete Block
Oldcastle - Wilkesboro Blend - 8" | (mc1) Metal Coping
Bertriga - Dark Bronze |
| (cb2) Architectural Concrete Block
Oldcastle - Splitface - Wilkesboro Blend - 8" | (mc2) Metal Coping
Bertriga - Zinc Coate |
| (cb3) Architectural Concrete Block
Trendstone Groundface CMU - Wilkesboro Blend - 8" | (m1) Prefinished Metal
Zinc Coate |
| (sd) Siding
Alura Fiber Cement Siding - Maple (Cedar Finish) | (m2) Prefinished Metal
Dark Bronze |
| (sf) Stonefront
Clear Anodized | (mt) Exposed Metal
Paint to match "pna" |

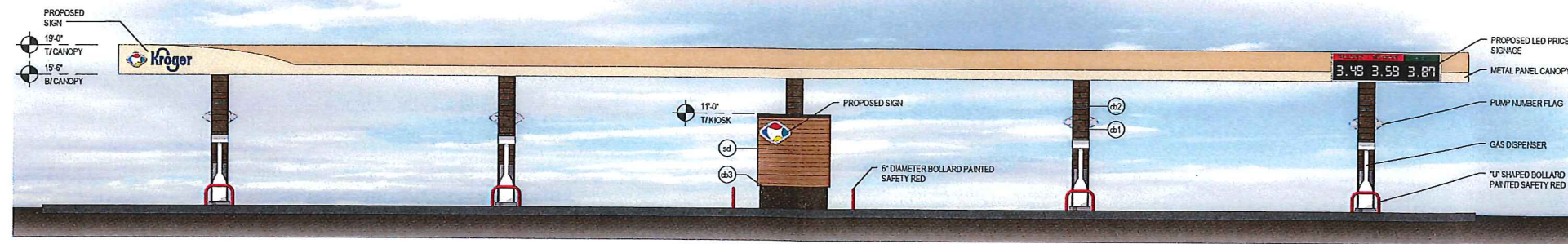


January 7, 2016

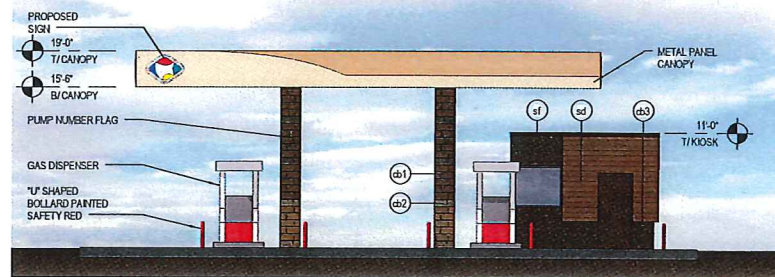
Kroger Store SW825

Sherman, TX

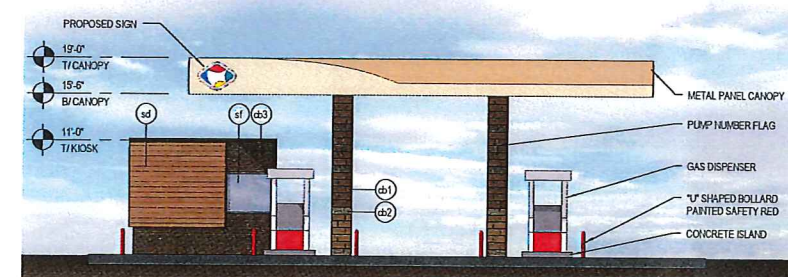




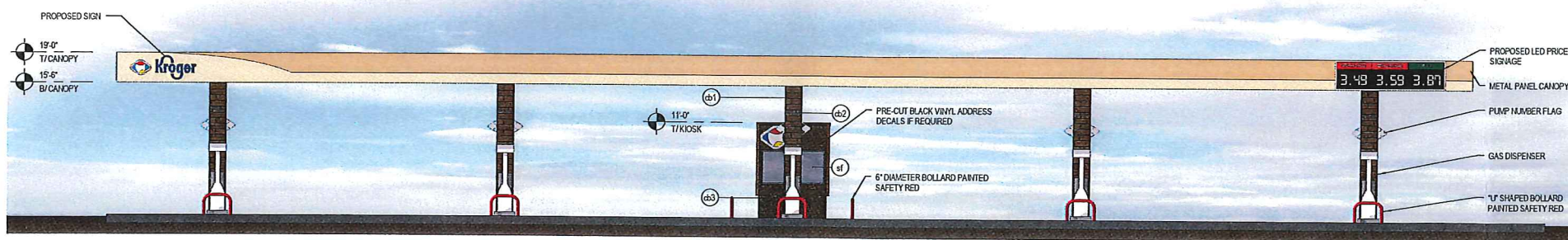
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

FINISH SCHEDULE

- (db1) Architectural Concrete Block
Oldcastle - Wilkesboro - 8"
- (db2) Architectural Concrete Block
Oldcastle - Split-face - Wilkesboro - 8"
- (db3) Architectural Concrete Block
Oldcastle - Ground-face - Wilkesboro - 8"
- (sd) Siding
Allura Fiber Cement Siding - Maple (Cedar Finish)
- (sf) Storefront
Clear Anodized



January 5, 2016

Kroger SW825

Sherman, TX



STAFF REVIEW LETTER

April 14, 2016

DEN Partners, LTD
1101 SH 114 Box 1717
Grapevine, TX 76099

Russell Spears
727 Westwood Dr.
Sherman, TX 75092

Winkelmann & Associates, Inc.
Michael Clark
6750 Hillcrest Plaza Dr. #325
Dallas, TX 75230

Barry L. & Jessie Burton
615 Terrace Lane
Colleyville, TX 76034

Kroger Texas LP
Christina Konrad
Southwest Regional Construction
751 Freeport Parkway
Coppell, TX 75016

Starlite Sign, LP
7923 E. McKinney St.
Denton, TX 76208

Street Level Investments
5950 Bershire Lane, Ste. 700
Dallas, TX 75225

Dear Applicants,

The request for an exception to allow a 466 square foot front elevation (south elevation) wall sign for the proposed Kroger Marketplace and an exception and variance to allow two freestanding multi-tenant signs; one being a 326.4 square foot freestanding multi-tenant off-premise sign with a 28' setback along U.S. Highway 75 in lieu the required 75' and to allow an additional 456 square foot freestanding multi-tenant off-premise sign with a 22' setback from the Travis Street property line in lieu of the required 25' on the proposed Lot 1 of Kroger Sherman Addition in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District for the property located at 2220 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Any modifications or additions to the sign/signs will require review and approval of the Planning and Zoning Commission.
3. If at any time, street right-of-way is dedicated, the sign/signs shall not be located within the dedicated right-of-way; if the signs need to be relocated it shall be at owner's expense.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 6.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2010 N. U.S. HIGHWAY 75

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 2010 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow an 11' setback for a freestanding sign on the proposed Lot 3 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 2010 North U.S. Highway 75 between Taylor Street and Lamberth Road. The Planning and Zoning Commission granted site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center at the February 16, 2016 Meeting. The Preliminary Plat of the Sherman Kroger Addition was approved at the March 22, 2016, Planning and Zoning Commission Meeting platting the property into five lots for commercial development.

They are requesting a variance for a 40' tall, 150 square foot, double-faced freestanding sign, 11' from the property line along U.S. Highway 75 on the proposed Lot 3 of the Kroger Sherman Addition.

Adjacent Zoning:

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

Origination:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners)
Street Level Investments (Developer)
Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers)
CR Architecture + Design (Architect)
Starlite Sign, LP (Contractor)

Master Plan Designation:

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

and

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

Number of notices mailed:

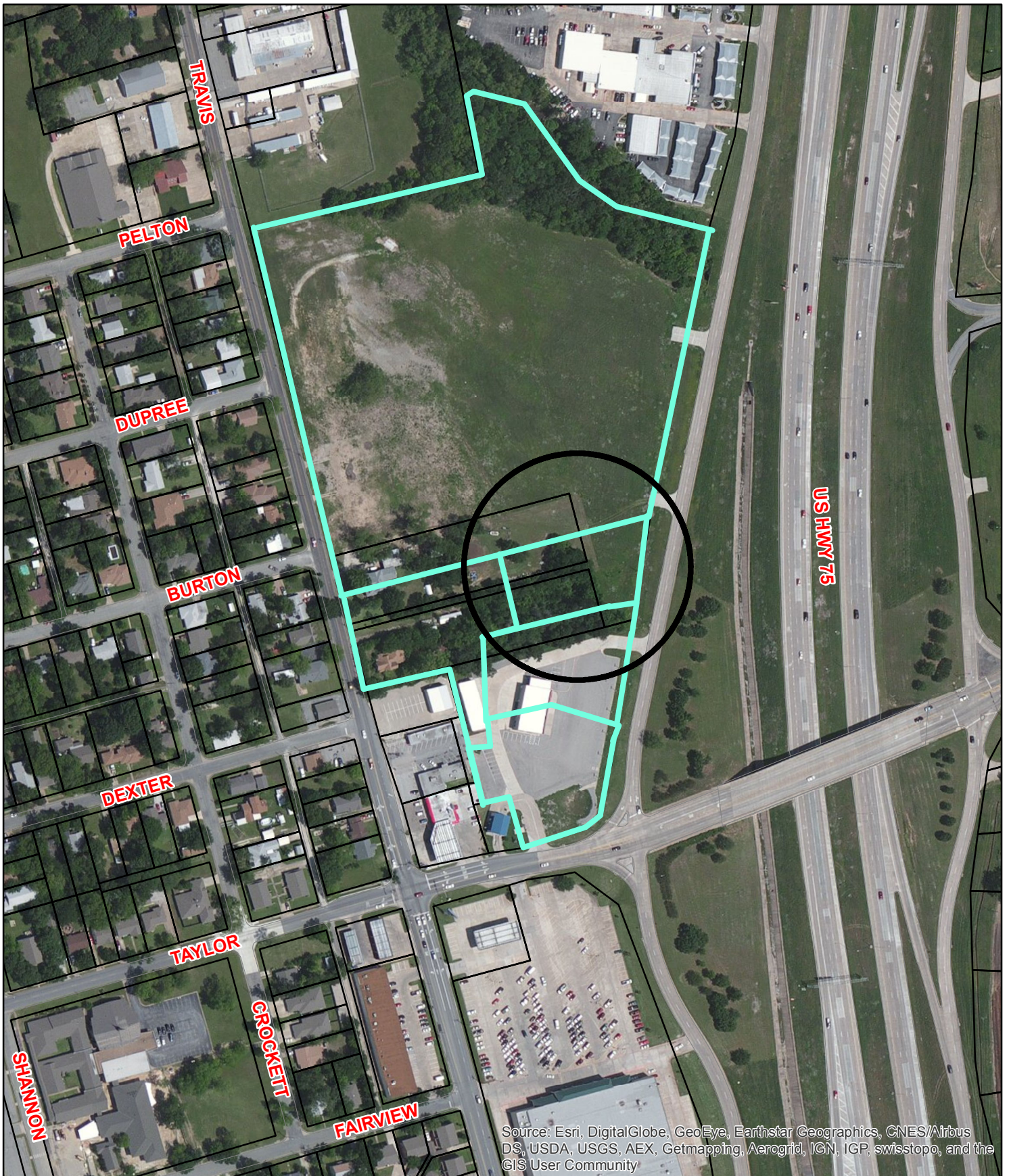
21

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Photo
Site Plan
Sign Elevations
Letter from Marze Brawley DDS
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

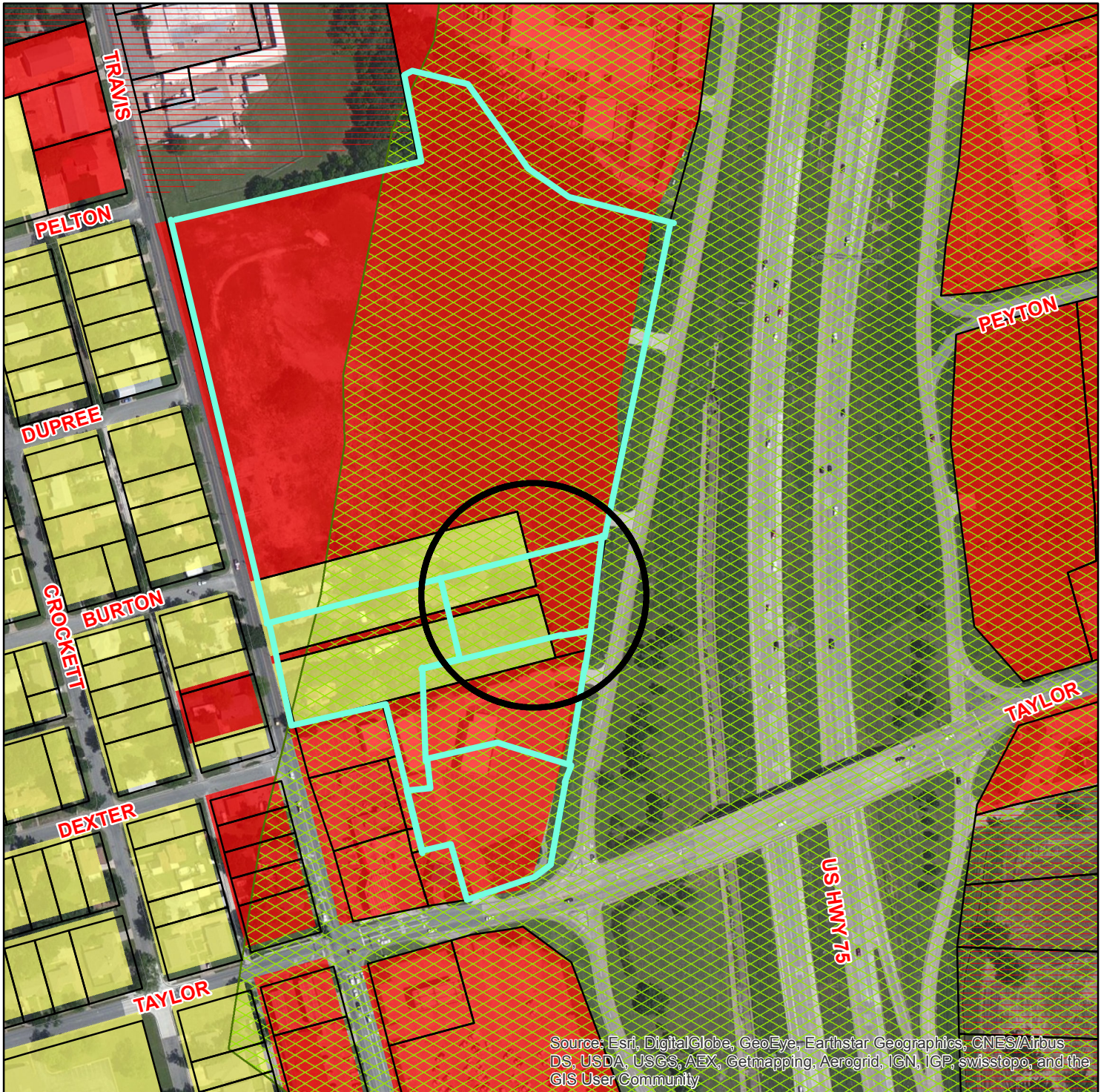
City of Sherman, Texas
Developmental Services Department

2010 N. U.S. Highway 75



NOT TO SCALE

1 in = 261 ft



Zoning - 2010 N. U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

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



NOT TO SCALE

1 in = 261 ft

2010 N. Highway 75



KROGER SW 825 CUSTOMER

US 75 @ Taylor & Travis St. LOCATION

Sherman, TX CITY, ST

Rick Sutton ACCT. EXEC. PRI. MGR.

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DESIGNER: P. Philhart BID: 56209 JOB: 01-29-16 ORIG. DATE: 1601-118 DWG. #: 05 of 05

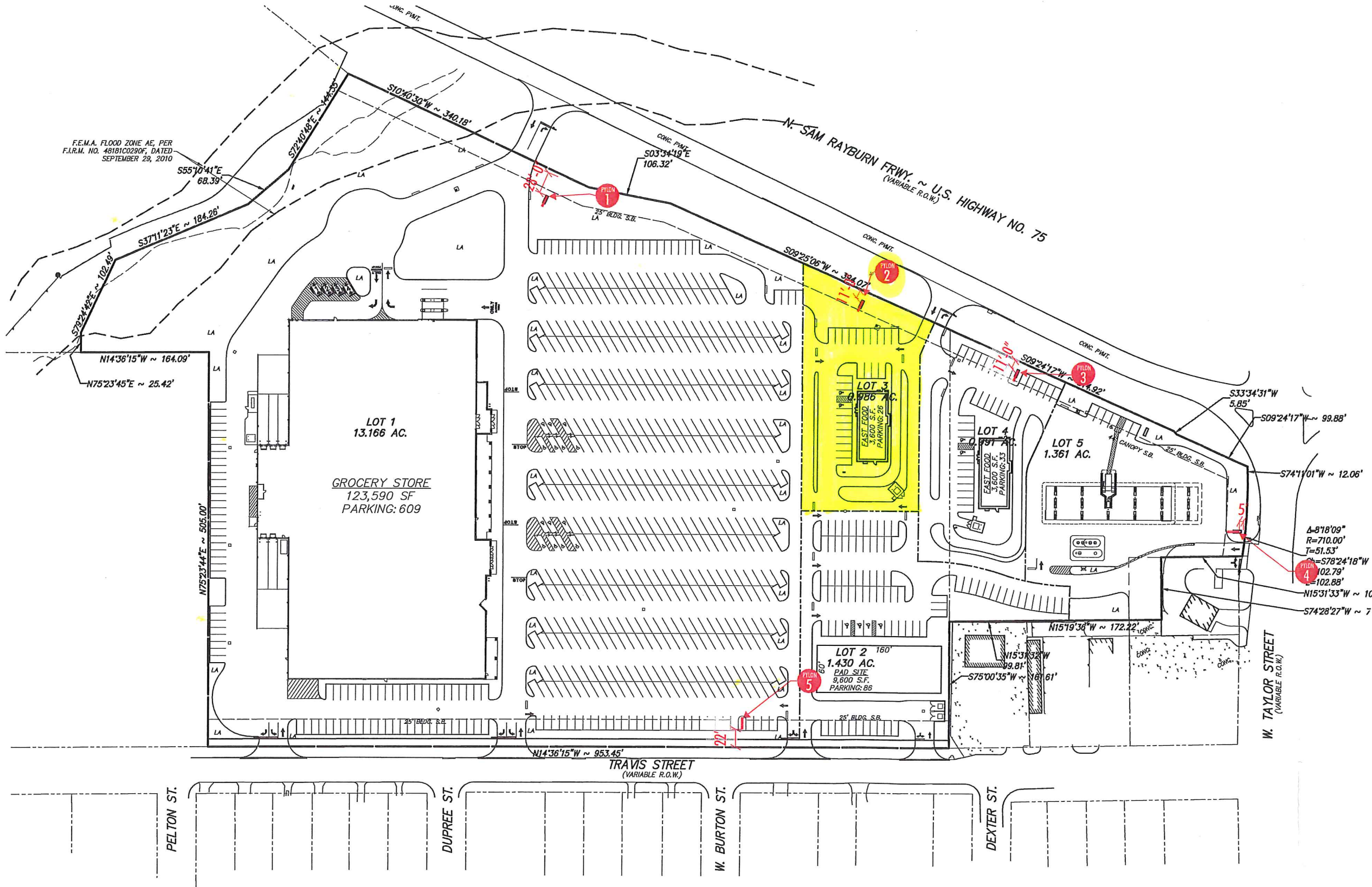
REVISIONS

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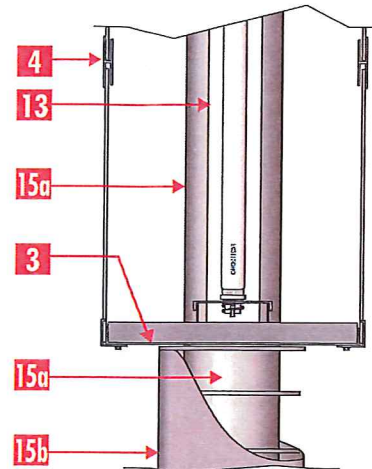
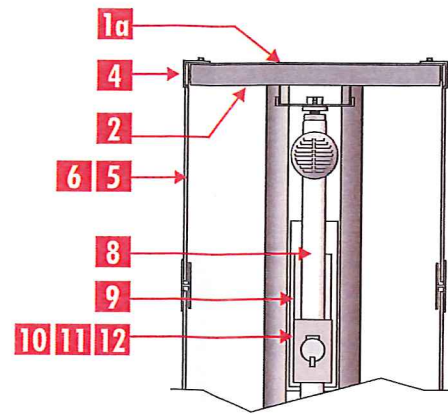
3 | 03-02-16 | PP | NEW SITE PLAN MAP

4 | 03-16-16 | PP | Site plan changes, Re-image photos

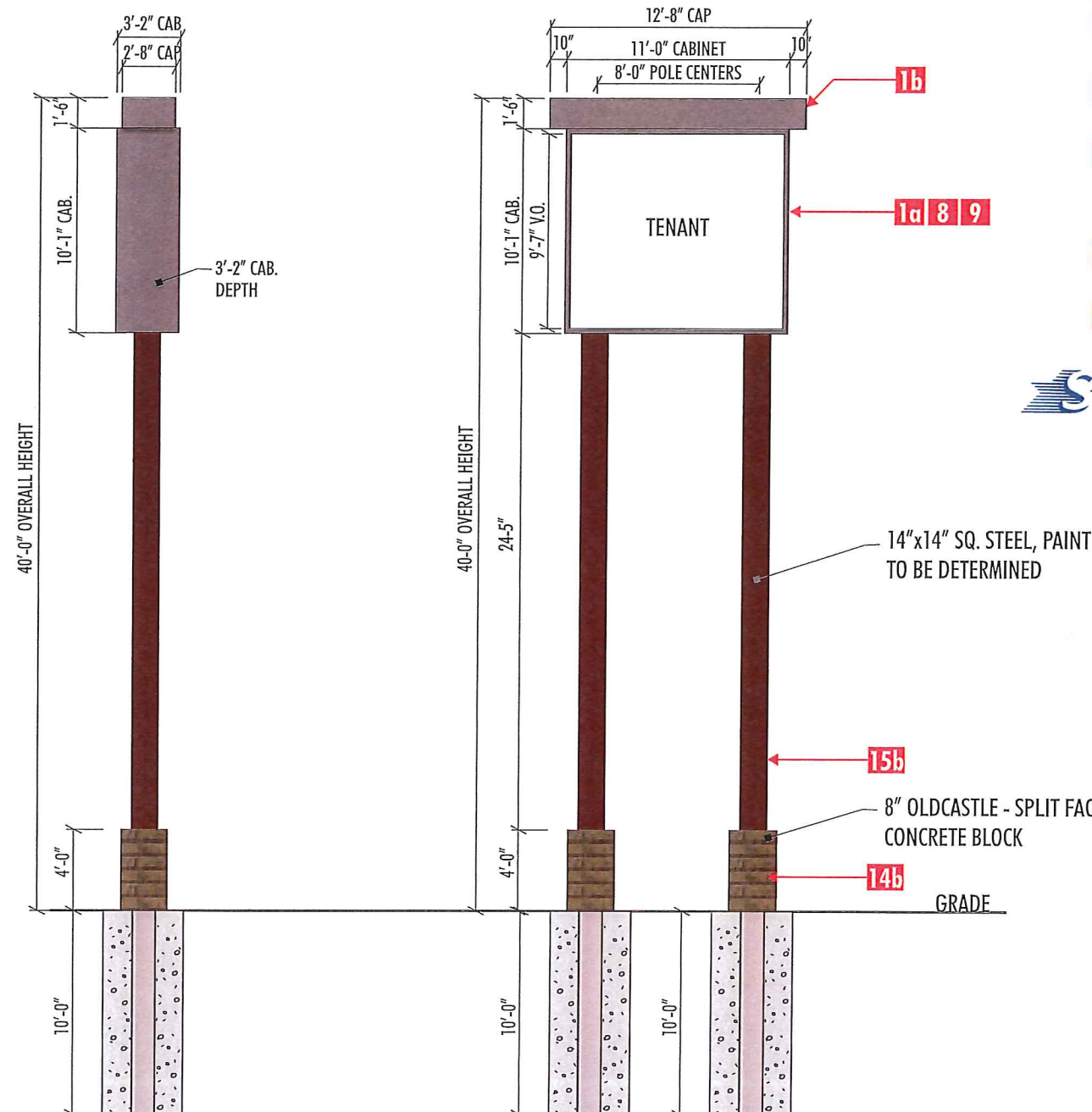


 SITE PLAN
 SCALE: 1" = 1600'

Customer Signature:



 SECTION
N.T.S.



14"x14" SQ. STEEL, PAINT
TO BE DETERMINED

15b

– 8" OLDCASTLE - SPLIT FACE WILKESBORO BLEND
CONCRETE BLOCK

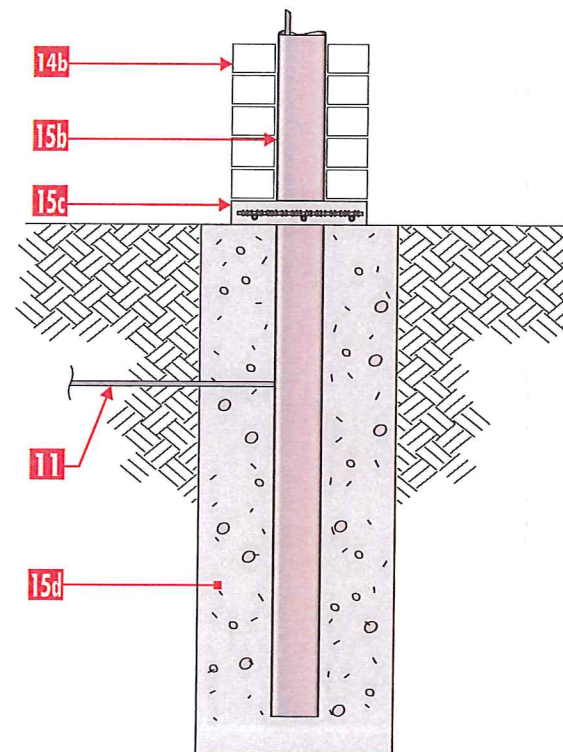
GRADE

 **DOUBLE-FACE MULTI-TENANT PYLON SIGN (1 REQUIRED)**
SCALE: 1/8" = 1'-0"

110.91 SQ. FT. CABINET AREA

PYLON 2 PYLON 3

PYLON SIGN			
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1b	CAP FILLER	32" .063 ALUM.	DANTEX FINISH, PTD. (TO BE DETERMINED)
2	FRAME	1 1/2" STEEL ANGLE	INTERIORS PTD. WHITE
3	WEEP HOLES	YES	
FACE/DECORATION			
4	RETAINER	3" x 3" ALUM.	PTD. (TO BE DETERMINED)
5	FACE	3/16" ACRYLIC	#7328 TRANS WHITE w/HANGER BAR
6	VINYL	1st SURFACE	#(TO BE DETERMINED)
7	TRADEMARK	(NONE REQUIRED)	
LIGHTING/ASSEMBLY			
8	LIGHTING	(9) F120T12DHO LAMPS (1D CABINET)	
9	BALLAST	(2) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-216-14 @ 2.34 AMPS (TOTAL- 9.16 AMPS)	
10	ELEC. SERV.	WEATHERPROOF BOX LOCATED MIN. 60" ABOVE GRADE	
11	WIRE FEED	UNDERGROUND CONDUIT FOR PRIMARY ELECTRIC SUPPLY	
12	CONTROL	WATER-TIGHT CUT-OFF SWITCH TIMER ON/OFF (BY OTHERS)	
13	RACEWAY	INTERIOR WIRING CONTAINED IN ALUM. RACEWAYS/FLEXIBLE CONDUIT	
SUPPORT			
14a	POLE COVER	(NONE REQUIRED)	
14b	POLE BASE	8"H OLDCASTLE - SPLIT FACE WILKESBORO BLEND CONCRETE BLOCK	
15a	MOUNTING	10 3/4" RND. O.D. .365 WALL, STUB PIPE STUBBED 3' INTO POLE w/CAP & SLIP RINGS	
15b	MOUNTING	(1) 36" X 14" SQ. O.D., .375 WALL (44'-6" JOINT) BASE PIPE	
15c	MOUNTING	X" x X" x X" CONCRETE SLAB	
15d	MOUNTING	(2) X" DIA. x X" DEEP CONCRETE PIER	



FOOTING
N.T.S.

Design Engineering specifications:

Steel Strength: ASTM A500 46ksi schedule 40
standard Structural steel

Foundation: 3000psi strength concrete
w/2000 psi soil in type 3 conditions
3000psi/ ¾" aggregate -
medium wet slump

SCALE CHECK WHITE BAR SHOULD MEASURE 1" LONG

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 08 2016

March 31, 2016

Marze Brawley DDS
PO Box 910250
Sherman, Texas 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 19, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 2010 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition

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

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


Secretary, Planning & Zoning Board

I do not want the widening of Travis St to confiscate any of my REAL PROPERTY. The placement of my Business Sign is already close to the existing traffic lane.

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

STAFF REVIEW LETTER

April 14, 2016

DEN Partners, LTD
1101 SH 114 Box 1717
Grapevine, TX 76099

Russell Spears
727 Westwood Dr.
Sherman, TX 75092

Winkelmann & Associates, Inc.
Michael Clark
6750 Hillcrest Plaza Dr. #325
Dallas, TX 75230

Barry L. & Jessie Burton
615 Terrace Lane
Colleyville, TX 76034

Kroger Texas LP
Christina Konrad
Southwest Regional Construction
751 Freeport Parkway
Coppell, TX 75016

Starlite Sign, LP
7923 E. McKinney St.
Denton, TX 76208

Street Level Investments
5950 Bershire Lane, Ste. 700
Dallas, TX 75225

Dear Applicants,

The request for a variance and site plan approval to allow an 11' setback for a freestanding sign on the proposed Lot 3 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District for the property located at 2010 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Any modifications or additions to the sign will require review and approval of the Planning and Zoning Commission.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 7.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1918 N. U.S. HIGHWAY 75

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1918 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow an 11' setback for a freestanding sign on the proposed Lot 4 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 1918 North U.S. Highway 75 between Taylor Street and Lamberth Road. The Planning and Zoning Commission granted site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center at the February 16, 2016 Meeting. The Preliminary Plat of the Sherman Kroger Addition was approved at the March 22, 2016, Planning and Zoning Commission Meeting platting the property into five lots for commercial development.

They are requesting a variance for a 40' tall, 150 square foot, double-faced freestanding sign, 11' from the property line along U.S. Highway 75 on the proposed Lot 4 of the Kroger Sherman Addition.

Adjacent Zoning:

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

Origination:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners)
Street Level Investments (Developer)
Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers)
CR Architecture + Design (Architect)
Starlite Sign, LP (Contractor)

Master Plan Designation:

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

and

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

Number of notices mailed:

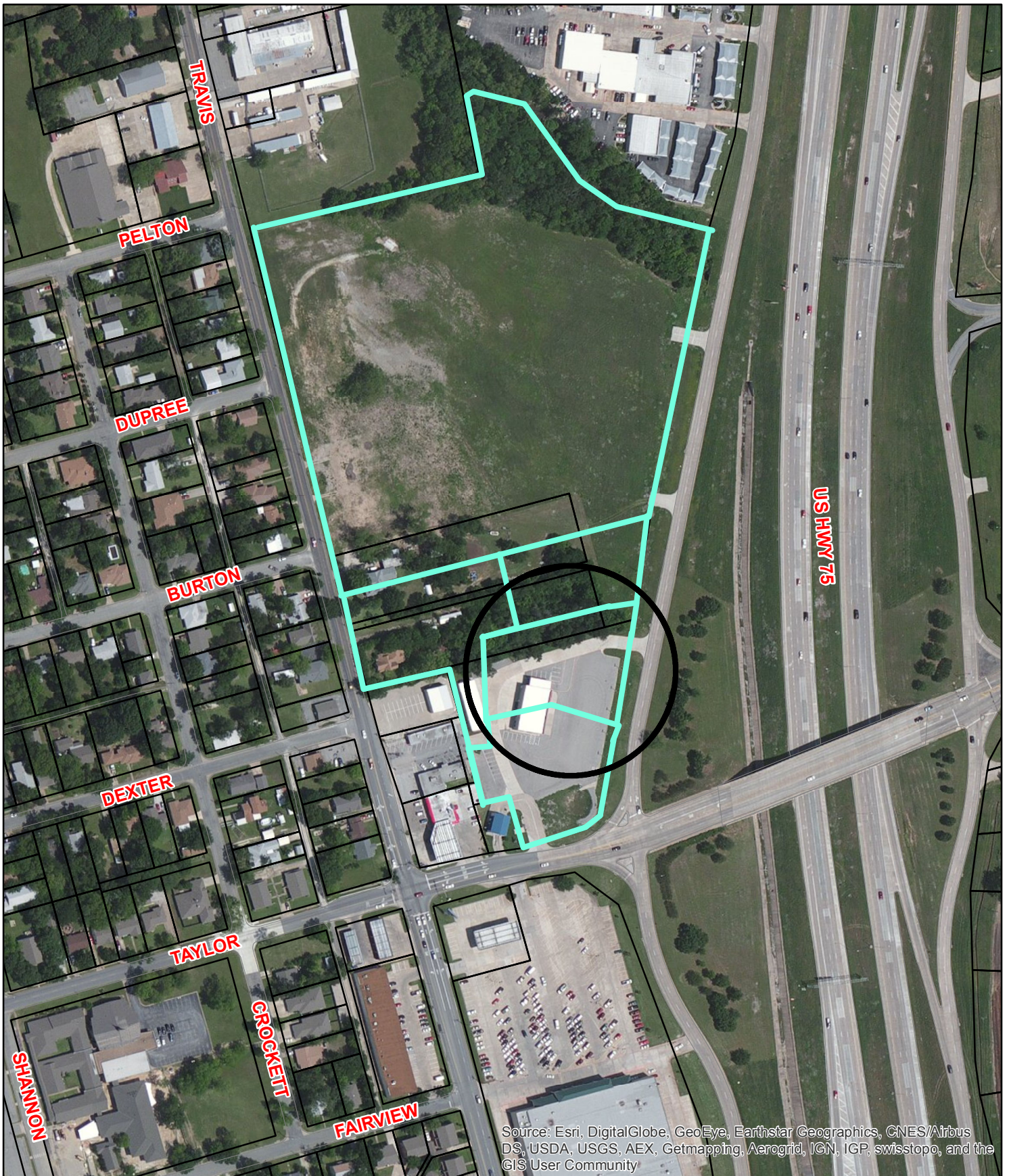
21

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Photo
Site Plan
Sign Elevations
Letter from Marze Brawley DDS
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

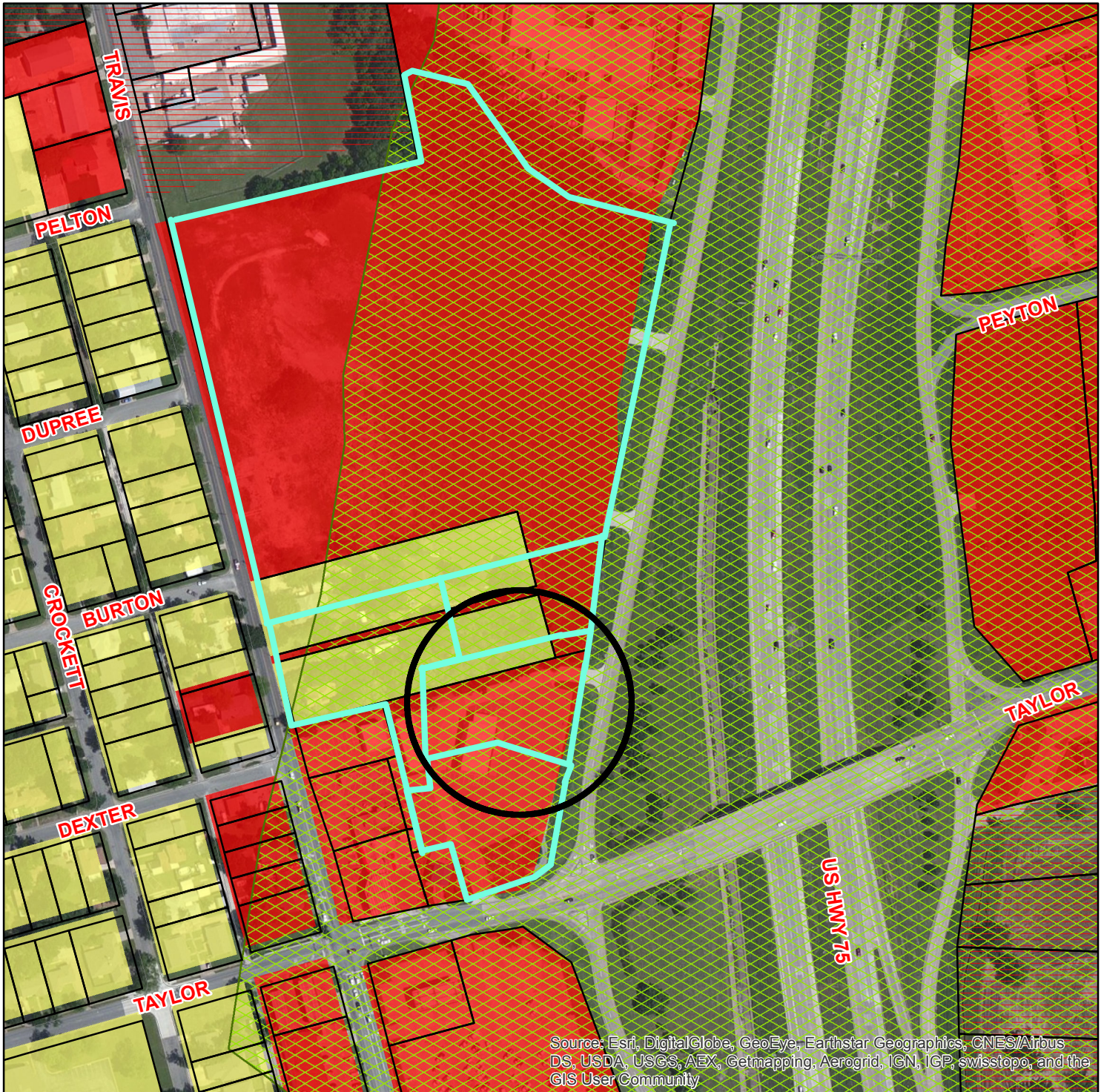
City of Sherman, Texas
Developmental Services Department

1918 N. U.S. Highway 75



NOT TO SCALE

1 in = 261 ft



Zoning - 1918 N. U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

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



NOT TO SCALE

1 in = 261 ft

1918 N. Highway 75



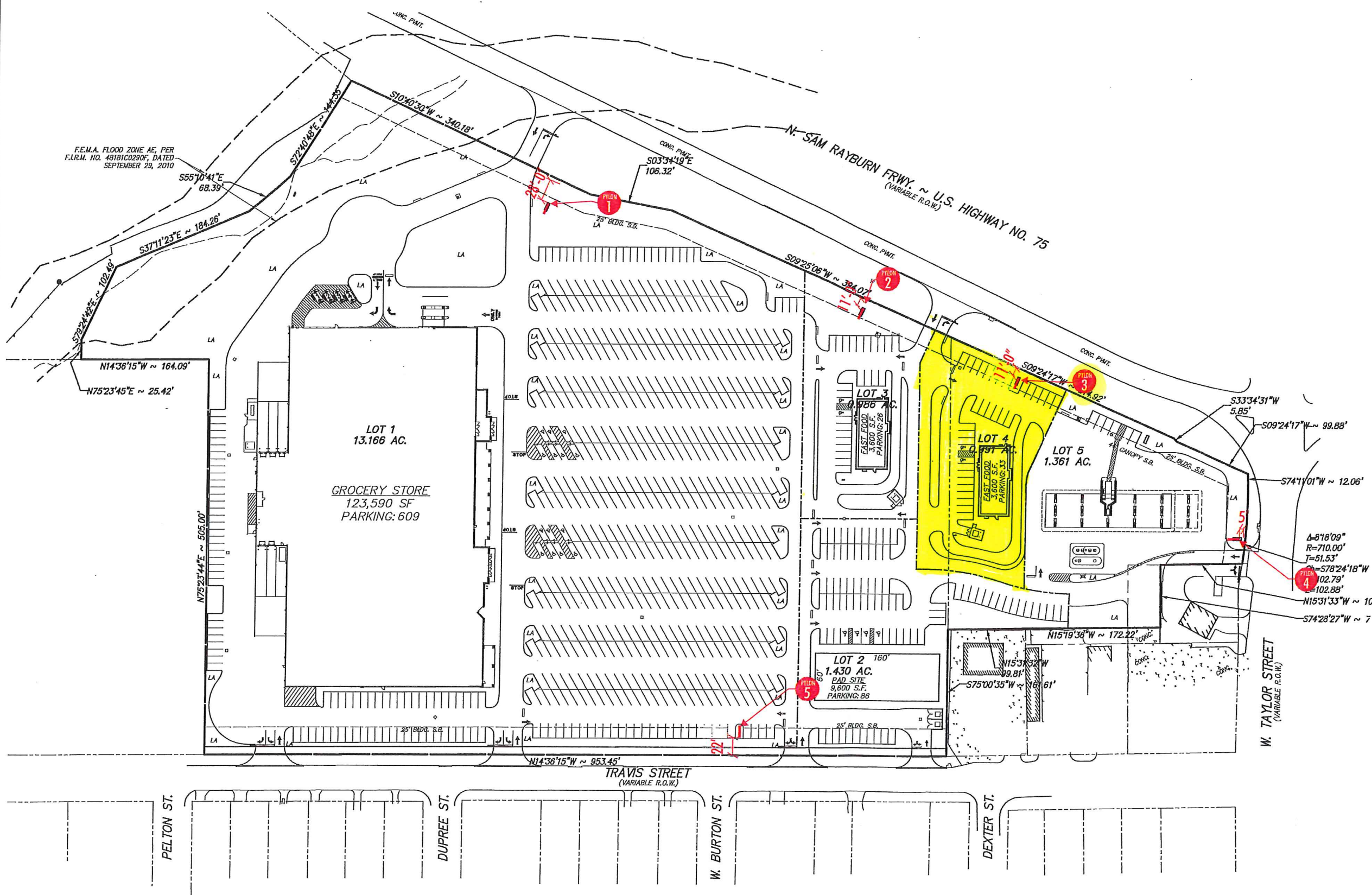
KROGER SW 825 CUSTOMER
 US 75 @ Taylor & Travis St. LOCATION
 Sherman, TX CITY, ST
 Rick Sutton ACCT. EXEC. PRI. MGR.

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.

DESIGNER: P. Philhart BID: 56209 JOB: 01-29-16 ORIG. DATE: 1601-118 DWG #: 05 of 05

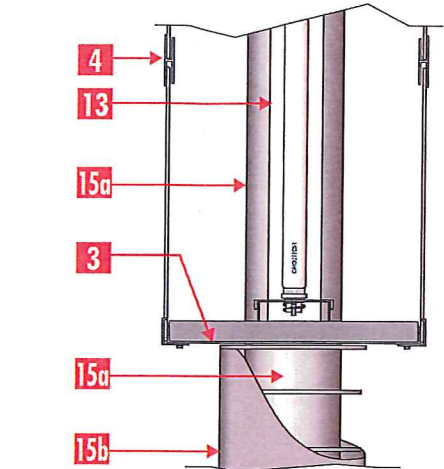
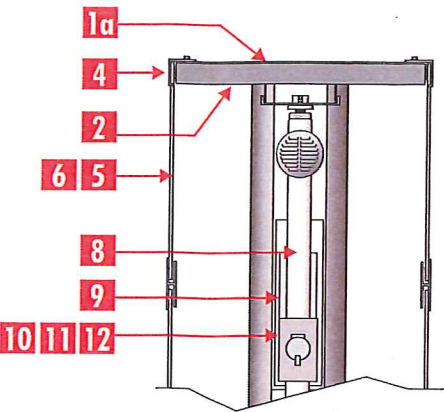
REVISIONS

#	DATE	BY	DESCRIPTION
1	02-24-16	pp	REMOVED COVER ADDED SQ. TUBES FOR SUPPORT
2	02-29-16	PP	Additional Cabinets added.
3	03-02-16	PP	NEW SITE PLAN MAP
4	03-16-16	PP	Site plan changes, Re-image photos



REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Tess or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature:



SECTION
N.T.S.

PYLON SIGN				
ITEM	DESCRIPTION			
BASIC STRUCTURE				
1a	CAB FILLER	38" .063 ALUM.	DANTEX FINISH, PTD. (TO BE DETERMINED)	
1b	CAP FILLER	32" .063 ALUM.	DANTEX FINISH, PTD. (TO BE DETERMINED)	
2	FRAME	1 1/2" STEEL ANGLE	INTERIORS PTD. WHITE	
3	WEEP HOLES	YES		
FACE/DECORATION				
4	RETAINER	3" x 3" ALUM.	PTD. (TO BE DETERMINED)	
5	FACE	3/16" ACRYLIC	#7328 TRANS WHITE w/HANGER BAR	
6	VINYL	1st SURFACE	#(TO BE DETERMINED)	
7	TRADEMARK	(NONE REQUIRED)		
LIGHTING/ASSEMBLY				
8	LIGHTING	(9) F120T12DHO LAMPS (1D CABINET)		
9	BALLAST	(2) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-216-14 @ 2.34 AMPS (TOTAL- 9.16 AMPS)		
10	ELEC. SERV.	WEATHERPROOF BOX LOCATED MIN. 60" ABOVE GRADE		
11	WIRE FEED	UNDERGROUND CONDUIT FOR PRIMARY ELECTRIC SUPPLY		
12	CONTROL	WATER-TIGHT CUT-OFF SWITCH TIMER ON/OFF (BY OTHERS)		
13	RACEWAY	INTERIOR WIRING CONTAINED IN ALUM. RACEWAYS/FLEXIBLE CONDUIT		
SUPPORT				
14a	POLE COVER	(NONE REQUIRED)		
14b	POLE BASE	8"H OLDCASTLE - SPLIT FACE WILKESBORO BLEND CONCRETE BLOCK		
15a	MOUNTING	10 3/4" RND. O.D. .365 WALL, STUB PIPE STUBBED 3' INTO POLE w/CAP & SLIP RINGS		
15b	MOUNTING	(1) 36" X 14" SQ. O.D., .375 WALL (44'-6" JOINT) BASE PIPE		
15c	MOUNTING	X" x X" x X" CONCRETE SLAB		
15d	MOUNTING	(2) X" DIA. x X" DEEP CONCRETE PIER		

Since 1956
StarliteSign.LP
www.starlitesign.com

7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

CUSTOMER
KROGER SW 825

LOCATION
US 75 @ Taylor & Travis St.

CITY, ST
Sherman, TX

ACCT. EXEC.
Rick Sutton

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.

DESIGNER
P. Philhart

BID# / JOB#
56209 / 01-29-16

ORIG. DATE
01-29-16

DWG#
1601-118

PAGE
02 of 05

REVISIONS

DATE BY DESCRIPTION

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5 | 03-16-16 | PP | Site plan changes, Re-image photos

6 | 03-16-16 | PP |

7 | 03-16-16 | PP |

8 | 03-16-16 | PP |

9 | 03-16-16 | PP |

10 | 03-16-16 | PP |

11 | 03-16-16 | PP |

12 | 03-16-16 | PP |

13 | 03-16-16 | PP |

14 | 03-16-16 | PP |

15 | 03-16-16 | PP |

16 | 03-16-16 | PP |

17 | 03-16-16 | PP |

18 | 03-16-16 | PP |

19 | 03-16-16 | PP |

20 | 03-16-16 | PP |

21 | 03-16-16 | PP |

22 | 03-16-16 | PP |

23 | 03-16-16 | PP |

24 | 03-16-16 | PP |

25 | 03-16-16 | PP |

26 | 03-16-16 | PP |

27 | 03-16-16 | PP |

28 | 03-16-16 | PP |

29 | 03-16-16 | PP |

30 | 03-16-16 | PP |

31 | 03-16-16 | PP |

32 | 03-16-16 | PP |

33 | 03-16-16 | PP |

34 | 03-16-16 | PP |

35 | 03-16-16 | PP |

36 | 03-16-16 | PP |

37 | 03-16-16 | PP |

38 | 03-16-16 | PP |

39 | 03-16-16 | PP |

40 | 03-16-16 | PP |

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43 | 03-16-16 | PP |

44 | 03-16-16 | PP |

45 | 03-16-16 | PP |

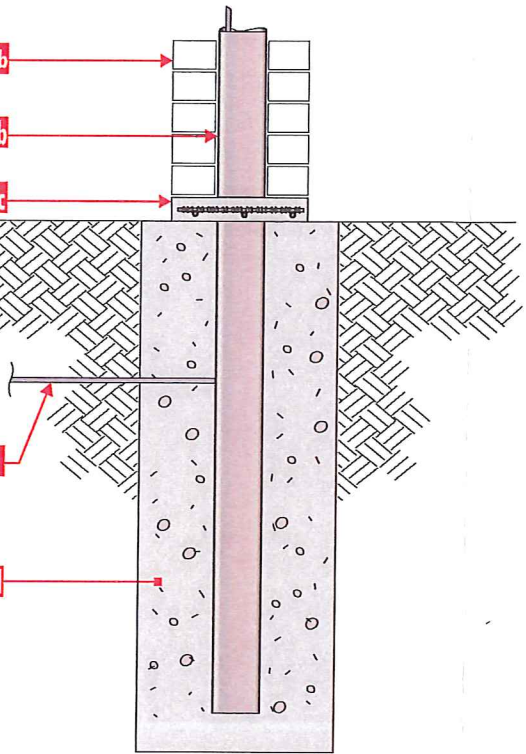
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47 | 03-16-16 | PP |

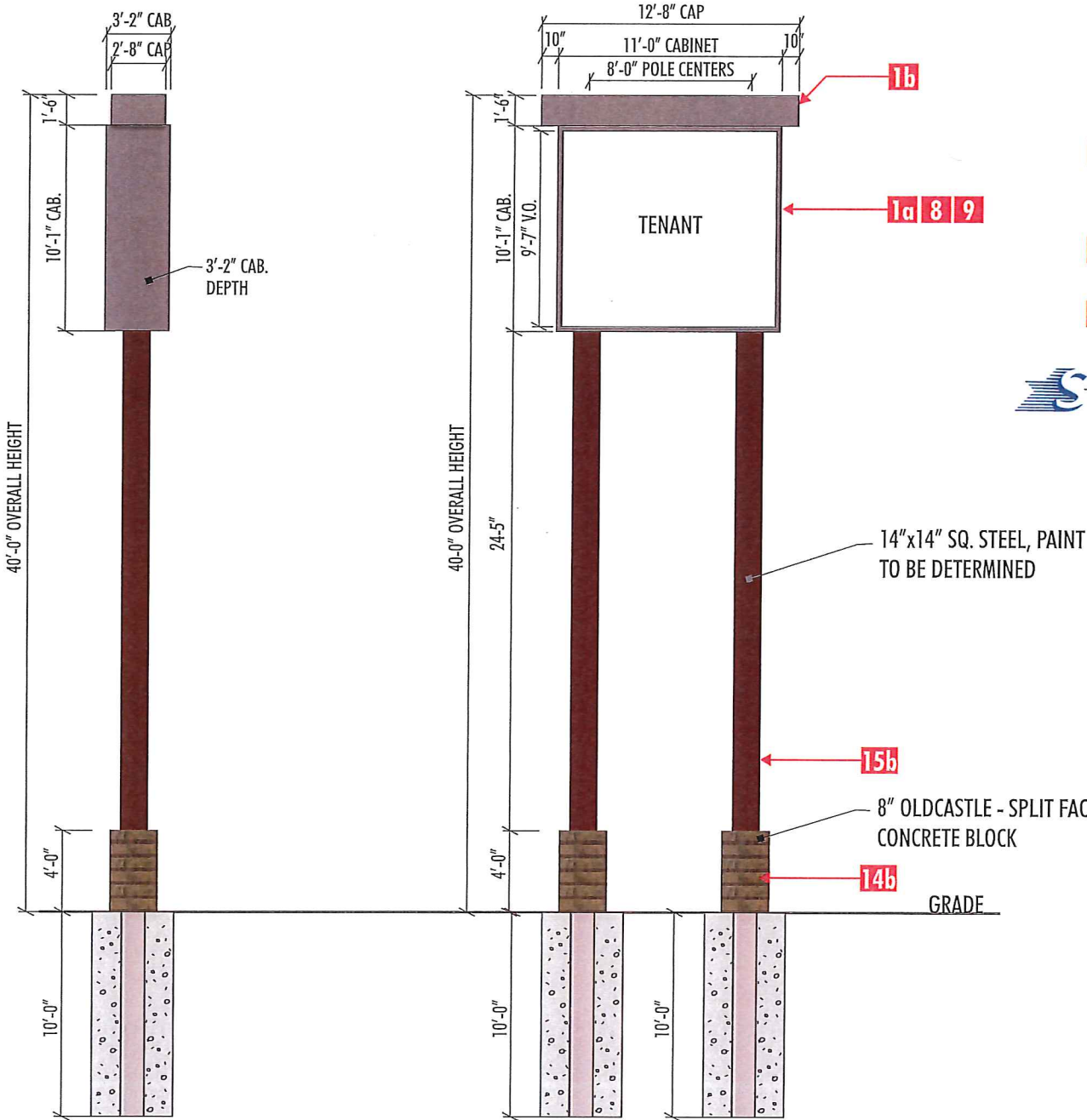
48 | 03-16-16 | PP |

49 | 03-16-16 | PP |

50 | 03-16-16 | PP |



FOOTING
N.T.S.



DOUBLE-FACE MULTI-TENANT PYLON SIGN (1 REQUIRED)

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

110.91 SQ. FT. CABINET AREA

PYLON
2
3

Design Engineering specifications:

Steel Strength: ASTM A500 46ksi schedule 40
standard Structural steel

Foundation: 3000psi strength concrete
w/2000 psi soil in type 3 conditions
3000psi/ 3/4" aggregate -
medium wet slump

BALLAST(S) WIRED ACCORDING
TO SCHEMATIC ON BALLAST;
PRIMARY CONNECTED TO LINE
VOLTAGE IN ACCORDANCE
WITH NEC ARTICLE 600.

Construct & Install Using Only U.L. Listed
Components & In Accordance w/Art. 600
of the N.E.C. & any Applicable Local Codes

U/L LABELS REQUIRED
(2) 20amp
120V DEDICATED CIRCUIT(S) REQ'D

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 08 2016

March 31, 2016

Marze Brawley DDS
PO Box 910250
Sherman, Texas 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 19, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1918 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition

The request is as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow an 11' setback for a freestanding sign on the proposed Lot 4 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

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

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


Secretary, Planning & Zoning Board

I do not want the widening of Travis St. to reduce any street front REAL PROPERTY that I own. My Business sign would be in danger.

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

STAFF REVIEW LETTER

April 14, 2016

DEN Partners, LTD
1101 SH 114 Box 1717
Grapevine, TX 76099

Russell Spears
727 Westwood Dr.
Sherman, TX 75092

Winkelmann & Associates, Inc.
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Dallas, TX 75230

Barry L. & Jessie Burton
615 Terrace Lane
Colleyville, TX 76034

Kroger Texas LP
Christina Konrad
Southwest Regional Construction
751 Freeport Parkway
Coppell, TX 75016

Starlite Sign, LP
7923 E. McKinney St.
Denton, TX 76208

Street Level Investments
5950 Bershire Lane, Ste. 700
Dallas, TX 75225

Dear Applicants,

The request for a variance and site plan approval to allow an 11' setback for a freestanding sign on the proposed Lot 4 of Kroger Sherman Addition in lieu of 65' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District for the property located at 1918 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Any modifications or additions to the sign will require review and approval of the Planning and Zoning Commission.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 8.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1912 N. U.S. HIGHWAY 75

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1912 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5)(a & d) and Subsection (14)(i)(3) to allow a 5' setback along Taylor Street for a 456 square foot freestanding, multi-tenant off-premise sign on the proposed Lot 5 of Kroger Sherman Addition in lieu of 25' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 1912 North U.S. Highway 75; the northwest corner of U.S. Highway 75 and Taylor Street. The Planning and Zoning Commission granted site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center at the February 16, 2016 Meeting. The Preliminary Plat of the Sherman Kroger Addition was approved at the March 22, 2016, Planning and Zoning Commission Meeting platting the property into five lots for commercial development.

They are requesting a variance for a 30' tall, 456 square foot double-faced freestanding multi-tenant off-premise sign, 5' from the Taylor Street property line on the proposed Lot 5 of the Kroger Sherman Addition.

Adjacent Zoning:

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

Origination:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners)
Street Level Investments (Developer)
Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers)
CR Architecture + Design (Architect)
Starlite Sign, LP (Contractor)

Master Plan Designation:

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

and

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

Number of notices mailed:

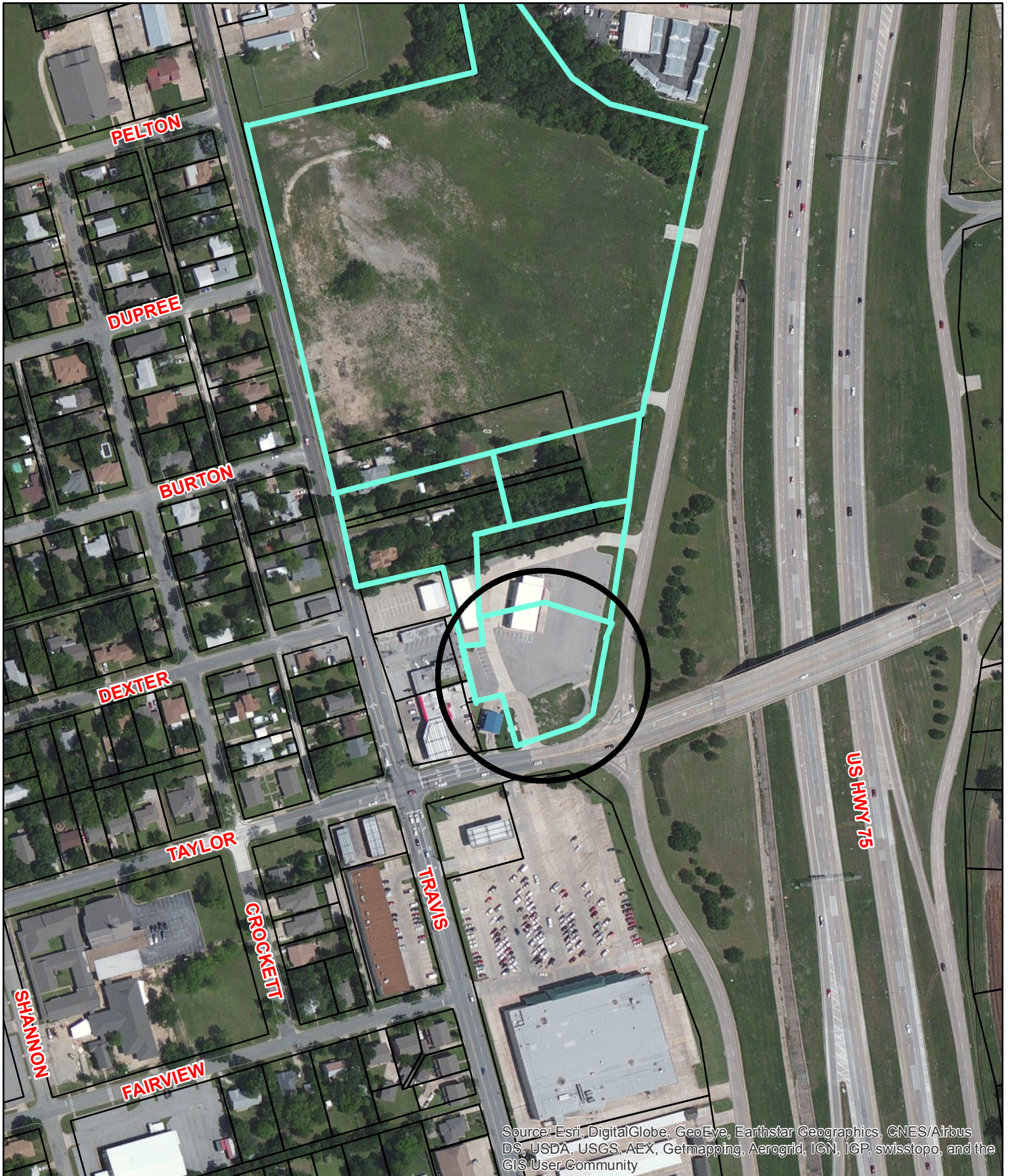
21

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Photo
Site Plan
Sign Elevations
Street View
Letter from Marze Brawley DDS
Letter from Douglass Distributing
Staff Review Letter



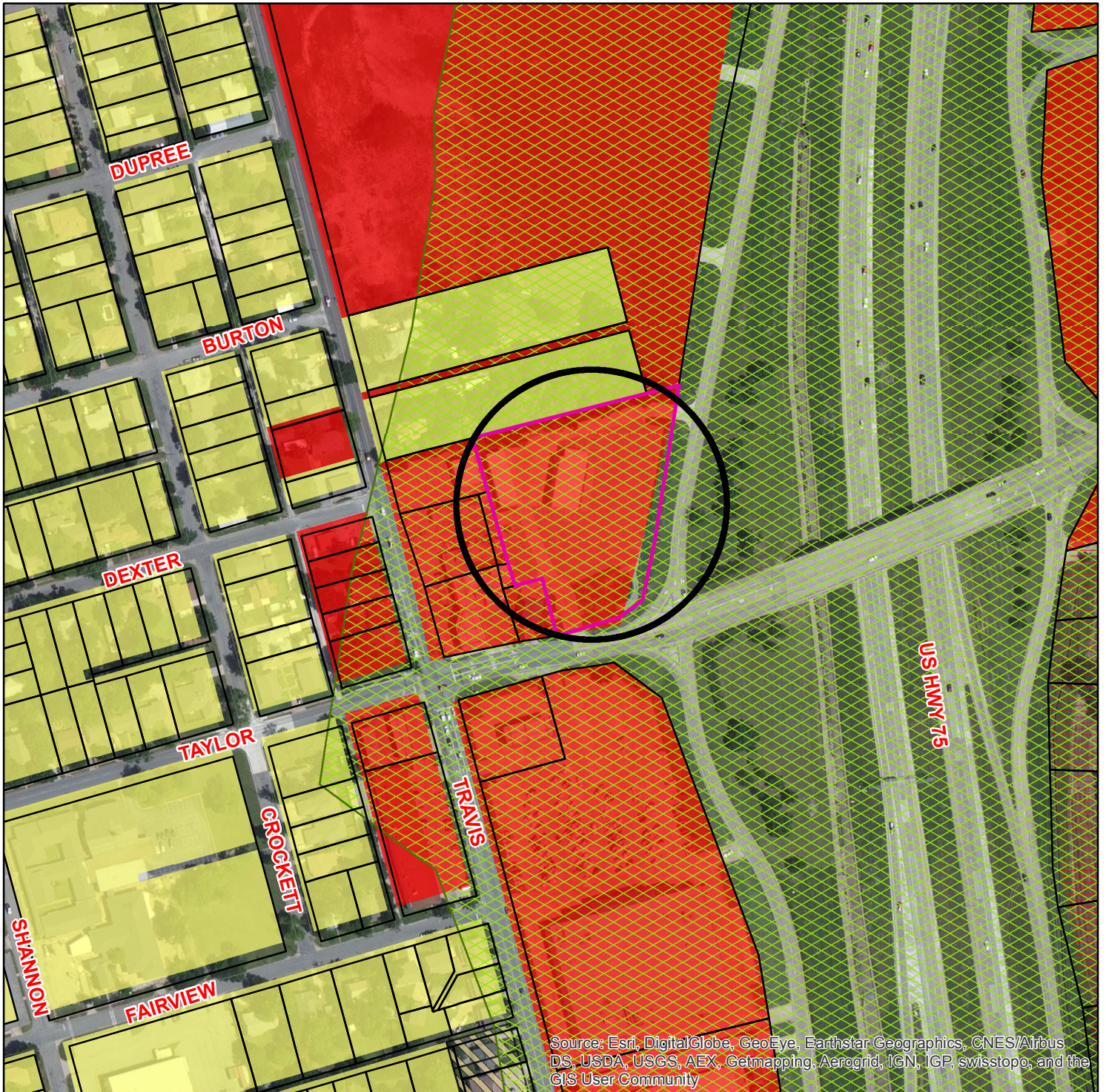
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1912 N. U.S. Highway 75



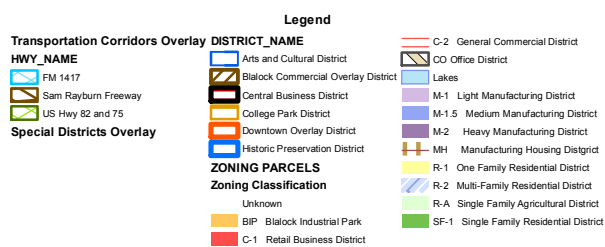
1 in = 261 ft



Zoning - 1912 N. U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 261 ft

1912 N. Highway 75



KROGER SW 825 CUSTOMER

US 75 @ Taylor & Travis St. LOCATION

Sherman, TX CITY, ST

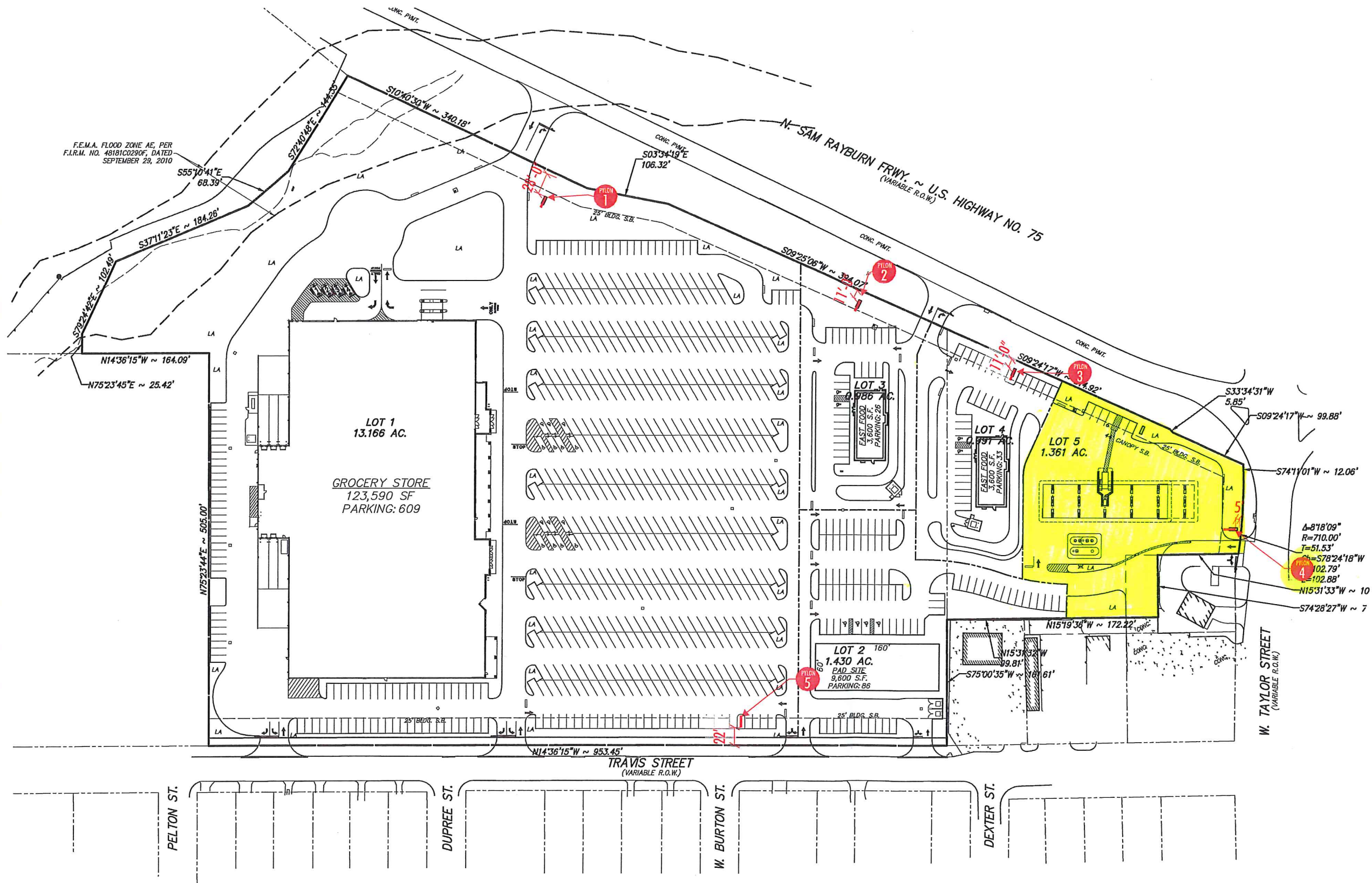
Rick Sutton ACCT. EXEC. PRI. MGR.

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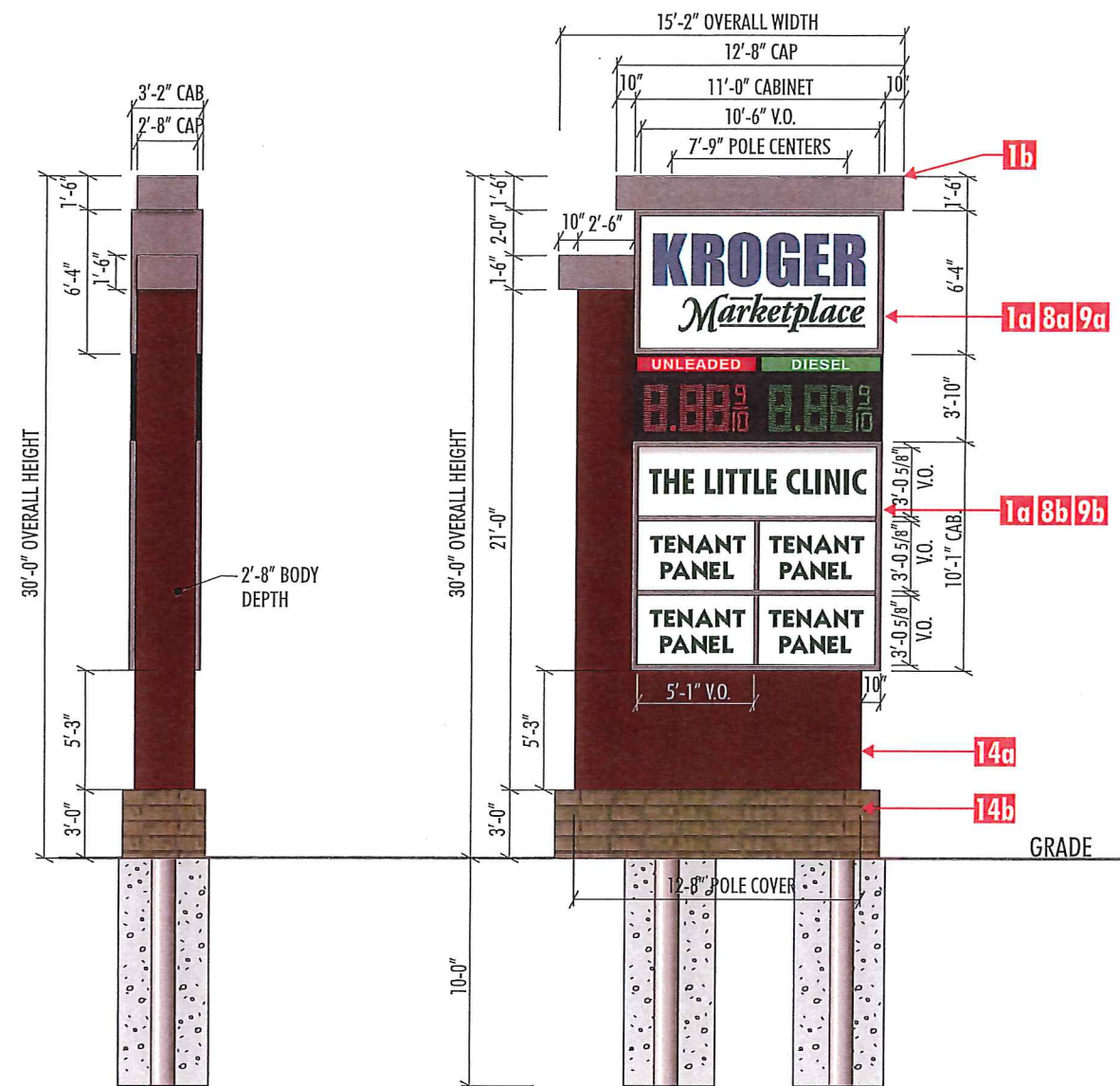
DESIGNER: P. Philhart BID: 56209 ORIG. DATE: 01-29-16 DWG #: 1601-118 PAGE: 05 of 05

REVISIONS

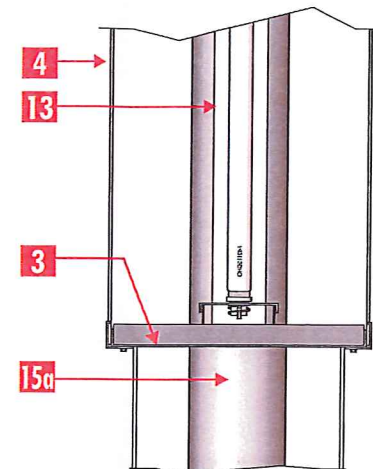
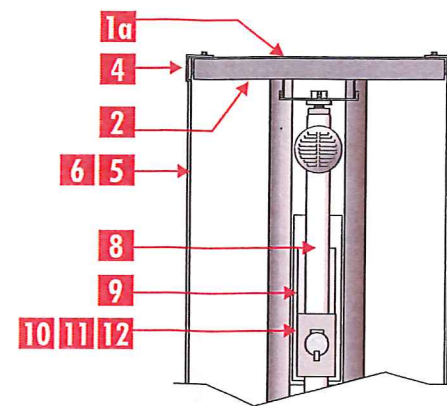
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Customer Signature:

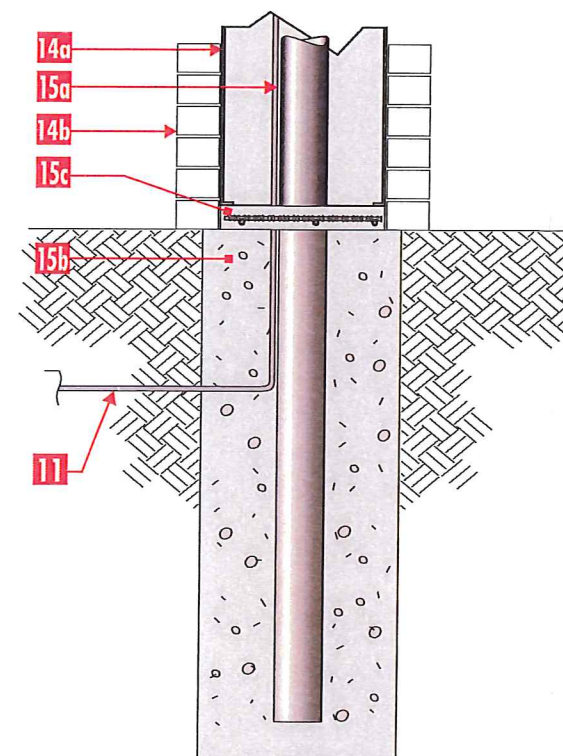


185.16 SQ. FT. CABINET AREA



SECTION
N.T.S.

PYLON SIGN			
ITEM	DESCRIPTION		
BASIC STRUCTURE			
1a	CAB FILLER	38" .063 ALUM.	DANTEX FINISH, PTD. (TO BE DETERMINED)
1b	CAP FILLER	32" .063 ALUM.	DANTEX FINISH, PTD. (TO BE DETERMINED)
2	FRAME	1 1/2" STEEL ANGLE	INTERIORS PTD. WHITE
3	WEEP HOLES	YES	
FACE/DECORATION			
4	RETAINER	3" x 3" ALUM.	2 1/2" DIVIDERS PTD. (TO BE DETERMINED)
5	FACE	3/16" ACRYLIC	#7328 TRANS WHITE w/HANGER BAR
6	VINYL	1st SURFACE	#(TO BE DETERMINED)
7	TRADEMARK	(NONE REQUIRED)	
LIGHTING/ASSEMBLY			
8a	LIGHTING	(9) F72T12DHO LAMPS (ID CABINET)	
8b	LIGHTING	(9) F120T12DHO LAMPS (LOWER TENANT CABINET)	
9a	BALLAST	(2) ESB-432-14 @ 2.34 AMPS EA., (1) ESB-432-12 @ 1.12 AMPS (TOTAL- 5.80 AMPS)	
9b	BALLAST	(2) ESB-848-46 @ 3.41 AMPS EA., (1) ESB-216-14 @ 2.34 AMPS (TOTAL- 9.16 AMPS)	
10	ELEC. SERV.	WEATHERPROOF BOX LOCATED MIN. 60" ABOVE GRADE	
11	WIRE FEED	UNDERGROUND CONDUIT FOR PRIMARY ELECTRIC SUPPLY	
12	CONTROL	WATER-TIGHT CUT-OFF SWITCH TIMER ON/OFF (BY OTHERS)	
13	RACEWAY	INTERIOR WIRING CONTAINED IN ALUM. RACEWAYS/FLEXIBLE CONDUIT	
SUPPORT			
14a	POLE COVER	.063" ALUM. P.T.M. (TO BE DETERMINED)	
14b	BASE	8"H OLDCASTLE - SPLIT FACE WILKESBORO BLEND CONCRETE BLOCK	
15a	MOUNTING	12 3/4" O.D., 5" WALL BASE PIPE	
15b	MOUNTING	48" DIA. x 120" DEEP CONCRETE PIER	
15c	MOUNTING	2'-8" x 12'-8" CONCRETE SLAB	



WHITE BAR SHOULD MEASURE 1" LONG

Foundation: 3000psi strength concrete
w/2000 psi soil in type 3 conditions
3000psi/ ¾" aggregate -
medium wet slump

SCALE CHECK **WHITE BAR SHOULD MEASURE 1" LONG**



EXISTING STREET VIEW
SCALE: N.T.S.



DOUBLE-FACE PYLON SIGN (1 REQUIRED)
N.T.S. (PROPORTION & POSITIONING IS APPROXIMATED - MAY VARY)

185.16 SQ. FT. CABINET AREA

FILED
4



EXISTING STREET VIEW
SCALE: N.T.S.



DOUBLE-FACE PYLON SIGN (1 REQUIRED)
N.T.S. (PROPORTION & POSITIONING IS APPROXIMATED - MAY VARY)

185.16 SQ. FT. CABINET AREA

FILED
4

Since 1956
Starlite Sign LP
www.starlitesign.com
7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

KROGER SW 825 CUSTOMER

US 75 @ Taylor & Travis St. LOCATION

Sherman, TX CITY, ST

Rick Sutton ACCT. EXEC. PRI. MGR.

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, LP which reserves all rights to its reproduction and display.

DESIGNER: P. Philhart BID# / JOB# 56209 ORIG. DATE 01-29-16 DWG.# 1601-118 PAGE 1 of 05

REVISIONS

1 | 02-24-16 | PP | REMOVED COVER ADDED SQ. TUBES FOR SUPPORT

2 | 02-29-16 | PP | Additional Cabinets added.

3 | 03-02-16 | PP | NEW SITE PLAN MAP

4 | 03-16-16 | PP | Site plan changes, Re-image photos

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 08 2016

March 31, 2016

Marze Brawley DDS
PO Box 910250
Sherman, Texas 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 19, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1912 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition

The request is as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5)(a & d) and Subsection (14)(i)(3) to allow a 5' setback along Taylor Street for a 456 square foot freestanding, multi-tenant off-premise sign on the proposed Lot 5 of Kroger Sherman Addition in lieu of 25' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

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

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


Secretary, Planning & Zoning Board

I do not want the widening of Travis St. to remove ANY of my REAL PROPERTY. My sign is too close to the street right now.

Barry L. & Jessie Burton DDS

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

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

MAR 14 2016

March 4, 2016 W. Douglass Distributing LTD
325 E. Forest Ave.
Sherman, Texas 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 22, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Street Level Investments (Developer), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Starlite Sign, LP (Contractor) concerning the property at 1912 North U.S. Highway 75, containing 16.760 acres in the J.B. McAnair Survey, Abstract No. 763, all of Lot 1, Block 2, Independence Square, Phase 2, Section 3, and all of Lot 1, Block 1, James Plaza Addition

The request is as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (5)(a & d) to allow a 5' setback along Taylor Street for a freestanding, multi-tenant sign on the proposed Lot 5 of Kroger Sherman Addition in lieu of 25' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

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

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


Secretary, Planning & Zoning Board

AS THE ADJACENT PROPERTY OWNER WE OBJECT TO THIS VARIANCE REQUEST FOR SAFETY & VISIBILITY REASONS. PLEASE DENY THIS SETBACK REQUEST AND LIMIT THEM TO THE REQUIRED 25'.

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

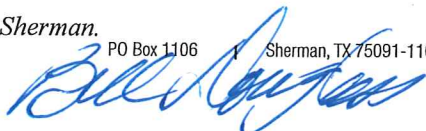
PO Box 1106

Sherman, TX 75091-1106

| 903-892-7229 (Phone)

| 903-892-7274 (Fax)

| www.ci.sherman.tx.us



STAFF REVIEW LETTER

April 14, 2016

DEN Partners, LTD
1101 SH 114 Box 1717
Grapevine, TX 76099

Russell Spears
727 Westwood Dr.
Sherman, TX 75092

Winkelmann & Associates, Inc.
Michael Clark
6750 Hillcrest Plaza Dr. #325
Dallas, TX 75230

Barry L. & Jessie Burton
615 Terrace Lane
Colleyville, TX 76034

Kroger Texas LP
Christina Konrad
Southwest Regional Construction
751 Freeport Parkway
Coppell, TX 75016

Starlite Sign, LP
7923 E. McKinney St.
Denton, TX 76208

Street Level Investments
5950 Bershire Lane, Ste. 700
Dallas, TX 75225

Dear Applicants,

The request for a variance and site plan approval to allow a 5' setback along Taylor Street for a 456 square foot freestanding, multi-tenant off-premise sign on the proposed Lot 5 of Kroger Sherman Addition in lieu of 25' required in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District for the property located at 1912 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Staff feels the multi-tenant sign will obstruct the view of oncoming traffic, creating a traffic hazard to cars along Taylor Street and the Highway 75 access road.
3. Any modifications or additions to the sign will require review and approval of the Planning and Zoning Commission.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Developer shall provide Engineering report on the site visibility created by proposed sign.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 9.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 917 N TRAVIS STREET**

The request of Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Debbie's Addition.

Background:

The property is located at 917 North Travis Street; the northeast corner of Travis and Piner Evans. An exception was granted in 1969 to allow the canopy closer than 25' to the front property line. The property has never been platted and the owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Steven Jordan (Owner)

Debbie Hudnall (Representative)

Sartin and Associates (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:

Not required.

Objections Received:

0

Attachments

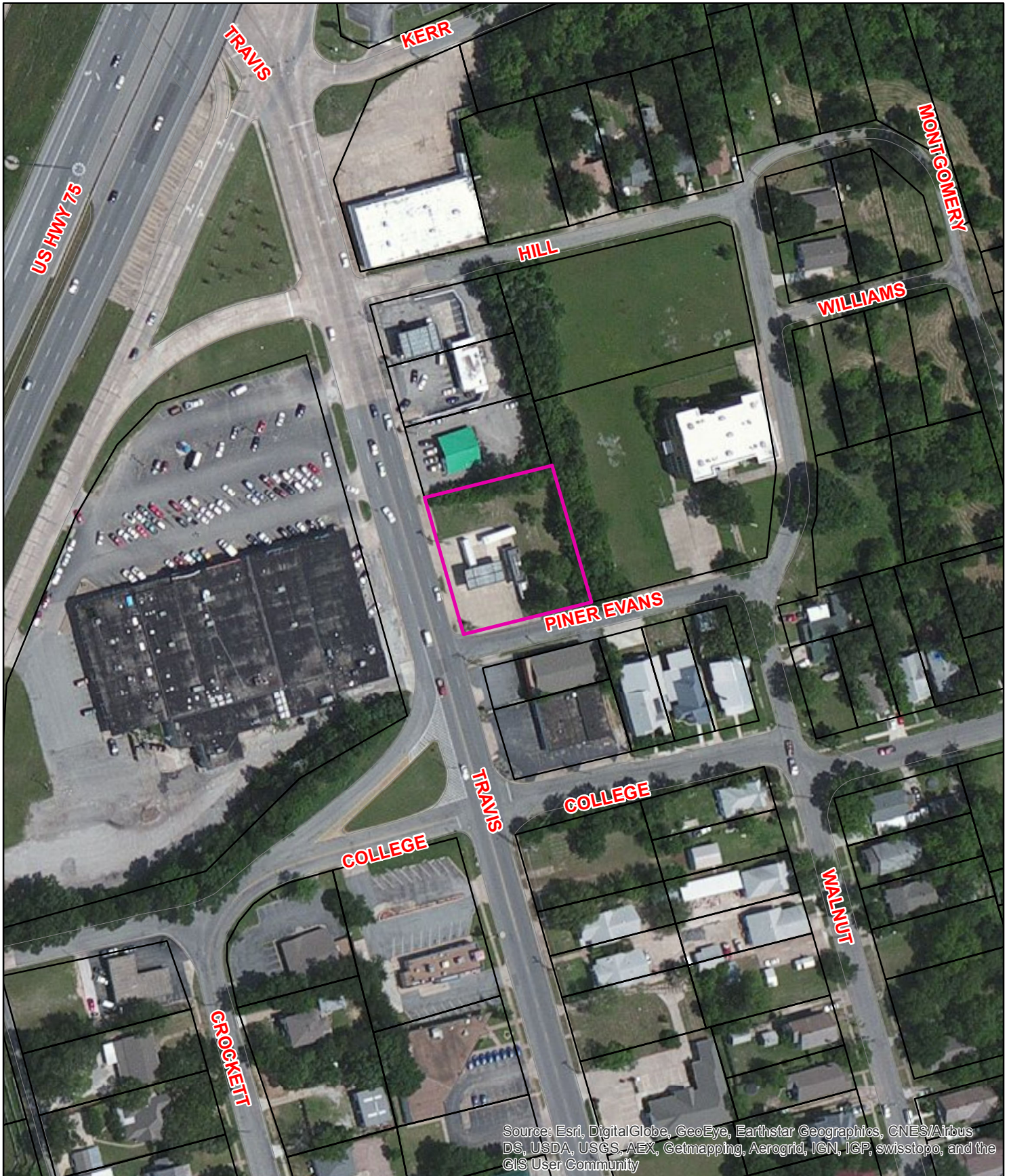
Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

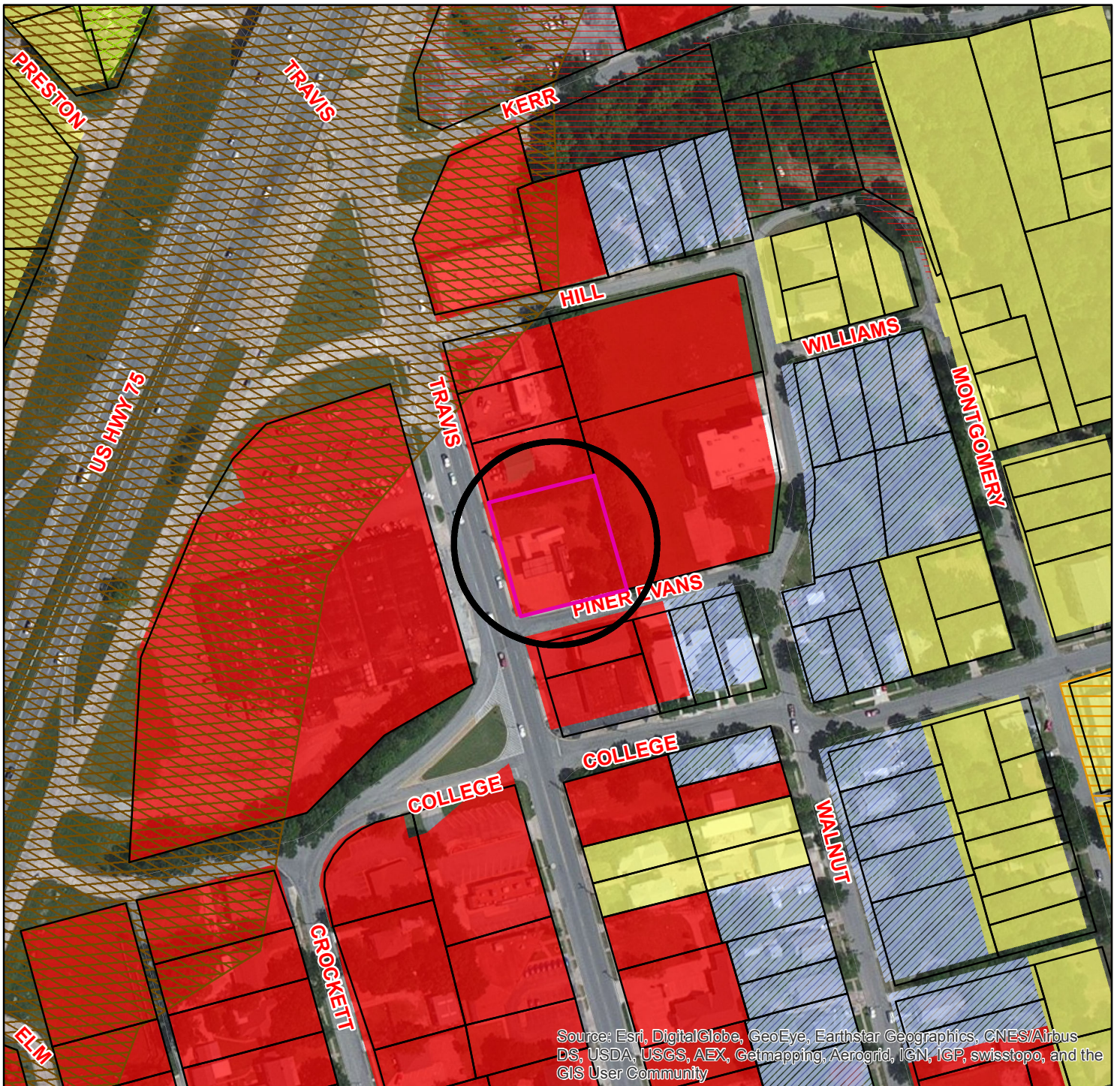
City of Sherman, Texas
Developmental Services Department

917 N. Travis



NOT TO SCALE

1 in = 150 ft



Zoning - 917 N. Travis Street

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

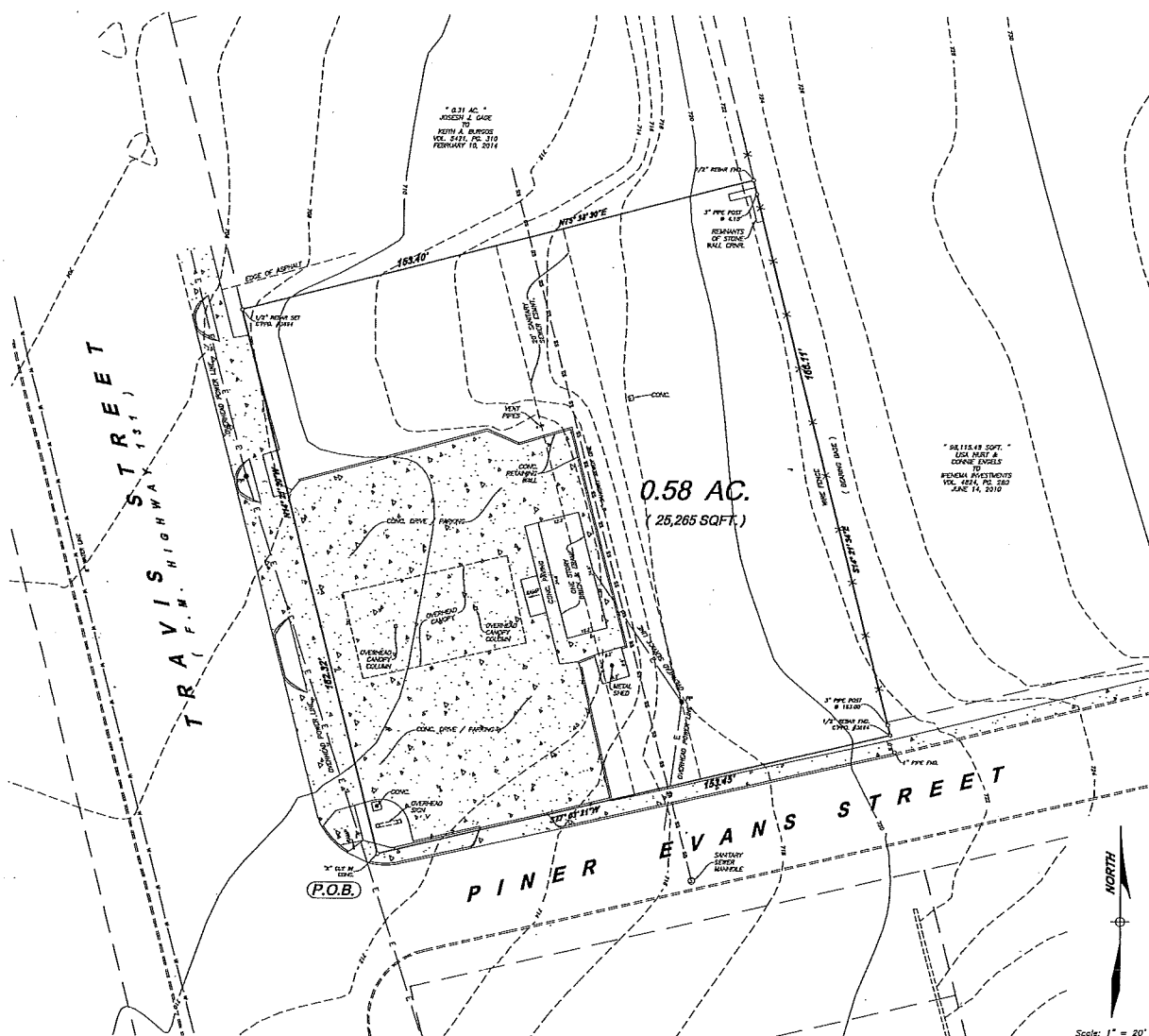
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



P R E L I M I N A R Y P L A T
O F
D E B B I E ' S A D D I T I O N
T O
T H E C I T Y O F S H E R M A N , T E X A S

BEING 0.58 ACRES OUT OF THE
J. B. McNAIR SURVEY ABST. NO. 763

STAFF REVIEW LETTER

April 12, 2016

Steve Jordan
PO Box 98
Ardmore, OK 73402

Debbie Hudnall
100 W. Belden
Sherman, Texas 75092

Dear Applicants,

The request for approval of the Final Plat of Debbie's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on the plat.
5. Field notes must match call outs on plat.
6. Show Volume and Page of existing utility easement along existing sewer line.
7. Proposed utility easement encroaches into existing building.
8. Dedicate 10' utility easement along perimeter of lot.
9. Show Right-of-Way monuments across Piner Evans and Travis.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Sartin & Associates Surveying, 109 S. Travis, Sherman, Texas 75091

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



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

Agenda Item No. 10.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

917 N TRAVIS STREET

The request of Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

Background:

The property is located at 917 North Travis Street; the northeast corner of Travis and Piner Evans. The property was zoned a C-1 (Retail Business) District in 1959. An exception was approved in 1969 to allow the canopy to be closer than 25' to the front property line. The owner would like to sell automobiles at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Steven Jordan (Owner)

Debbie Hudnall (Representative)

Sartin and Associates (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:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

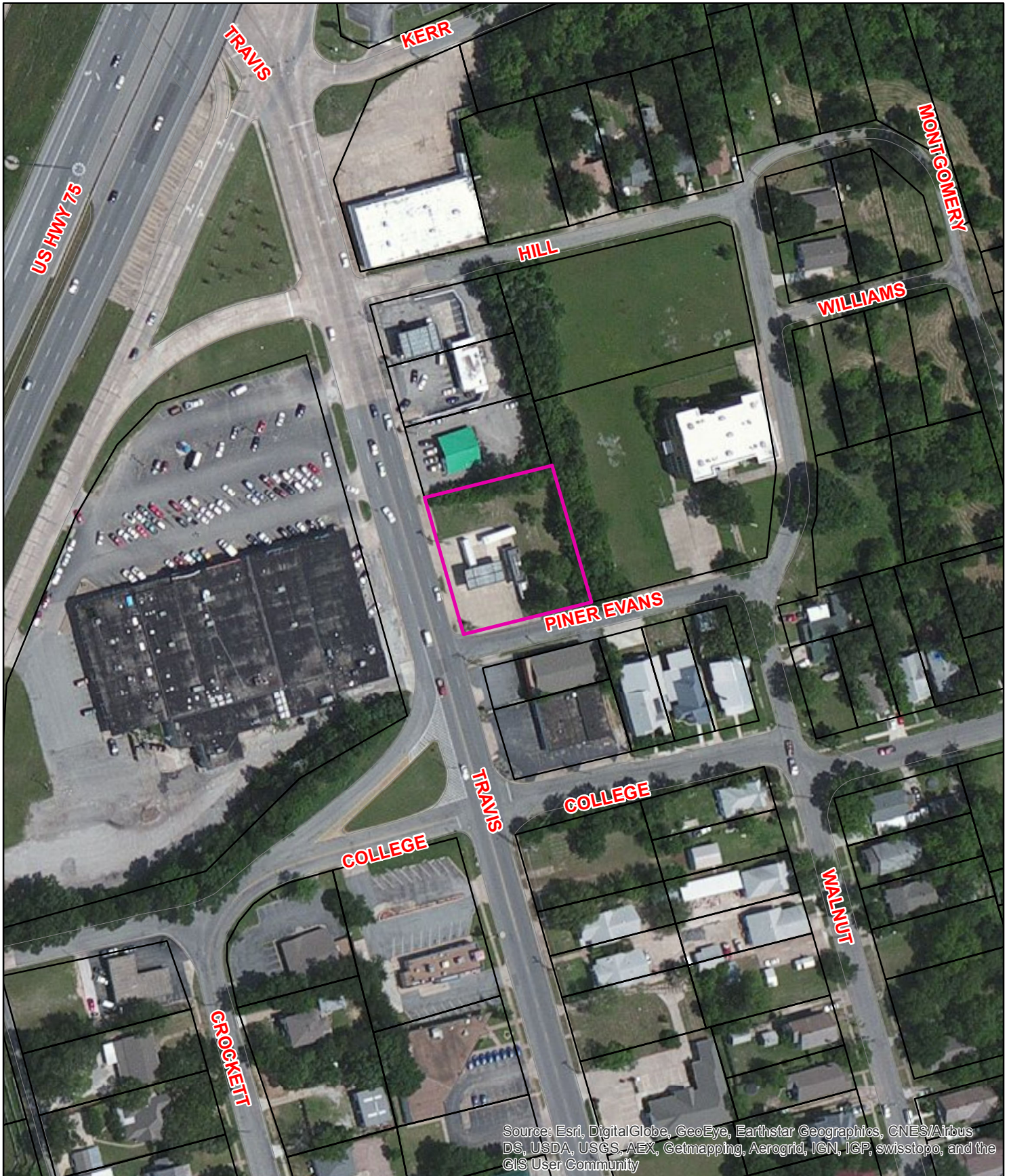
Zoning Photo

Site Plan

Elevations

Letter from Number One RWM LTD

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

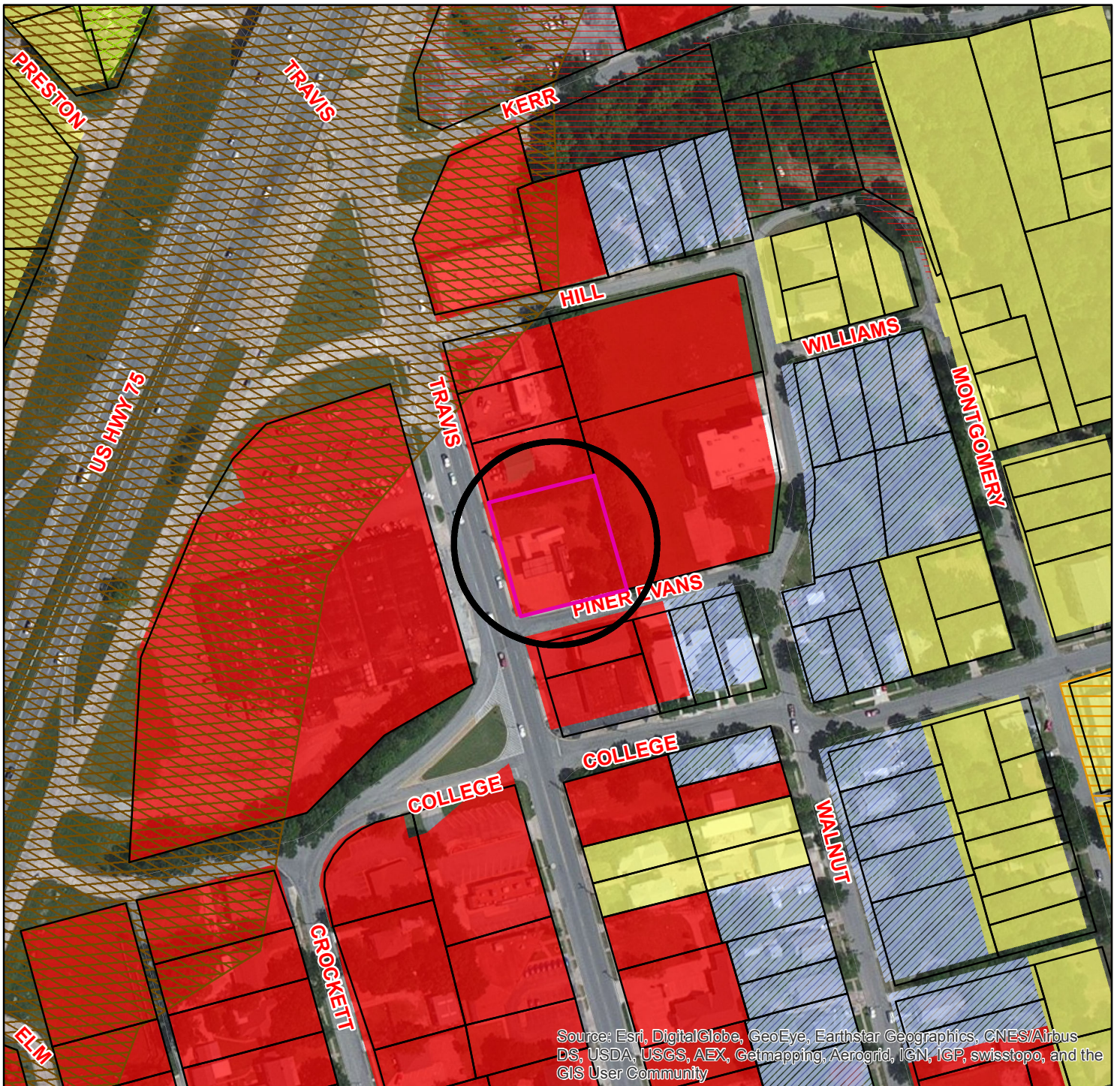
City of Sherman, Texas
Developmental Services Department

917 N. Travis



NOT TO SCALE

1 in = 150 ft



Zoning - 917 N. Travis Street

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

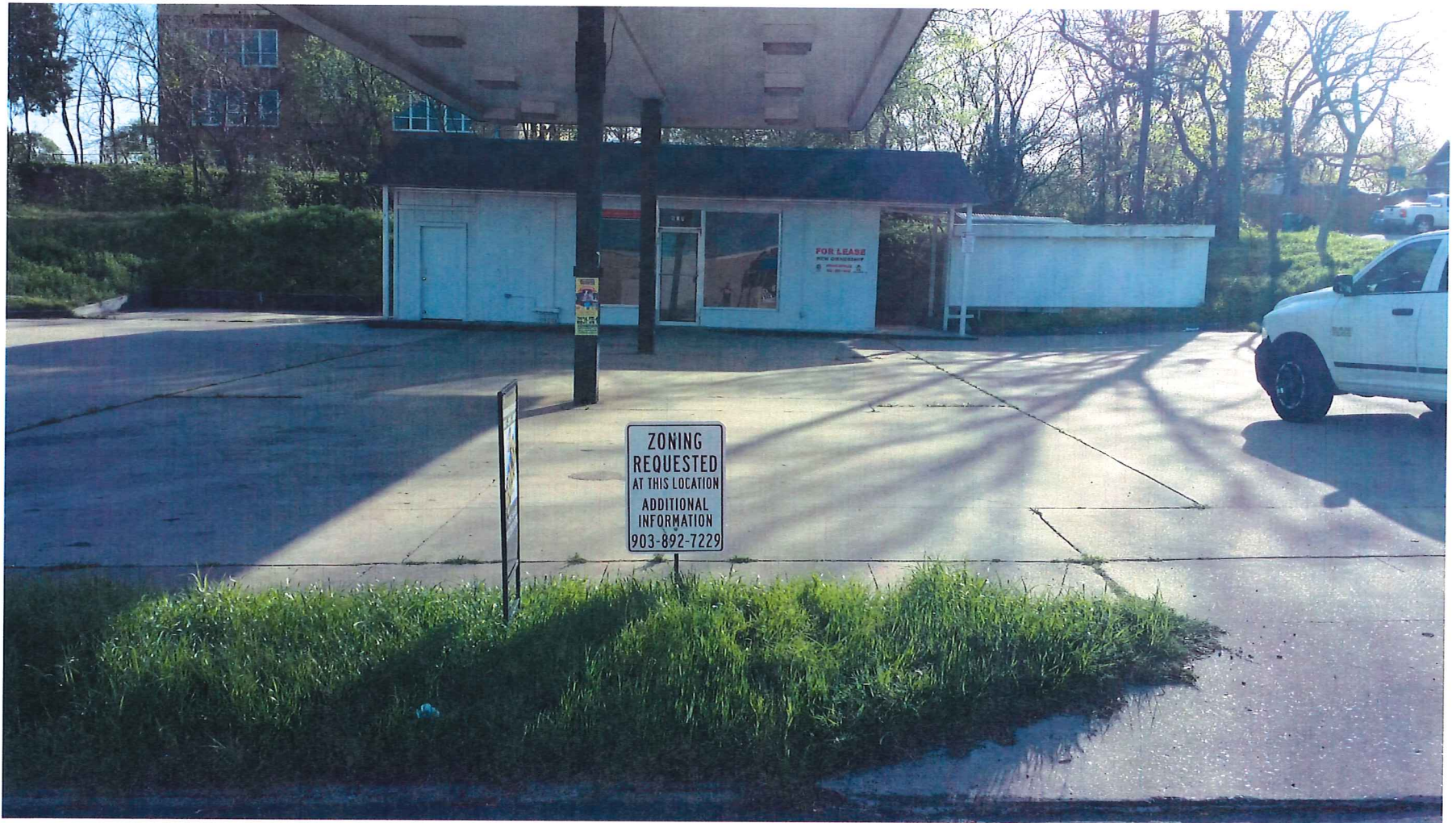
City of Sherman, Texas
Developmental Services Department

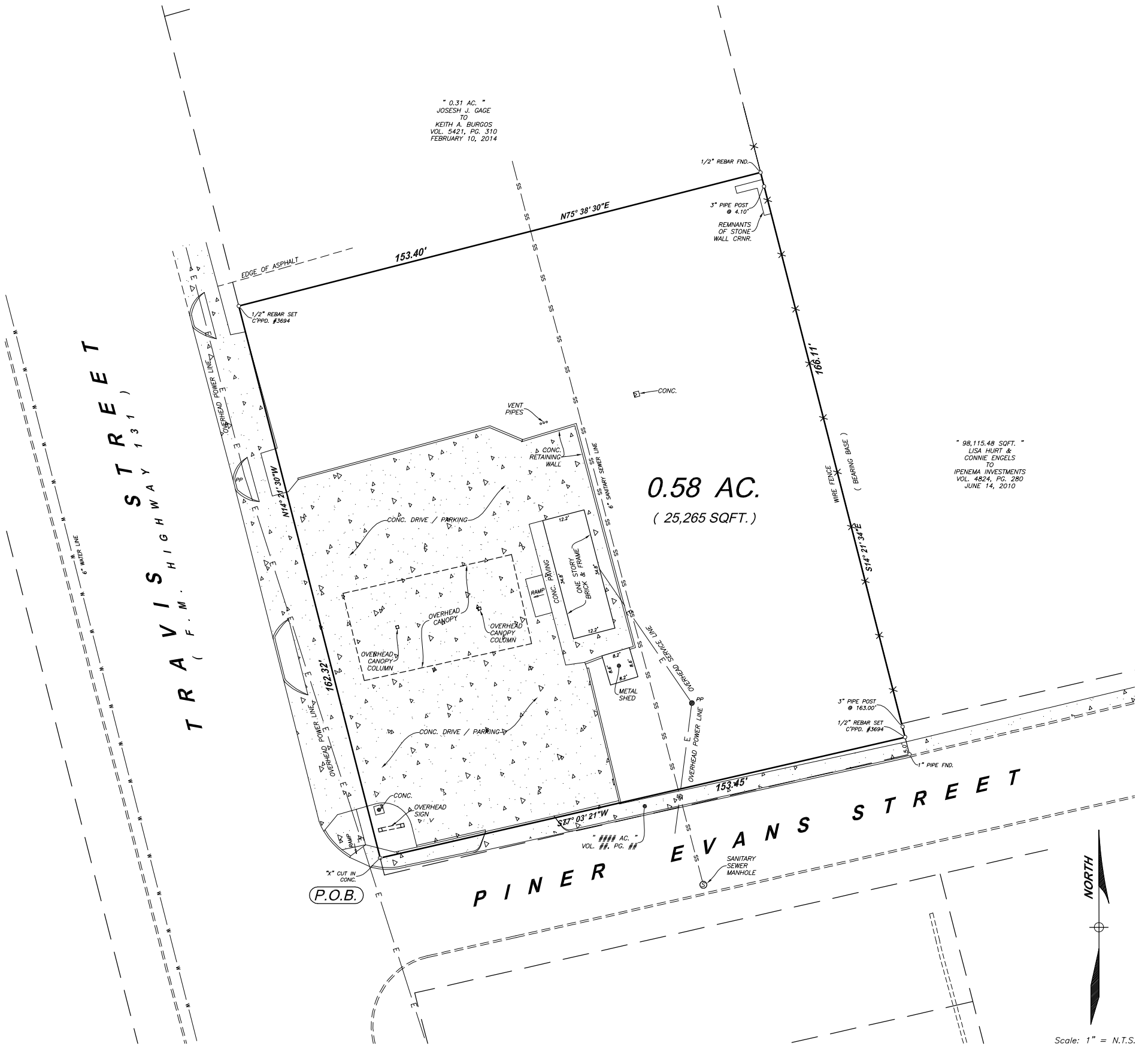


NOT TO SCALE

1 in = 200 ft

917 N. Travis





S I T E P L A N

O F

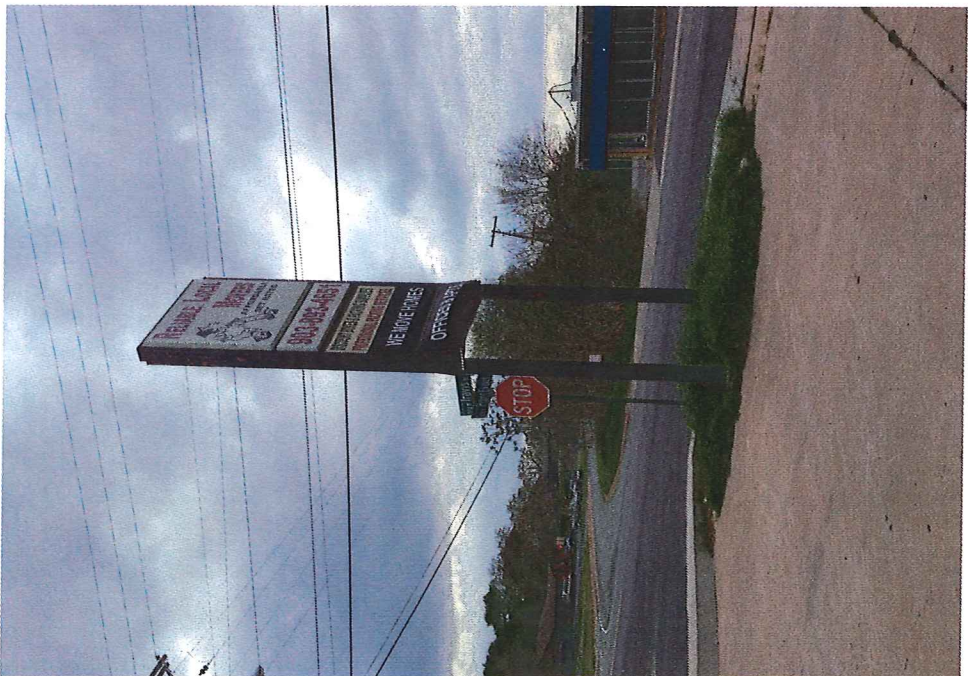
D E B B I E ' S A D D I T I O N

T O

T H E C I T Y O F S H E R M A N , T E X A S

B E I N G 0 . 5 8 A C R E S O U T O F T H E

J . B . M C N A I R S U R V E Y A B S T . N O . 7 6 3



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229

FAX: (903) 892-7274
RECEIVED

APR 08 2016

March 31, 2016 Number One RWM LTD
PO Box 758
Sherman, Texas 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 19, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Steven Jordan (Owner), Debbie Hudnall (Representative) and Sartin and Associates (Surveyor) concerning the property located at 917 North Travis Street, being 0.58 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

I have no objection

4-4-16

Approved for No one RWM LTD.

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

STAFF REVIEW LETTER

April 14, 2016

Steven Jordan
PO Box 98
Ardmore, OK 73402

Sartin & Associates
109 S. Travis
Sherman, Texas 75091

Debbie Hudnall
100 W. Belden
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales in a C-1 (Retail Business) District for the property located at 917 North Travis Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
3. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way (including the poles/columns on the building and canopy).
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
5. All parking shall be on private property and shall not encroach into Travis Street or Piner Evans Street right-of-way; a parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Violation of the conditions of the SUP will terminate the Specific Use Permit.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 11.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4226 N U.S. HIGHWAY 75**

The request of A-S 71 Sherman-Phase III, LP (Owners), David Bryant, Osborn & Vane Architects, Inc. (Representative/Architect) and CMB Landscape Architecture (Landscape Architect), concerning the property at 4226 North U.S. Highway 75, being Lot 9, Block 1, Sherman Town Center, Section Two, as follows;

Planning and Zoning Commission

Site plan approval for a retail shell for a future Medical Urgent Care Tenant.

Background:

The property is located at 4226 North U.S. Highway 75; the southwest corner of U.S. Highway 75 access road and Graham Drive in the Sherman Town Center Addition. The property is zoned a C-1 (Retail Business) District) and is located in the O-1 (75 & 82) Overlay District. The project consists of a single-story, metal framed 8,400 square foot shell building for a future urgent care tenant. The exterior finish on the building will be EIFS (Exterior Insulated Finish System) and stone.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

A-S 71 Sherman-Phase III, LP (Owners)

David Bryant, Osborn & Vane Architects, Inc. (Representative/Architect)

CMB Landscape Architecture (Landscape Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Narrative

Site Plan

Elevations

Landscaping Plan

Staff Review Letter

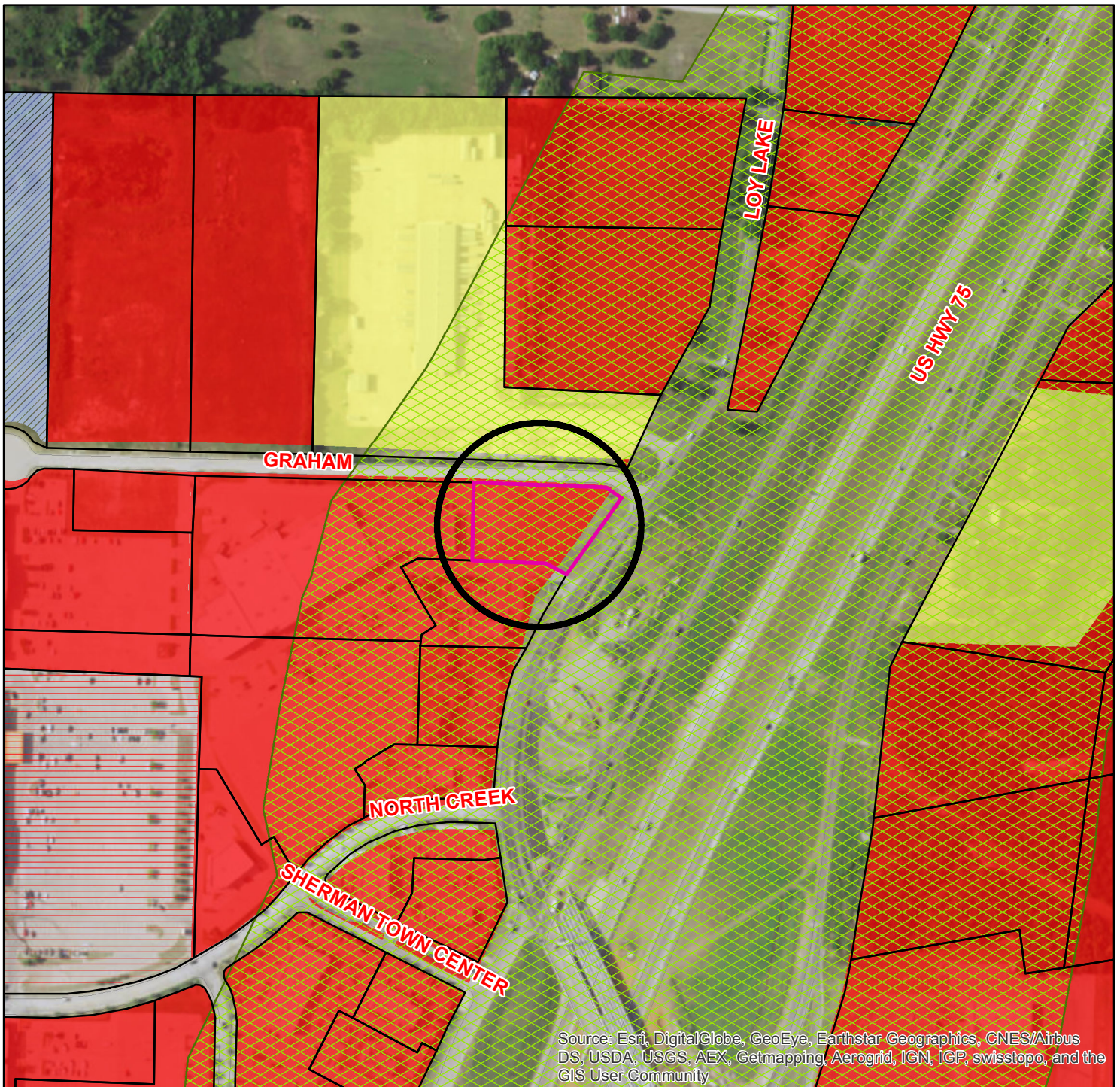


City of Sherman, Texas
Developmental Services Department

4226 N. U.S. Highway 75



1 in = 326 ft



Zoning - 4226 N. U.S. Highway 75

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 326 ft

OSBORN & VANE ARCHITECTS INC.

March 22, 2016

City of Sherman Planning & Zoning
220 W. Mulberry
Sherman, Texas 75091

Re: Tract 1A Pad Site Retail Shell
4226 U.S. Highway 75 North
Sherman, Texas 75092
Osborn & Vane Project No. 15140

To whom it may concern,

This project consists of a single-story, metal-framed 8,400 square foot shell building and related site work for a future medical urgent care tenant within the existing development of Sherman Town Center.

Sincerely,



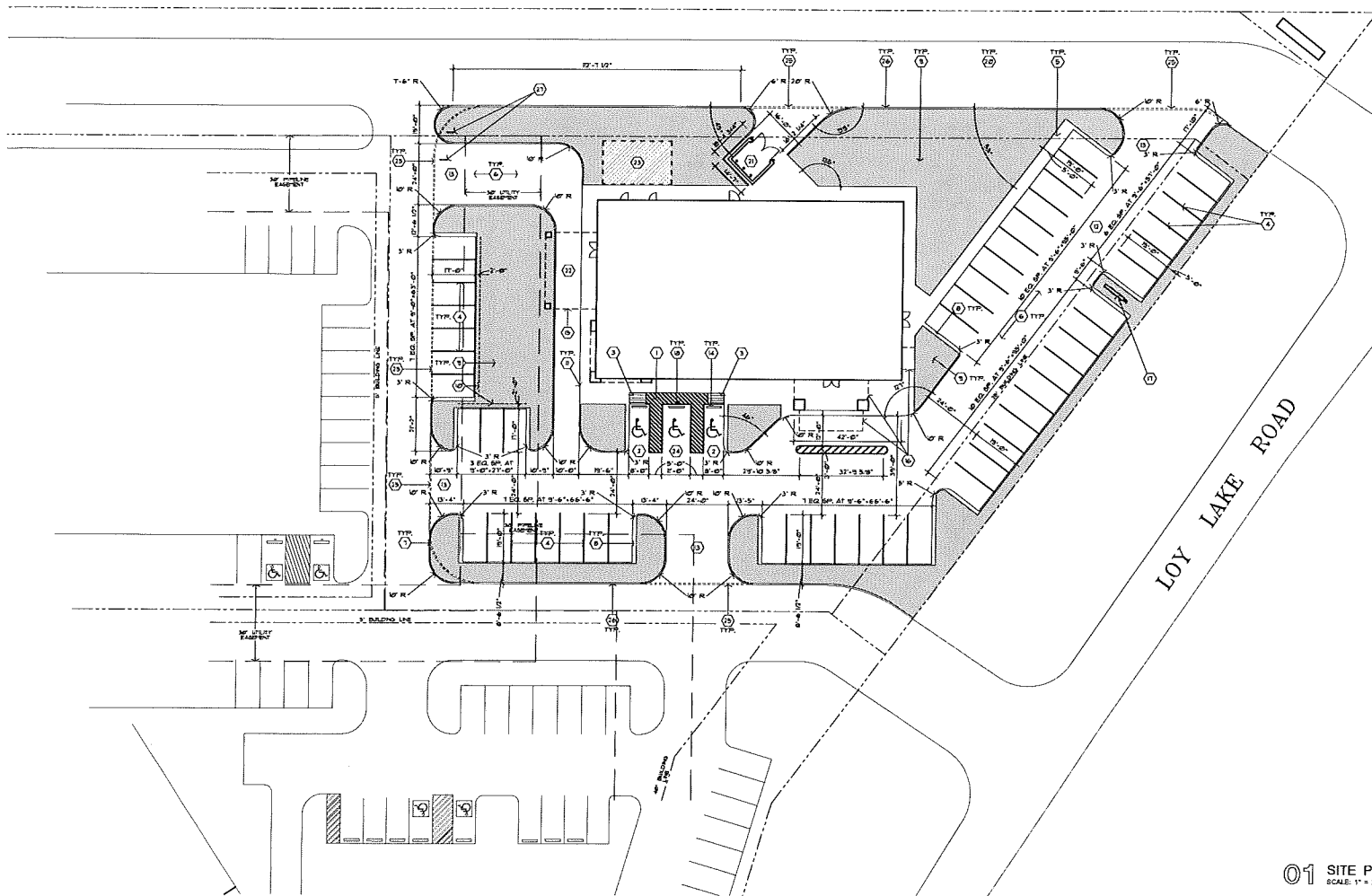
David Bryant
Osborn & Vane Architects, Inc.

2000 Bering Drive
Suite 410
Houston, Texas
77057

713 781 5262
713 781 5347 Fax

NOTES TO SHEET

1. 4" WIDE DIAGONAL STRIPING (15) AT 24" O.C. COLOR TO MATCH COLOR FOR SITE.
2. HANDICAP PARKING STALL. RES. 03/AT.1.
3. HANDICAP RAMP. RES. 03/AT.1.
4. 4" WIDE PAINTED PARKING STRIPE. COLOR TO MATCH COLOR FOR SITE.
5. CONCRETE DRIVE. RES. 03/AT.1 AND CIVIL DRAWINGS.
6. CONCRETE DRIVE. RES. CIVIL DRAWINGS.
7. CONCRETE DRIVE. RES. CIVIL DRAWINGS.
8. 18" WIDE LANDSCAPE CURB. RES. 03/AT.1.
9. LANDSCAPE AREA. RES. LANDSCAPE AND IRRIGATION DRAWINGS.
10. 2' WIDE AUTOMOBILE OVERHANG.
11. EDGE OF CONCRETE WALK. RES. 03/AT.1.
12. SEE ELECTRICAL DRAWINGS FOR PARKING LOT LIGHT POLE LOCATION.
13. DRIVE APPROACH. RES. CIVIL DRAWINGS.
14. STANDING PRECAST WELLS. RES. 03/AT.1.
15. CANOPY OVERHANG AT DRIVE-THRU AREA.
16. CANOPY OVERHANG.
17. SHOPPING CENTER SIGN (NOT IN CONTRACT). VERIFY EXACT QUANTITY AND LOCATION WITH OWNER.
18. HANDICAP SIGN. CENTER SIGN ON PARKING SPACE. RES. 03/AT.1.
19. FINISHED FLOOR ELEVATION IS ESTABLISHED BY OTHERS.
20. SEE CIVIL DRAWINGS FOR EXISTING AND NEW CONCRETE DRIVE.
21. TRUCK DRIVE AT AVAILANCE DROP-OFF. AREA TO BE 30'-0" MIN. IN LENGTH WITH 2% SLOPE MAX. IN ALL DIRECTIONS. RES. CIVIL DRAWINGS.
22. LOCATION OF FUTURE BACK-UP GENERATOR ENCLOSURE. BY OTHERS.
23. VAN-ACCESSIBLE HANDICAP PARKING STALL.
24. PORTION OF EXISTING CONCRETE CURB TO BE REMOVED. SEE CIVIL DRAWINGS FOR EXTENT OF WORK.
25. EXISTING CONCRETE CURB. SEE CIVIL DRAWINGS FOR EXTENT OF WORK.
26. VERIFY LOCATION OF EXISTING "STOP" SIGN AND RELOCATE INTO LANDSCAPE AREA IF NECESSARY.



OSBORN & VANE ARCHITECTS

2009 Bering Drive, Suite 410
Brownsville, Texas 77807
713 781 5282
Fax 713 781 5287
Members American Institute of Architects

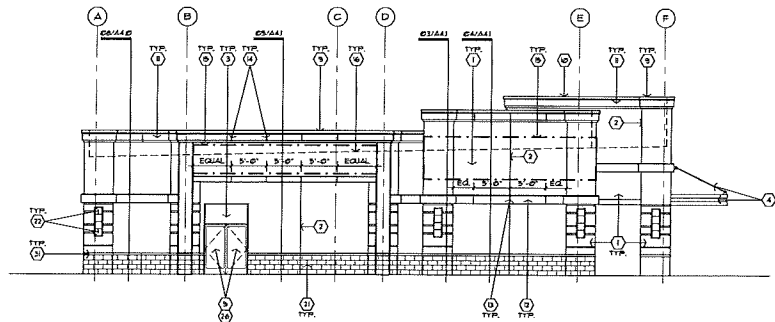


TRACT 1A PAD SITE
RETAIL SHELL

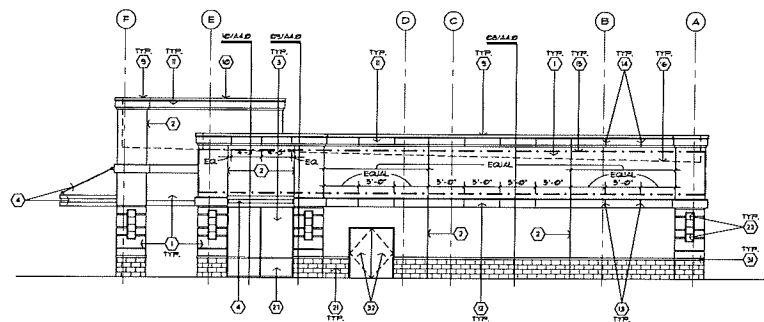
SHERMAN TOWN CENTER
HIGHWAY 75 & LOY LAKE ROAD
SHERMAN, TEXAS

Project No. 15140
CAD Dwg File 15140 A10.DWG
Drawn DB
Checked BS

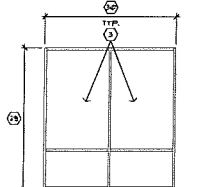
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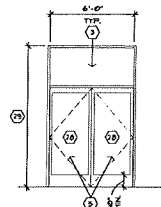
04 WEST
EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



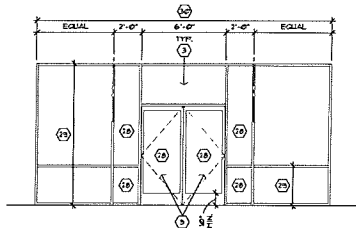
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EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



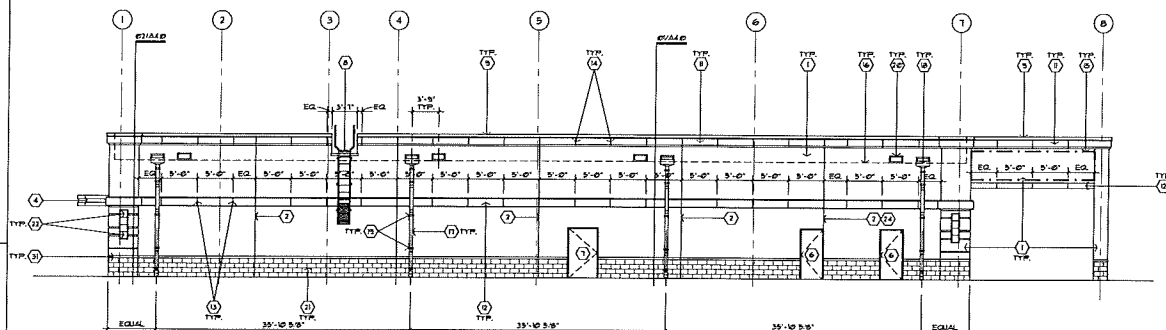
07 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



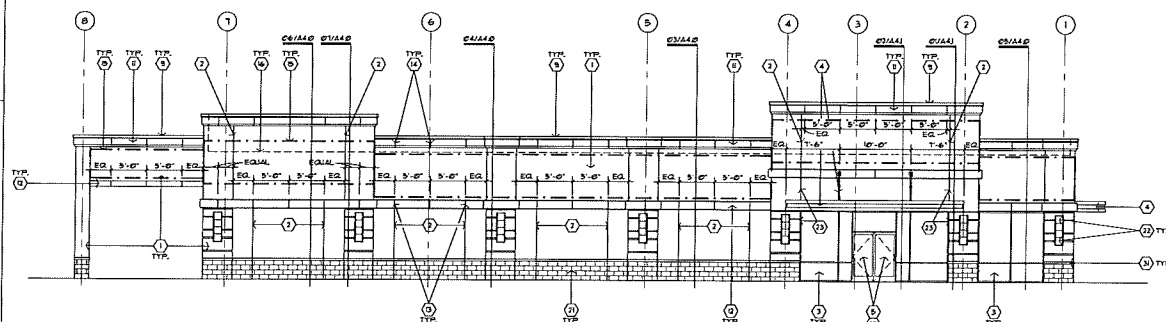
06 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



05 STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

- NOTES TO SHEET: (1)
1. PLASTER WITH EIFS (EXTERIOR INSULATED FINISH SYSTEM) FINISH COAT.
 2. PLASTER CONTROL JOINT IS CONTINUOUS BEHIND STONE RAINSCOT WHERE APPLICABLE.
 3. ALUMINUM AND GLASS STOREFRONT SYSTEM.
 4. CORNER: SEE WALL SECTIONS AND STRUCTURAL COLUMN.
 5. PAINT: 5'-0" x 7'-0" ALUMINUM AND GLASS FRAMED DOORS. EXACT LOCATION AND QUANTITY OF ALL DOORS AS DIRECTED BY TENANT.
 6. PAINTED 3'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME. SEE SPECIFICATIONS FOR HARDWARE. EXACT LOCATION AND QUANTITY OF ALL DOORS AS DIRECTED BY TENANT.
 7. PAINTED 4'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME. SEE SPECIFICATIONS FOR HARDWARE. EXACT LOCATION AND QUANTITY OF ALL DOORS AS DIRECTED BY TENANT.
 8. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH TENANT.
 9. PRE-FINISHED METAL DOPING.
 10. FLASHING STRUCTURE TO RETURN ABOVE ROOF AS SHOWN.
 11. EIFS (EXTERIOR INSULATED FINISH SYSTEM) CORNER.
 12. EIFS TRIM.
 13. EIFS SCREED JOINT IN EIFS. TRIM ALONG VERTICALLY.
 14. EIFS SCREED JOINT IN EIFS. TRIM BELOW AS SHOWN.
 15. EXTERIOR-GRADE FURROW IN LIEU OF SOME GLASS SEATING. SEE WALL SECTIONS FOR VERTICAL LOCATION DIMENSIONS.
 16. DASHED LINE INDICATES TOP OF ROOF LINE.
 17. PRE-FINISHED METAL DOWNPOUT.
 18. PRE-FINISHED METAL COLLECTION TRAP.
 19. PRE-FINISHED METAL DOWNSPUT AT STUMP.
 20. PRE-FINISHED METAL SCUPPER AT EMERGENCY OVERFLOW.
 21. BOTTOM OF OVERFLOW SCUPPER TO BE 2' ABOVE BOTTOM OF SCUPPER AT DOWNPOUT.
 22. FILE AS SCHEDULED ON NORTH ELEVATION.
 23. PLASTER CONTROL JOINT TO ALIGN WITH EDGE OF ALUM.
 24. SEE ELEVATIONS FOR STOREFRONT ELEVATION.
 25. SEE ELEVATIONS FOR STOREFRONT ELEVATION.
 26. SEE ELEVATIONS FOR STOREFRONT ELEVATION.
 27. SEE ELEVATIONS FOR STOREFRONT ELEVATION.
 28. SEE WALL SECTIONS FOR DIMENSIONS.
 29. SEE FLOOR PLAN FOR DIMENSIONS.
 30. CAST STONE. METER ALL CORNERS.
 31. PAINTED 2'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME. SEE SPECIFICATIONS FOR HARDWARE. EXACT LOCATION AND QUANTITY OF ALL DOORS AS DIRECTED BY TENANT.

* - SEE SHEET A31 FOR EXTERIOR FINISHER

OSBORN & VANE ARCHITECTS #

2009 Bertiz Drive, Suite 410
Brookline, Texas 77807
Fax 713 781 5367
Memphis American Institute of Architects

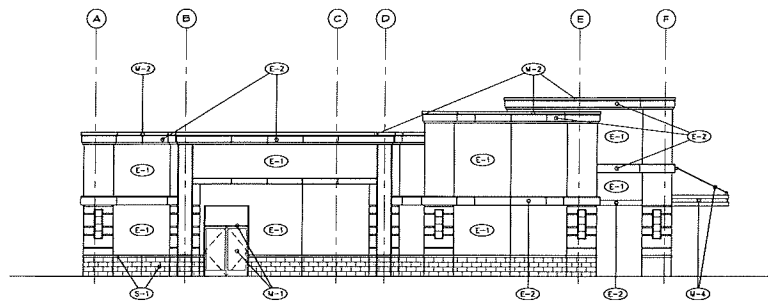


TRACT 1A PAD SITE
RETAIL SHELL

SHERMAN TOWN CENTER
HIGHWAY 75 & LOY LAKE ROAD
SHERMAN, TEXAS

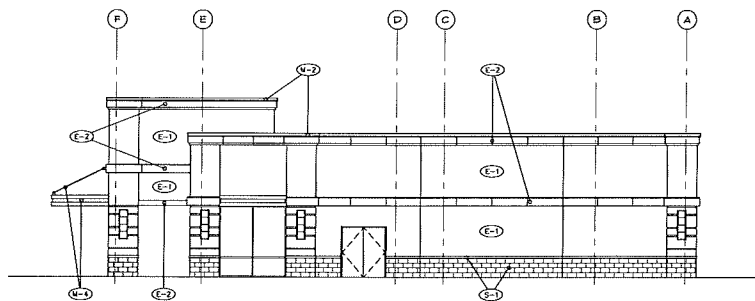
Project No. 15140
CAD Dwg File 15140 ASD-31DWG
Drawn DB
Checked BS

Sheet No. A3.0 of 94



** FOR EXTERIOR FINISHES ONLY.
SEE SHEET A3.0 FOR EXTERIOR ELEVATION DRAWINGS

04 WEST
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



** FOR EXTERIOR FINISHES ONLY.
SEE SHEET A3.0 FOR EXTERIOR ELEVATION DRAWINGS

03 EAST
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

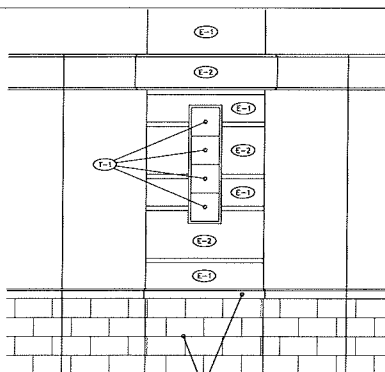
CODE	MATERIAL	DESCRIPTION / MANUFACTURER	COLOR NUMBER / NAME	FINISH NOTES
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(E-2)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	2
(E-3)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	3
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(E-97)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	97
(E-98)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	98
(E-99)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	99
(E-100)	INTERIOR INSULATION	1/2"X2 1/4" INTERLOCKING SLATE ROOFING	HAZEL (MATCH ADJACENT)	100

COLORS AND MATERIALS TO MATCH ADJACENT BUILDINGS UNLESS NOTED OTHERWISE.
COLORS TO BE APPROVED BY LANDLORD PRIOR TO CONSTRUCTION.

FINISH NOTES:

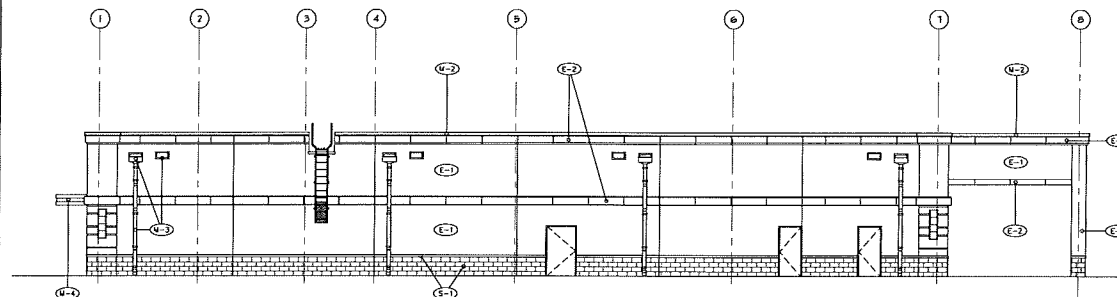
1. PROVIDE MANUFACTURER'S RETURN AT ALL OUTSIDE CORNERS AND AT STOREFRONT RETURNS.
NO EXPOSED CUT EDGES. TRIM AS REQUIRED.
2. MATCH ADJACENT BUILDINGS. FIELD VERIFY.
CONTACT FARM TOGETHER WITH THORNTONE - (713) 690-8200.
3. FINISH COAT.

06 EXTERIOR
FINISH SCHEDULE
NO SCALE



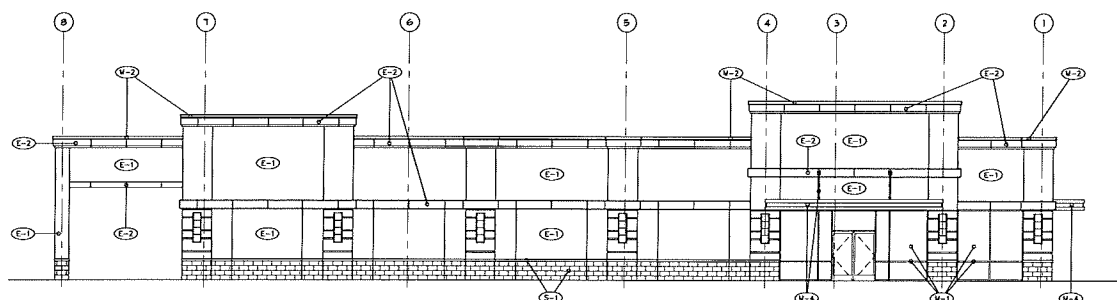
** FOR EXTERIOR FINISHES ONLY.
SEE SHEET A3.0 FOR EXTERIOR ELEVATION DRAWINGS

05 ENLARGED
PARTIAL ELEVATION
SCALE: 1/2" = 1'-0"



** FOR EXTERIOR FINISHES ONLY.
SEE SHEET A3.0 FOR EXTERIOR ELEVATION DRAWINGS

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



** FOR EXTERIOR FINISHES ONLY.
SEE SHEET A3.0 FOR EXTERIOR ELEVATION DRAWINGS

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

ALL MATERIALS AND LOCATIONS TO BE VERIFIED BY
DEVELOPER PRIOR TO CONSTRUCTION. PROVIDE
SAMPLES AND CONSTRUCT MOCK UPS FOR DEVELOPER
APPROVAL IN A TIMELY MANNER SO AS TO NOT DELAY
PROJECT. SEE SPECIFICATIONS FOR ADDITIONAL
INFORMATION.

OSBORN & VANE ARCHITECTS

2909 Bering Drive, Suite 410
Houston, Texas 77027
713 781 5565
Fax 713 781 5347
Members American Institute of Architects



02-05-2016

TRACT 1A PAD SITE
RETAIL SHELL

SHERMAN TOWN CENTER
HICKWAY 75 & LOY LAKE ROAD
SHERMAN, TEXAS

Project No. 15140
CAD Dwg File 15140 A3.0-1.DWG
Drawn DB
Checked BS

Sheet No. A3.1 of 9A

1	6	CRAPPEMYRTLE 'Tussocks'	Lagerstroemia indica 'Tussocks'	45gal	10-12" HT, 5-6" SPRD, MULTI TRUNK, 3 CANE PIN.
2	4	CRAPPEMYRTLE 'Tussocks'	Lagerstroemia indica 'Tussocks'	45gal	10-12" HT, 5-6" SPRD, MULTI TRUNK, 3 CANE PIN.
3	24	DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burfordi'	5gal	24"-30" HT/3 1/2"-5" SPRD, FULL POT, WELL ROOTED
4	25	DOUBLE PINK SNOODOOT ROSE	Rosa 'Rantziayini'	5gal	24"-30" HT/3 1/2"-5" SPRD, FULL POT, WELL ROOTED
5	135	ADIAN HAWTHORN	Raphia's indica 'Coral'	5gal	15"-20" HT, 15"-20" SPRD, FULL POT, WELL ROOTED, WHITE FLOWERING
6	13	DWARF 'SAUNDY' HOLLY	Ilex vomitoria 'Nana'	5gal	15"-20" HT, 15"-20" SPRD, FULL POT, WELL ROOTED, WHITE FLOWERING
7	30	RED TUCCA	Hesperaloe parviflora	5gal	15"-20" HT, 15"-20" SPRD, FULL POT, WELL ROOTED, WHITE FLOWERING
8	48	GIANT LIRIOPE	Trachyspermum asiaticum	1gal	8-10" HT, 12-15" SPRD, FULL POT, WELL ROOTED
COMMON BERMUDA			Cynodon dactylon	All solid and shall be Common Bermuda	

1 CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR
TO COMMENCING WORK

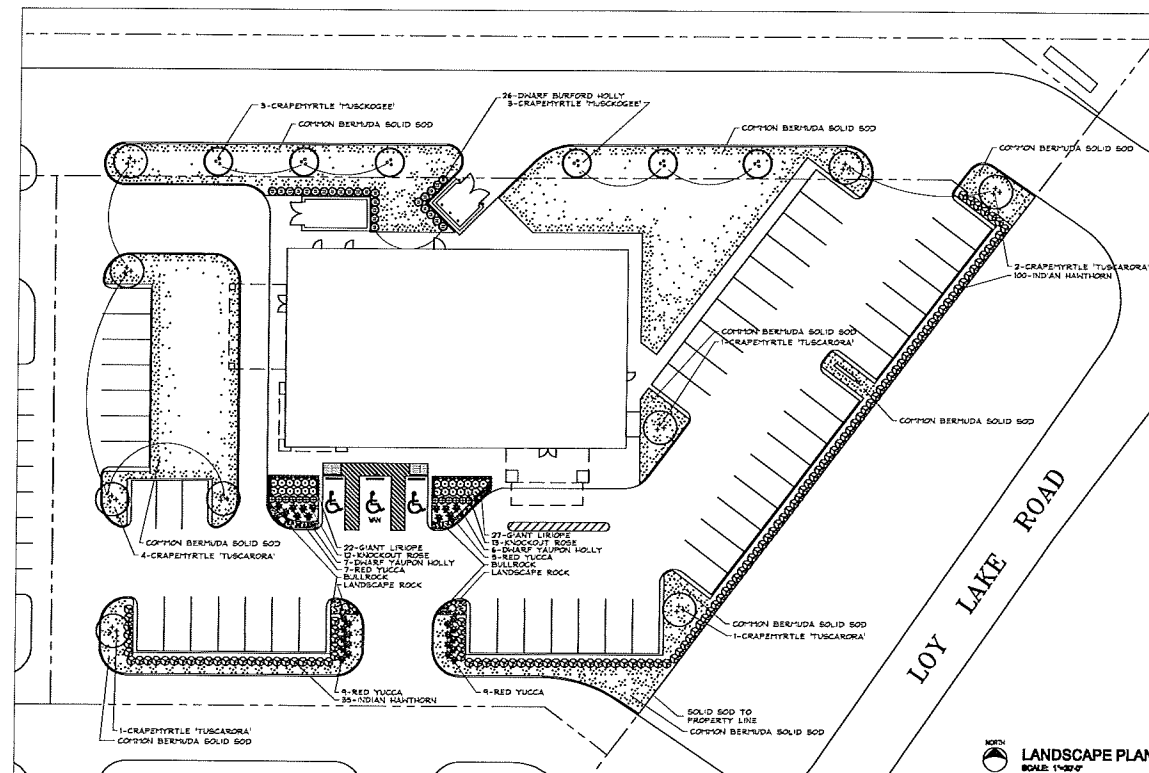
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.

3. CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.

5. CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.

6. LANDSCAPE ROCK SHALL BE 24X36X36 MINI LOCAL STONE PLACED TO PREVENT CURB ROLLOVER.



29 JAN. 2016 PRELIMINARY
5 FEB 2016 PERMIT

OSBORN & VANE ARCHITECTS 34

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Houston, Texas 77067
713 781 6362
Fax 713 781 6347
Members American Institute of Architects



TRACT 1A PAD SITE
RETAIL SHELL

SHERMAN TOWN CENTER
HIGHWAY 75 & LOY LAKE ROAD
SHERMAN, TEXAS

Project No. 15140

Drawn

Checked

LANDSCAPE PLAN

Sheet No. L-1

PLANTING

1.01 GENERAL

A. DELIVERY, STORAGE AND HANDLING

1. Deliver plants in original containers, with labels, and with all applicable specifications, to the site. Plants shall be delivered in original containers, with labels, and with all applicable specifications, to the site.

B. QUALITY ASSURANCE

1. Inspection: Installation of planting work shall be performed by a single firm specializing in landscape and planting work. Contractor shall be licensed by the Texas Association of Nurserymen, shall possess a valid license, and shall be a licensed pest applicator, and shall have not less than 5 years of experience in this type of work.

C. QUALITY CONTROL

1. Trees, Shrubs, and Groundcover:

a. Provide plants of quantity, size, genus, species and variety shown and scheduled for planting work, complying with recommendations and requirements of ANSI Z601.1 "American Standard for Nursery Stock."

b. Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scorch, injuries, abrasions, or discoloration.

c. Label each plant with securely attached waterproof tag bearing legible designation of botanical and common name.

d. Compliance: Ship planting materials with Certificates of inspection as required by governing authorities. Comply with all applicable local, state, and federal requirements regarding materials, methods of work, and disposal of excess and waste materials.

e. Substitutions: Do not make substitutions unless approved in writing by Landscape Architect. If specified planting material is not obtainable, submit proof of non-availability to Landscape Architect together with proposal for use of equivalent material. Contractor shall submit proposal in a timely manner so as to not impact project completion or installation of other work.

f. Analysis and Standards: All packaged products shall be delivered in original manufacturer's sealed containers. For unpackaged materials, submit analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

g. Inspection: Notify Landscape Architect at least 2 weeks prior to installation, of location where materials that have been selected for planting may be inspected, either at place of growth or the site prior to planting. Plant material will be inspected for compliance with requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees for size and conditions of both and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Contractor shall remove rejected trees immediately from site and replace with specified materials. Plant material not installed in accordance with Contract will be rejected.

h. Reference standards Applicable to this section:

1. ANSI: American National Standards Institute

2. A. Nursery Stock

3. Association of Official Agriculture Chemists

4. F.S. Federal Specifications and Standards

5. P-1665: Pest, Mosaic, Pest, Mosaic, and Pest, Mosaic

6. NBS: National Bureau of Standards

7. P-1665: Pest, Mosaic, Pest, Mosaic, and Pest, Mosaic

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1.02 SUBMITTALS

1. Submit for review and approval, manufacturer's or vendor's certified analysis of soil amendments. Submit other data substantiating that materials comply with specified and indicated requirements.

2. Fertilizer certification shall be submitted for landscape Architect's review and approval as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages.

3. Maintenance instructions: Submit typewritten instructions, including manufacturer's recommendations and instructions recommending procedures to be established by Owner for maintenance of planting work. Submit instructions prior to expiration of contractor's required maintenance period.

4. Submittals: Contractor shall submit in writing materials used on jobsite. Provide company name of product or nursery.

5. Delivery, Storage and Handling: Deliver packaged materials in fully labeled original containers showing weight, analysis and names of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

6. Planting:

a. Do not drop stock during delivery.

b. Materials shall not be placed prior to installation unless otherwise approved by Landscape Architect in writing. Do not bend or bind live trees and shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.

c. Deliver plants after preparation for planting has been completed and plant immediately if planting is delayed more than 7 hours after delivery. Set plants in shade, protect from weather and mechanical damage. Keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture, and water as needed.

d. Do not remove container green stock from containers before time of planting and water immediately after delivery and prior to planting.

e. Plant trees, shrubs and groundcover after final grades are established and prior to planting of lawns, unless otherwise directed by Landscape Architect in writing. If planting occurs after installation of lawn areas and promptly repair damage to lawn resulting from planting operations.

f. Utilize: Refer to engineering drawings and coordinate with Utility Contractor for location of utilities. Contractor shall be responsible for damage to existing utilities, equipment, and structures.

g. Excavation: The Owner will not assume any responsibility for security of any materials, equipment, and structures.

h. Protection: The Owner will not assume any responsibility for security of any materials, equipment, and structures.

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A. Preparation of Planting Beds: Mix specified soil amendments and fertilizers with topsoil at rates indicated. Delay mixing of fertilizer if planting will not follow placing of planting soil within 48 hours, unless otherwise directed. Amendments shall be incorporated into soil as a part of the soil preparation process prior to the grading, fertilizing, and planting. Each amendment material shall be broadcast or evenly distributed over the planting area and then mixed into the soil by hand or by machine.

B. Planting: Plant trees, shrubs and groundcover after final grades are established and prior to planting of lawns, unless otherwise directed by Landscape Architect in writing. If planting occurs after installation of lawn areas and promptly repair damage to lawn resulting from planting operations.

C. Maintenance instructions: Submit typewritten instructions, including manufacturer's recommendations and instructions recommending procedures to be established by Owner for maintenance of planting work. Submit instructions prior to expiration of contractor's required maintenance period.

D. Submittals: Contractor shall submit in writing materials used on jobsite. Provide company name of product or nursery.

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f. Utilize: Refer to engineering drawings and coordinate with Utility Contractor for location of utilities. Contractor shall be responsible for damage to existing utilities, equipment, and structures.

g. Excavation: The Owner will not assume any responsibility for security of any materials, equipment, and structures.

h. Protection: The Owner will not assume any responsibility for security of any materials, equipment, and structures.

i. Submittals:

STAFF REVIEW LETTER

April 14, 2016

A-S 71 Sherman, Phase III LP
8827 W. Sam Houston Pkwy N., #200
Houston, TX 77040

CMB Landscape Architecture
18135 FM 362
Navasota, TX 77868

Osborn & Vane Architects Inc.
David Bryant
2000 Bering Dr., Suite 410
Houston, TX 77057

Dear Applicants,

The request for site plan approval for a retail shell for a future Medical Urgent Care Tenant for the property located at 4226 North U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
3. All parking shall be on private property; a parking space is considered to be 9'x20'.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. All requirement of the Floodplain Ordinance shall be followed.
9. The location of the trash receptors must be approved by the Director of Public Works.
10. TXDOT standards must be followed along the frontage road.

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 12.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1330 W. TAYLOR

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

Board of Adjustments

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

Background:

The property is located at 1330 West Taylor Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires approval for a Temporary Use Permit. Travis Baca began leasing the snow cone stand in 2014 and would like to continue the operation of the stand that has been at this location since 1999.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Charles E. Anderson (Owner)

Travis Baca (Applicant)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

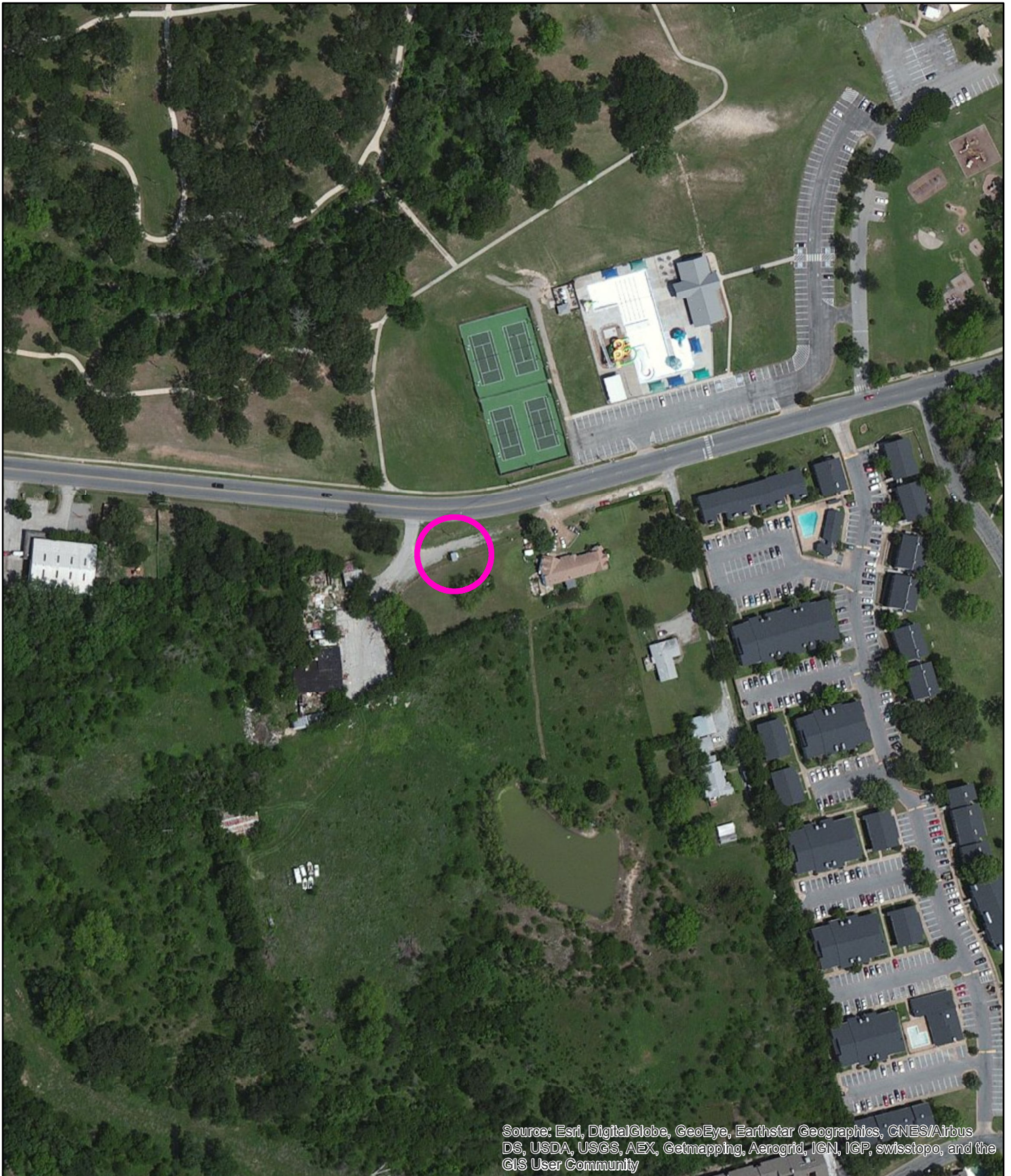
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter



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

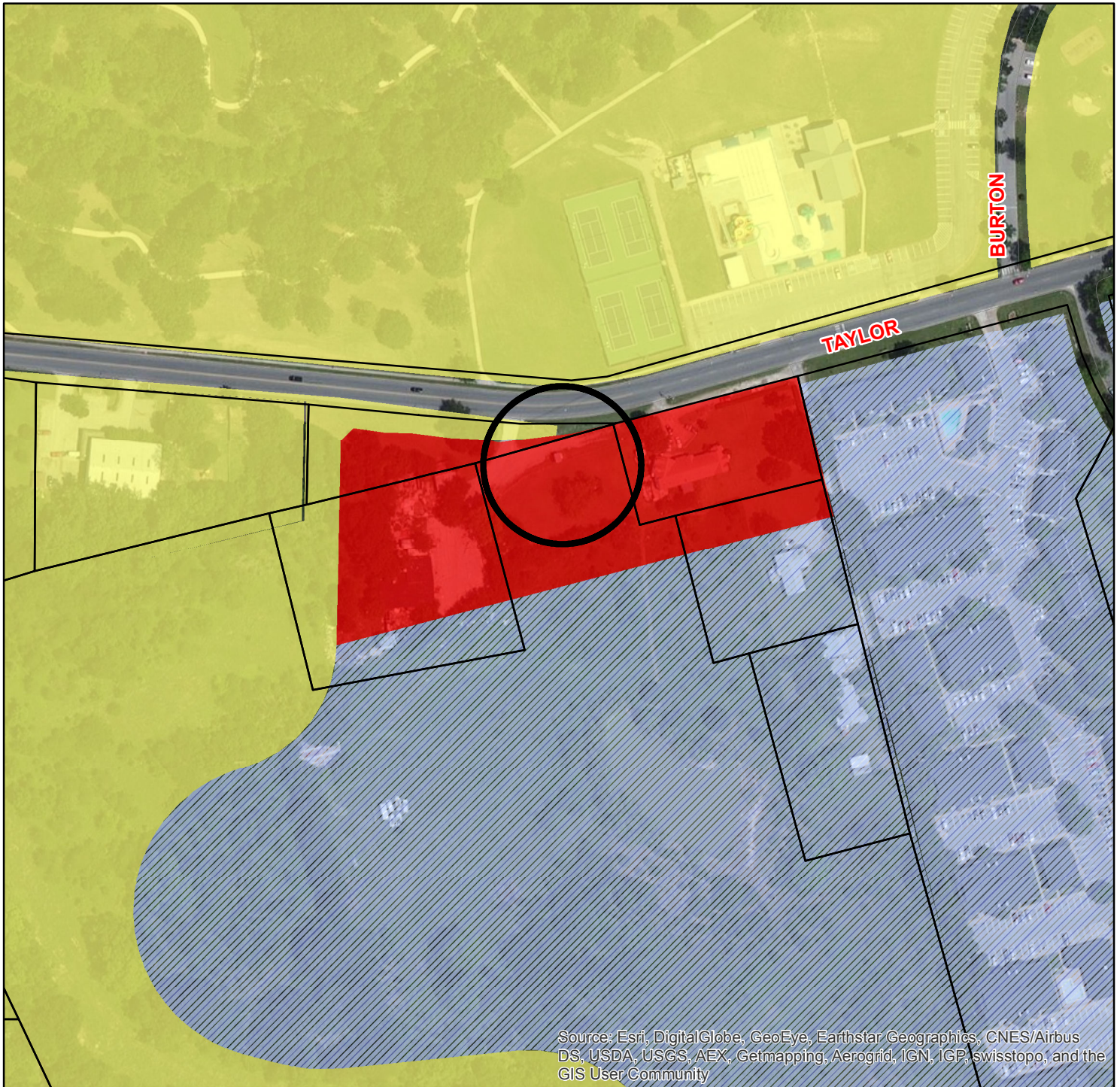
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1330 W. Taylor



1 in = 200 ft



Zoning - 1330 W. Taylor Street

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

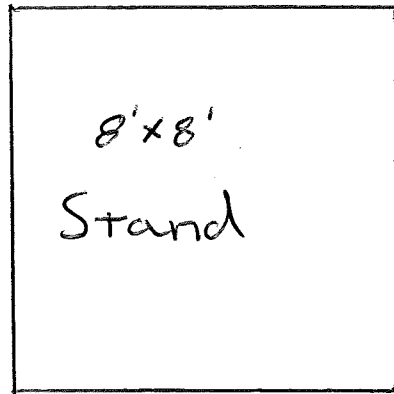
City of Sherman, Texas
Developmental Services Department



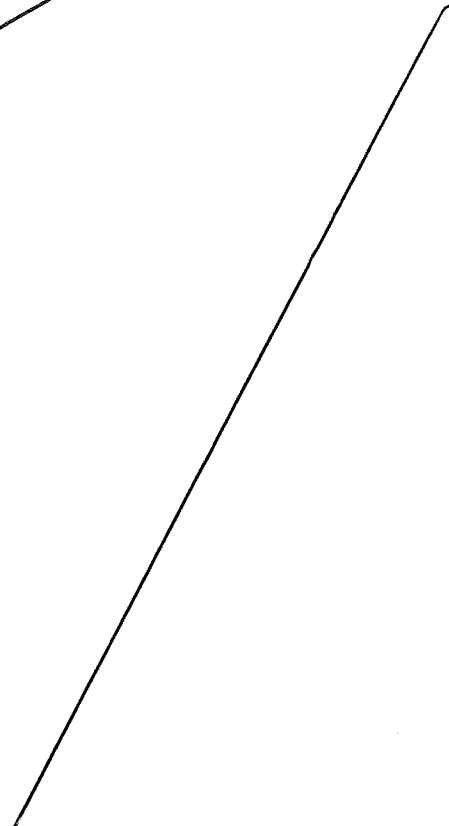
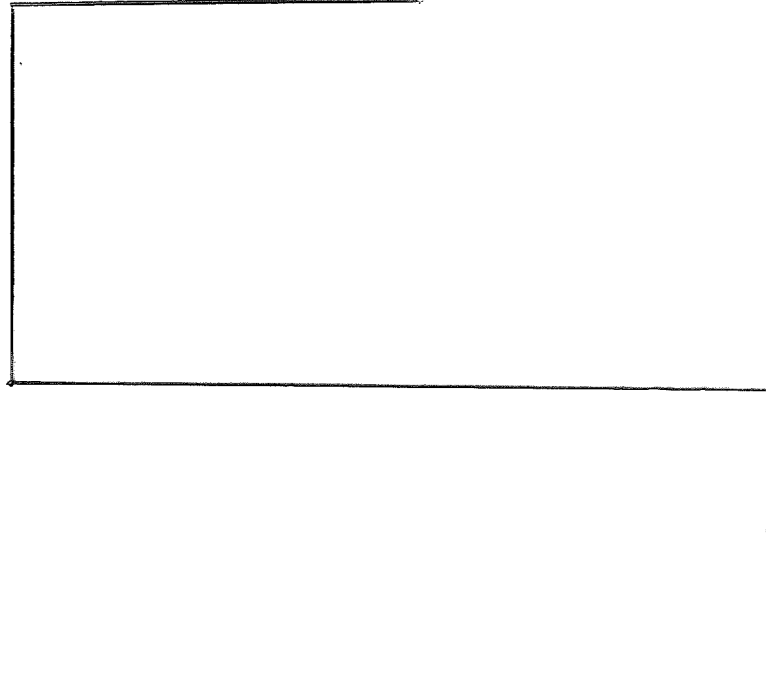
1 in = 200 ft

1330 W. Taylor





parking





STAFF REVIEW LETTER

April 14, 2016

Eddie Anderson
1300 W. Taylor
Sherman, Texas 75092

Travis Baca
PO Box 312
Bells, TX 75414

Dear Applicants:

The request to (Renew) the Temporary Use to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District concerning the property at 1330 W. Taylor Street is scheduled to be heard by the Planning and Zoning Board on April 19, 2016 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the C-1 (Retail Business) District must be followed.
2. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

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

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

Respectfully,



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

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

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



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

Agenda Item No. 13.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

4617 FARMINGTON ROAD

The request of Stephen & Carnelia Blazo and Charles and Molly Trowbridge (Owners) and David Fite Surveying (Surveyor) concerning the property at 4617 Farmington Road, being 10.136 acres in the William Martin Survey, Abstract No. 765, as follows;

Planning and Zoning Commission

Exception under Ordinance No. 2684, Section 10, Subsection 10.02.005 (f)(2) and Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a joint access gravel driveway in lieu of the required approved hard surface private access drive in an R-1 (One Family Residential) District.

Background:

The property is located at 4617 Farmington Road between South FM 1417 (Heritage Parkway) and West Shepherd Drive. Mr. and Mrs. Blazo purchased the 10.136 acre tract earlier this year and sold five (5) acres to their daughter and son-in-law (Charles and Molly Trowbridge). They plan to build a home on the five acre tract, setting it back 550-575 foot from the front property line. A 40 foot access easement crossing the Blazo's property was granted when Mr. and Mrs. Trowbridge purchased the property and they plan on sharing a driveway. The Trowbridge's are requesting an exception to allow a crushed granite driveway as a dustless rock surface; a concrete drive approach will be installed at Farmington Road.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Stephen & Carnelia Blazo and Charles and Molly Trowbridge (Owners)
David Fite Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Photo
Narrative
Surveys
Warranty Deed
Site Plan
Staff Review Letter



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



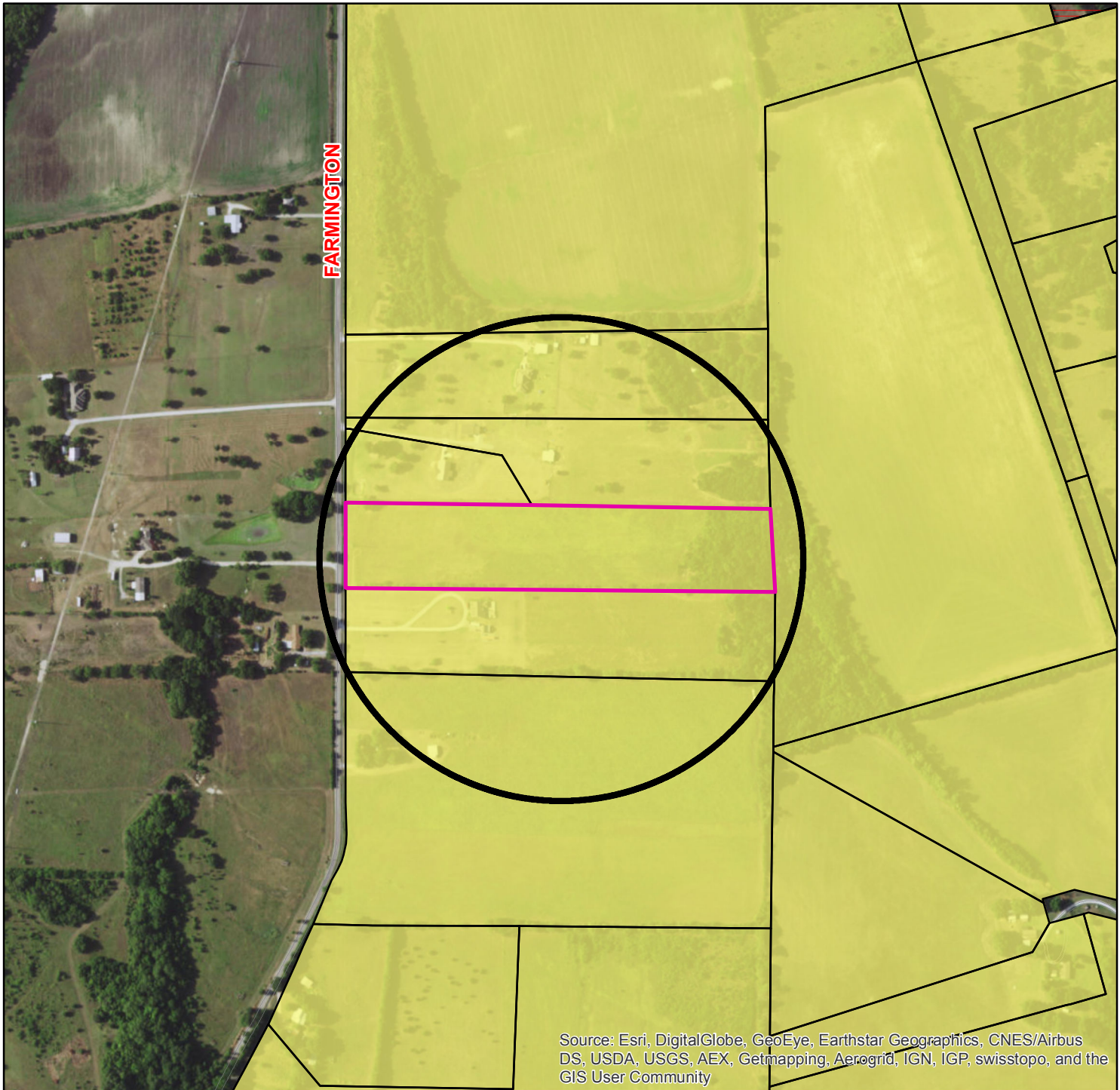
City of Sherman, Texas
Developmental Services Department

4617 Farmington Road



NOT TO SCALE

1 in = 1,043 ft



Zoning - 4617 Farmington Road

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

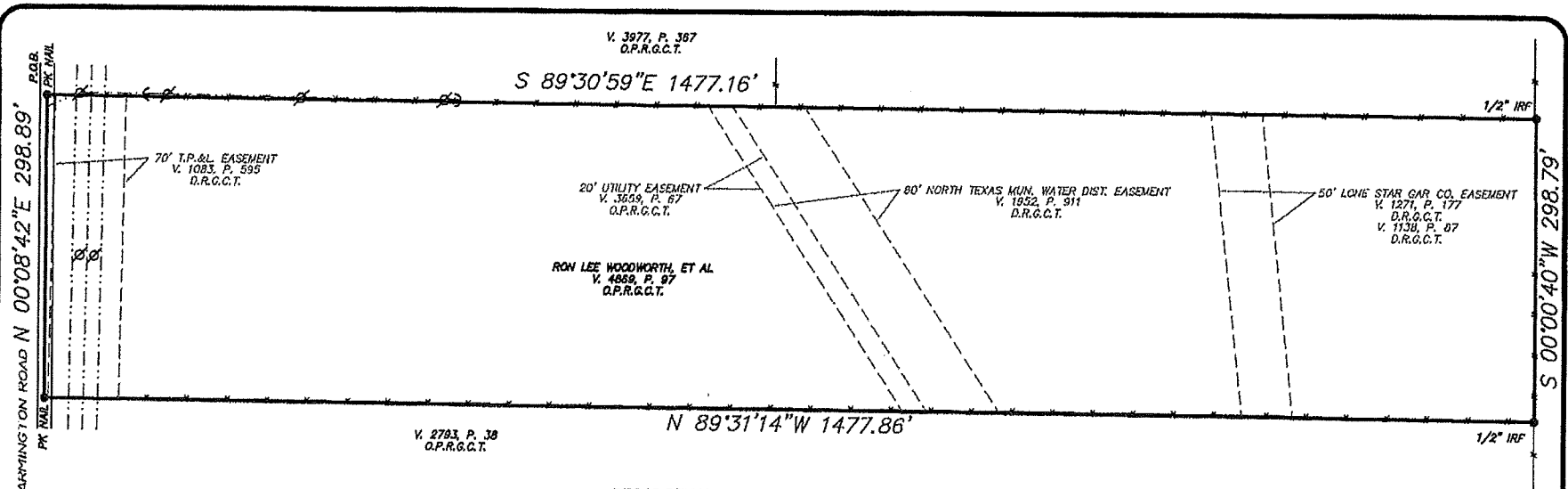
4617 Farmington Rd.



3/28/16

Trowbridge Driveway Narrative – Farmington Rd.

Charles and Molly Trowbridge have purchased 5 acres from her parents, Stephen and Cernelia Blazo, on Farmington Rd. The 5 acres is located in the north west corner of lot # 125277, as depicted by the David Fite Survey dated 2/18/16. The sale was finalized on 3/18/16. The Trowbridges plan on building a house, starting in May 2016, on the 5 acres as depicted by the site plan. The house will be set back 550-575' from the road in the center (north to south) of the property. The Trowbridges and Blazos plan on sharing a driveway on the Blazo's property to the house site as depicted on the site plan. The Trowbridges purchased a legal easement with the property for this shared driveway. The Trowbridges are requesting an exception to the hard surface driveway ordinance and will install a crushed granite driveway as a dustless rock surface. A concrete approach will be installed at the road and over the culvert. This is in alignment with the design and surface type of the neighbors' driveways.



DESCRIPTION

All that certain lot, tract or parcel of land situated in the William Martin Survey, Abstract No. 765, Grayson County, Texas, and being known as that tract of land described in a Deed to Ron Lee Woodworth, et al, as recorded in Volume 4869, Page 97 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the centerline of Farmington Road, at the Northwest corner of said Woodworth tract;

THENCE S. 89 deg. 30 min. 59 sec. E. with the North line of said Woodworth tract, a distance of 1477.16 feet to a 1/2" iron rod found at the Northeast corner of said tract;

THENCE S. 00 deg. 00 min. 40 sec. W. with the East line of said Woodworth tract, a distance of 298.79 feet to a 1/2" iron rod found at the Southeast corner of said tract;

THENCE N. 89 deg. 31 min. 14 sec. W. with the South line of said Woodworth tract, a distance of 1477.85 feet to a PK nail found in the centerline of said road at the Southwest corner of said tract;

THENCE N. 00 deg. 08 min. 42 sec. E. along the centerline of said road, a distance of 298.89 feet to the **POINT OF BEGINNING** and containing 10.136 acre of land more or less.

NOTES

- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 305732, Effective Date SEPT. 9, 2015.
- 3) The following easements **DO NOT AFFECT** this tract: V. 813, P. 169, V. 774, P. 108, V. 1451, P. 21, V. 2011, P. 511.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are **NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS**, except as shown on the plat hereon.

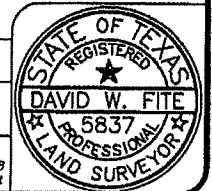
David W. Fite
David W. Fite, R.P.L.S. No. 5837

LEGEND

- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊙ ANCHOR
- ⊙ ELEC. METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ SUBSURFACE UTILITY BOX
- ⊙ ELECTRIC TRANSFORMER

DAVID FITE SURVEYING

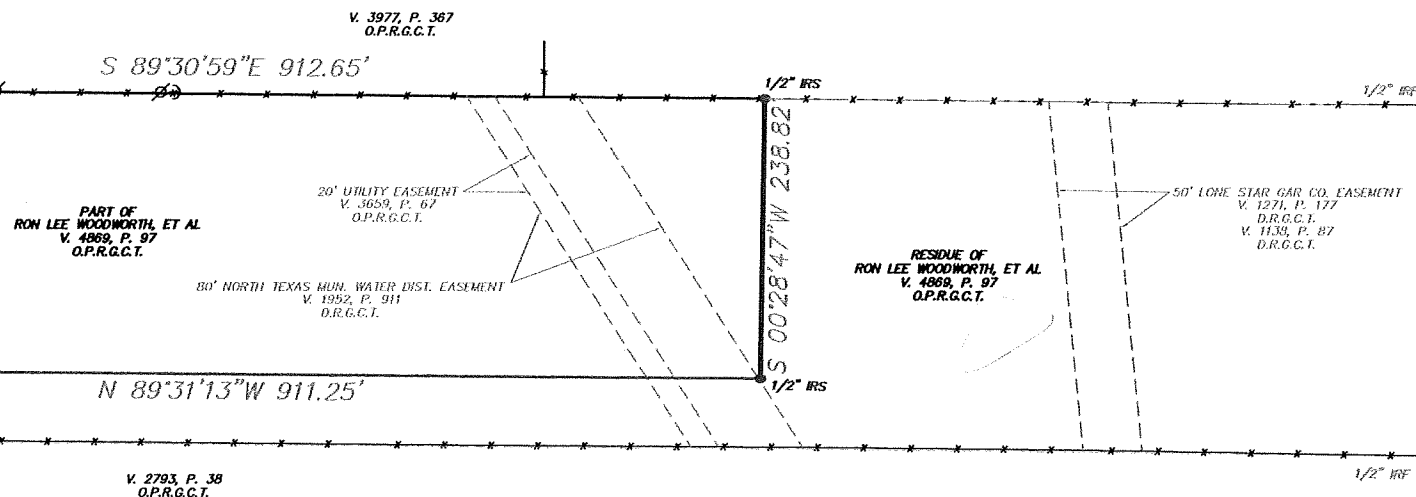
SCALE: 1" = 100'
JOB NO. DE180359
DATE: 8-23-2015
OF NO. 305732
DRAWN: D.W.F.
CHECKED: D.W.F.
PH. NO. 903-350-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@earthlink.net



FARMINGTON ROAD N 00°08'41"E 238.89'



LEGEND	
⊗	POWER POLE
⊙	LIGHT POLE
⊕	ANCHOR
▼	ELEC. METER
●	GAS METER
⊗	WATER METER
⊙	WATER VALVE
⊕	FIRE HYDRANT
⊗	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊕	SUBSURFACE UTILITY BOX
⊗	ELECTRIC TRANSFORMER



DESCRIPTION

All that certain lot, tract or parcel of land situated in the William Martin Survey, Abstract No. 765, Grayson County, Texas, and being part of that tract of land described in a Deed to Ron Lee Woodworth, et al, as recorded in Volume 4869, Page 97 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the centerline of Farmington Road, at the Northwest corner of said Woodworth tract;

THENCE S. 89 deg. 30 min. 59 sec. E. with the North line of said Woodworth tract, a distance of 912.65 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg. 28 min. 47 sec. W., a distance of 238.72 feet to a 1/2" iron rod set for corner;

THENCE N. 89 deg. 31 min. 14 sec. W. passing a 1/2" iron rod set at a distance of 886.25' and continuing for a total distance of 911.25 feet to a PK nail set in the centerline of said road;

THENCE N. 00 deg. 08 min. 41 sec. E. along the centerline of said road, a distance of 238.89 feet to the POINT OF BEGINNING and containing 5.00 acre of land more or less.

NOTES

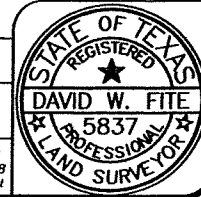
- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 305732, Effective Date SEPT. 9, 2015.
- 3) The following easements DO NOT AFFECT this tract: V. 913, P. 169, V. 774, P. 109, V. 1451, P. 21, V. 2011, P. 511.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite
David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 100'	DATE: 2-18-2016
JOB NO. DE160064	OF NO. 305732
DRAWN: D.W.F.	CHECK: D.W.F.
3480 COUNTY ROAD 3307 GREENVILLE, TX 75402	PH. NO. 903-355-8178 FAX NO. 903-454-7478 E-MAIL: davidfite@windblue.net



**** Electronically Filed Document ****

Wilma Blackshear Bush
County Clerk
Grayson County

Document Number: 2016-5548
Recorded As : E-FILE RECORDINGS

Recorded On: March 18, 2016
Recorded At: 02:12:26 pm
Number of Pages: 7
Book-VI/Pg: Bk-OR VI-5775 Pg-824
Recording Fee: \$36.00

Parties:

Direct- BLAZO STEPHEN L ETAL
Indirect- TROWBRIDGE CHARLES R ETAL

Receipt Number: 446703
Processed By: GAIL WHITE

Consideration Amount:\$0
Tax Code :
Tax Amount: \$0

Affidavit: NO

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

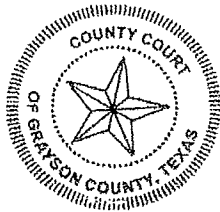
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

307190

General Warranty Deed

Date: March 17, 2016

Grantor: STEPHEN L. BLAZO, SR. AND CARNELIA D. BLAZO

Grantor's Mailing Address:

1805 Armstrong Dr.
Allen TX 75002

Grantee: CHARLES R TROWBRIDGE AND MOLLY K.M. TROWBRIDGE

Grantee's Mailing Address:

1413 S. Raven Dr.
Sherman, TX
75092

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being all that certain lot, tract or parcel of land situated in the William Martin Survey, Abstract No. 765, Grayson County, Texas, containing 5.00 acres of land, more or less, and being more particularly described on Exhibit "A" attached hereto and made a part of for all purposes. Together, with right of use of 40 Foot Access Easement crossing subject property as shown on Exhibit "B" attached hereto and made a part of for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2016, which Grantee assumes and agrees to pay,

and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

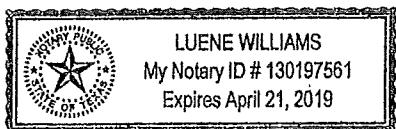
When the context requires, singular nouns and pronouns include the plural.

Stephen L. Blazo, SR.
STEPHEN L. BLAZO, SR.

STATE OF TEXAS)

COUNTY OF Grayson)

This instrument was acknowledged before me on March 18, 2016, by
STEPHEN L. BLAZO, SR.



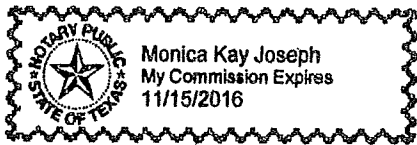
Luene Williams
Notary Public, State of Texas
My commission expires: 4/21/19

Carnelia D. Blazo
CARNELIA D. BLAZO

STATE OF TEXAS)

COUNTY OF Dallas)

This instrument was acknowledged before me on March 17, 2016, by
CARNELIA D. BLAZO.



Monica Kay Joseph
Notary Public, State of Texas
My commission expires: 11/15/2016

PREPARED IN THE OFFICE OF:

ADAMS, BENNETT, DUNCAN & HENLEY
2745 Wind River Drive
Denton, TX 76210

AFTER RECORDING RETURN TO:

1805 Armstrong Dr,
Allen Dr 75002

EXHIBIT "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in the William Martin Survey, Abstract No. 765, Grayson County, Texas, and being part of that tract of land described in a Deed to Ron Lee Woodworth, et al, as recorded in Volume 4869, Page 97 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for corner in the centerline of Farmington Road, at the Northwest corner of said Woodworth tract;

THENCE S. 89 deg. 30 min. 59 sec. E. with the North line of said Woodworth tract, a distance of 912.65 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg. 28 min. 47 sec. W., a distance of 238.82 feet to a 1/2" iron rod set for corner;

THENCE N. 89 deg. 31 min. 14 sec. W. passing a 1/2" iron rod set at a distance of 886.25' and continuing for a total distance of 911.25 feet to a PK nail set in the centerline of said road;

THENCE N. 00 deg. 08 min. 41 sec. E. along the centerline of said road, a distance of 238.89 feet to the POINT OF BEGINNING and containing 5.00 acre of land more or less.

EXHIBIT "B"

40' ACCESS EASEMENT

All that certain lot, tract or parcel of land situated in the William Martin Survey, Abstract No. 765, Grayson County, Texas, and being accross part of that tract of land described in a Deed to Ron Lee Woodworth, et al, as recorded in Volume 4869, Page 97 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

COMMENCING at a PK nail found for corner in the centerline of Farmington Road, at the Southwest corner of said Woodworth tract;

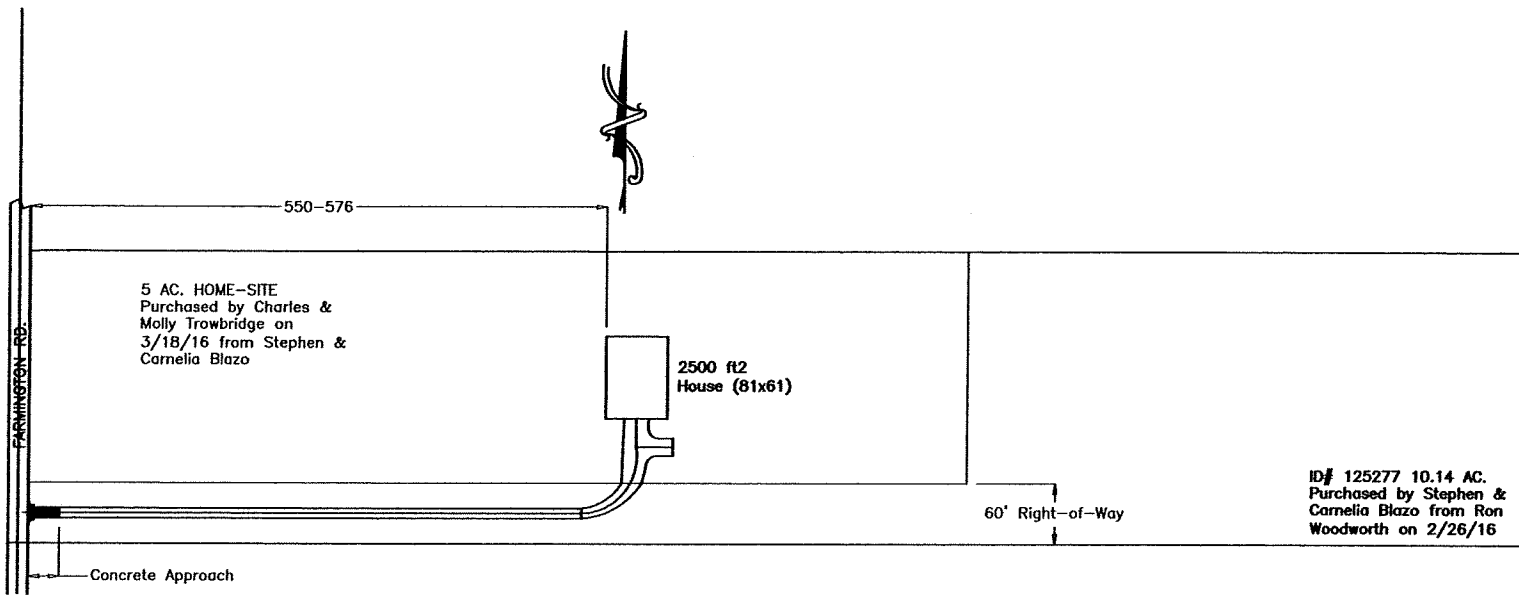
THENCE N. 00 deg. 08 min. 41 sec. E. along the centerline of said road, a distance of 20.00 feet to a point for corner at the TRUE POINT OF BEGINNING of the herein described tract;

THENCE N. 00 deg. 08 min. 41 sec. E. along the centerline of said road, a distance of 40.00 feet to a PK nail found for corner;

THENCE S. 89 deg. 31 min. 14 sec. E. passing a 1/2" iron rod found at a distance of 25.00' and continuing for a total distance of 911.25 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 28 min. 47 sec. W., a distance of 40.00 feet to a point for corner;

THENCE N. 89 deg. 31 min. 14 sec. W. a distance of 911.02 feet to the POINT OF BEGINNING and containing 0.837 acres of land more or less.



ID# 125292 45 AC.
Purchased by Stephen &
Carnelia Blazo from
Sanders Trust on 2/26/16

STAFF REVIEW LETTER

April 14, 2016

Stephen & Carnelia Blazo
1805 Armstrong Dr.
Allen, TX 75002

David Fite Surveying
3480 CR 3307
Greenville, TX 75402

Charles & Molly Trowbridge
1413 S. Raven Dr.
Sherman, Texas 75092

Dear Applicants:

The request for an exception to allow a joint access gravel driveway in lieu of the required approved hard surface private access drive in an R-1 (One Family Residential) District concerning the property at 4617 Farmington Road is scheduled to be heard by the Planning and Zoning Board on April 19, 2016 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The easements need to be shown on the site plan.
3. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

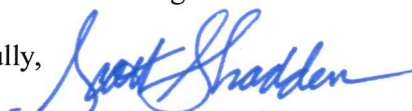
4. Drive approaches shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
PO Box 1106 | Sherman, TX 75091-1106 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us

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



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

Agenda Item No. 14.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 1021 E. LAKE**

The request of Angel Jaramillo and Martha Lopez (Owners) and Cox Land Surveying Company (Surveyor) concerning the property at 1021 East Lake Street, being 2.787 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Final Plat approval of Jaramillo Addition

Background:

The property is located at 1021 East Lake Street between First and Gribble Streets. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Angel Jaramillo and Martha Lopez (Owners)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

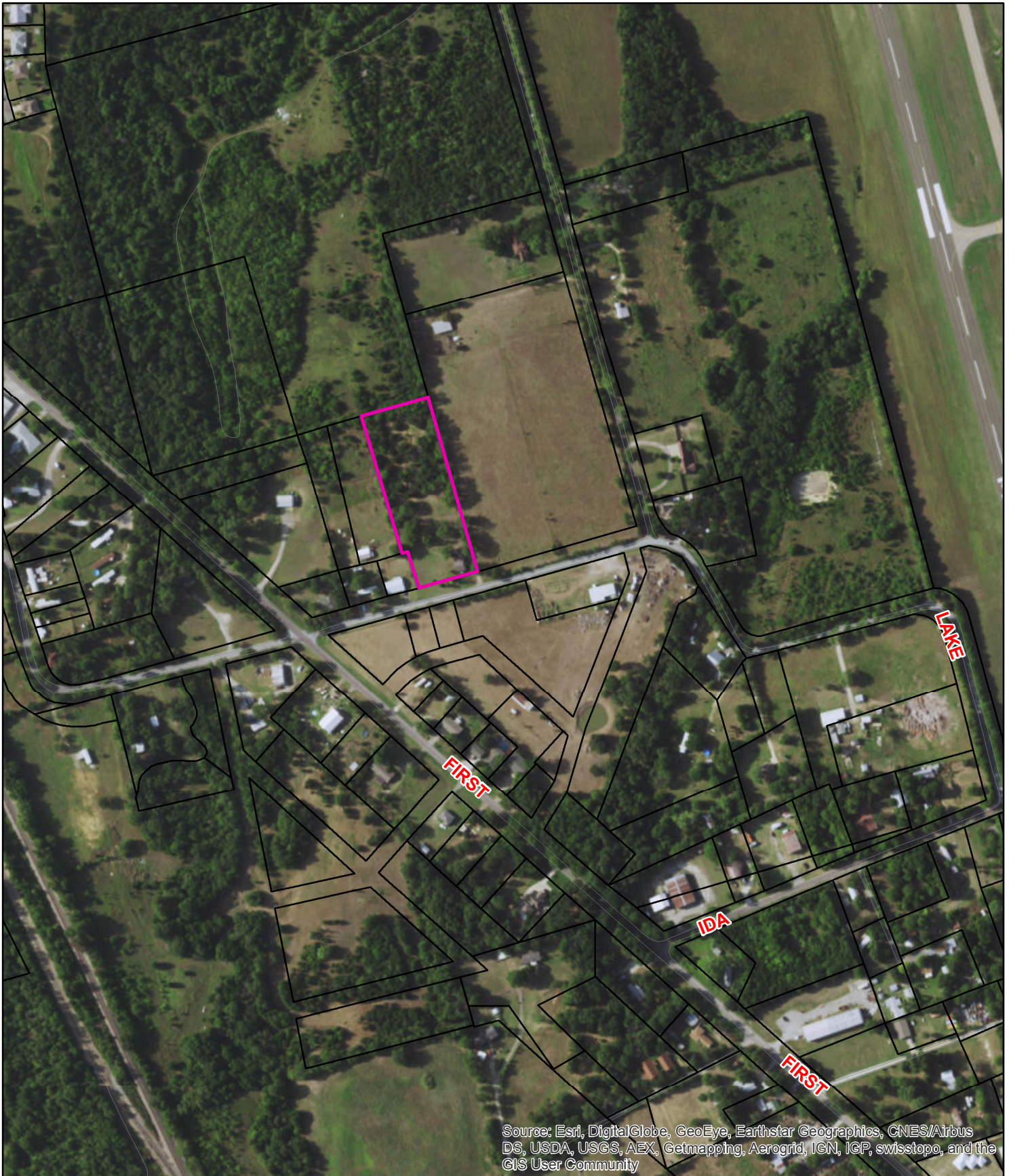
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



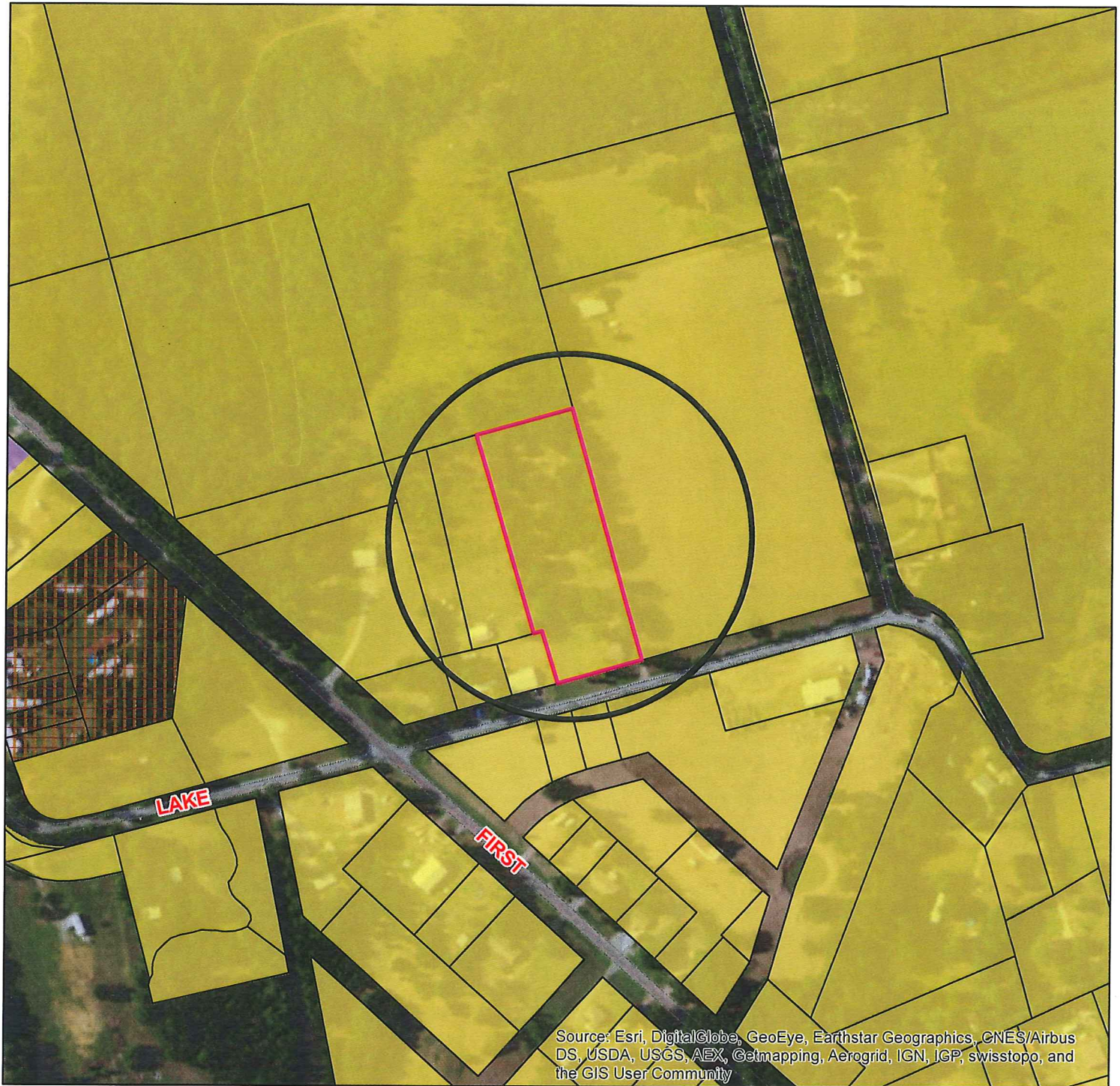
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1021 E. Lake



1 in = 391 ft



Zoning - 1021 E. Lake Street

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

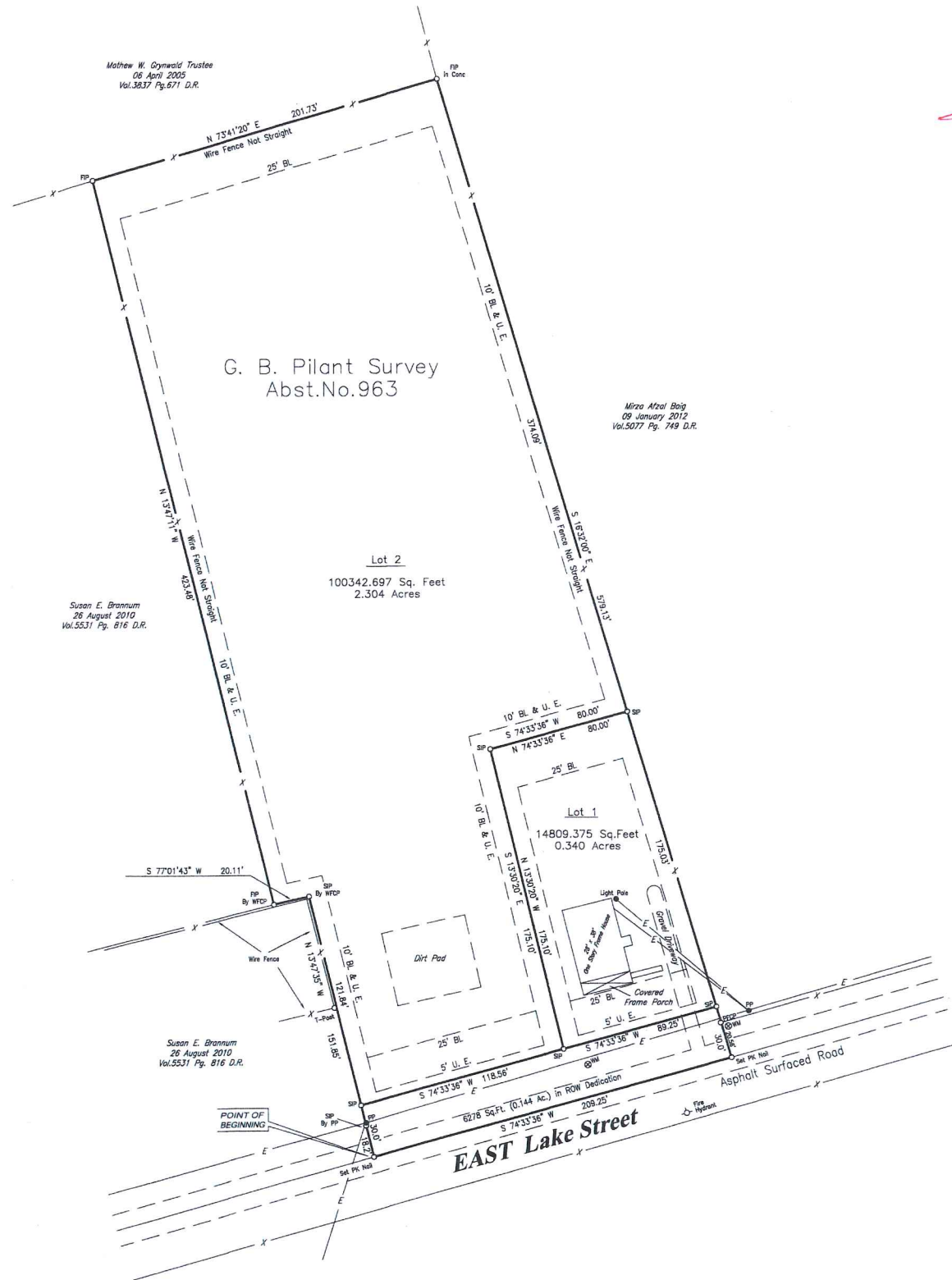
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 300 ft



SURVEYORS CERTIFICATION

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

14 March 2016

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577



CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2016, 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:

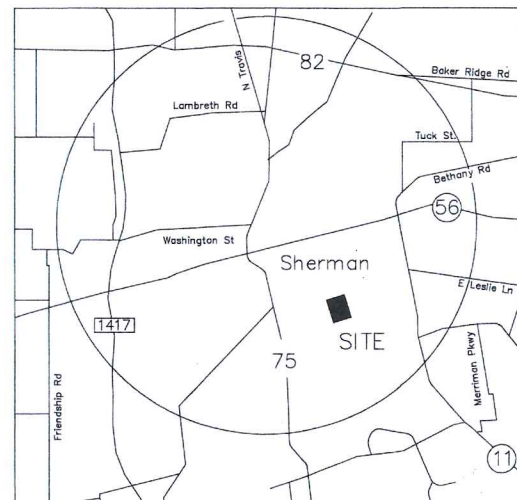
Mayor, City of Sherman, Texas

Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of Jaramillo Addition, an Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 2016, and the City Council by formal action then and there accepted the dedication of street, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorizes the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day _____, AD, 2016.

City Clerk, City of Sherman, Texas



Location Map

Final Plat of Jaramillo Addition

City of Sherman
County of Grayson
State of Texas

OWNERS DEDICATION

Whereas, that Angel Jaramillo and Martha Lopez are the owners of a tract of land situated in the G. B. Pilant Survey, Abstract Number 963, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Angel Jaramillo et ux, Martha Lopez, filed 25 April 2012, and Recorded in Volume 5113 Page 650 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found 1/2 inch Steel Rebar, said rebar being the northwest corner of said Jaramillo tract, and the northeast corner of a tract as described in Deed to Susan E. Brannum, filed 26 August 2010, and Recorded in Volume 5531 Page 816 of said Deed Records, and also on the south line of a tract as described in deed to Mathew W. Grynwald Trustee, filed 06 April 2005, and Recorded in Volume 3837 Page 671 of said Deed Records;

Thence: North 73 degrees 41 minutes 20 seconds East, with the north line of said Jaramillo tract, and with the south line of said Grynwald tract, a distance of 201.73 feet to a found 1/2 inch Steel Rebar in Concrete for the northeast corner of said Jaramillo tract, and the southeast corner of said Grynwald tract;

Thence: South 16 degrees 32 minutes 00 seconds East, with the east line of said Jaramillo tract, and passing at 558.57 feet a pipe fence corner post on the north side of East Lake Street and continuing on said course for a total distance of 579.13 feet to a set PK Nail for the southeast corner of said Jaramillo tract, and being in said Street;

Thence: South 74 degrees 33 minutes 36 seconds West, with the south line of said Jaramillo tract, and in said street, a distance of 209.25 feet to a set PK Nail for the southwest corner of said Jaramillo tract, and the southeast corner of said Brannum tract;

Thence: North 13 degrees 47 minutes 35 seconds West, passing a set 1/2 inch Steel Square Tubing by a power pole on the north side of said road and continuing with the west line of said Jaramillo tract, and the east line of said Brannum tract, for a distance of 151.85 feet to a set 1/2 inch Steel Square Tubing for a corner of said Jaramillo tract;

Thence: South 77 degrees 01 minutes 43 seconds West, with the west line of said Jaramillo tract, and the east line of said Brannum tract, a distance of 20.11 feet to a found 1/2 inch Steel Rebar for a corner of said Jaramillo tract;

Thence: North 13 degrees 47 minutes 11 seconds West, with the west line of said Jaramillo tract, and the east line of said Brannum tract, a distance of 423.48 feet to the POINT OF BEGINNING and containing 2.787 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Angel Jaramillo and Martha Lopez does hereby adopt this plat designating the herein described property as Jaramillo Addition, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed hereon.

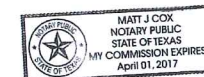
Angel Jaramillo
Angel Jaramillo

Martha Lopez
Martha Lopez

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of State, on this day personally appeared Angel Jaramillo, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 23 day of March 2016.



Matt J. Cox
Notary Public-State of Texas

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of State, on this day personally appeared Martha Lopez, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 23 day of March 2016.



Matt J. Cox
Notary Public-State of Texas



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Final Plat of
Jaramillo Addition
2.787 Acres in the
G. B. Pilant Survey Abst.No.963
City of Sherman
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: MJC
Check by: DKC

Job No.
16-11069F
Firm # 10005500

Date: 14 March 2016

STAFF REVIEW LETTER

April 12, 2016

Angel Jaramillo and Martha Lopez
1115 S. Hazelwood St.
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Final Plat of Jaramillo Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Field notes must match call outs on plat (Point of Beginning not correct).
6. Lake Street is a Major Arterial with a total of 110 feet of required Right-of-Way. Plat needs to dedicate 55 feet of Right-of-Way along Lake Street for future road expansion.
7. Remove building setback lines from plat.
8. Remove improvements from plat.
9. Dedicate 10' Utility Easement along perimeter of lots.
10. Verify and meet Grayson County requirements for private septic systems and minimum lot sizes.
11. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott,
City Engineer

cc:	Robby Hefton, City Manager	Scott Shadden, Director of Development Services
	Brandon Shelby, City Attorney	Mark Gibson, Director of Utilities
	Danny Fuller, Fire Marshal	Don Keene, Asst. City Manager
	Steve Ayers, Dir. Of Community and Support Services	Clay Barnett, Director of Public Works and Engineering
	Cox Land Surveying Co. PO Box 597 Collinsville, TX 76233	



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

Agenda Item No. 15.

Meeting Date: 04/19/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1203 E. WELLS AVENUE

The request of Brock Thomason (Owner), Henry Marroquin (Representative) and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property at 1203 East Wells Avenue, being a part of Lots 1 and 2, Block 5 of C.L. Stowe's Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 4' side street setback for an addition to a residential dwelling in lieu of the required 10' in an R-1 (One Family Residential) District.

Background:

The property is located at 1203 East Wells Avenue; the northeast corner of Wells Avenue and Charles Street. The owner would like to construct a 465 square foot addition to the existing house, 4' 9" from the side street property line; the exterior finish will be hardy board siding to match the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Brock Thomason (Owner)

Henry Marroquin (Representative)

Helvey and Associates 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:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

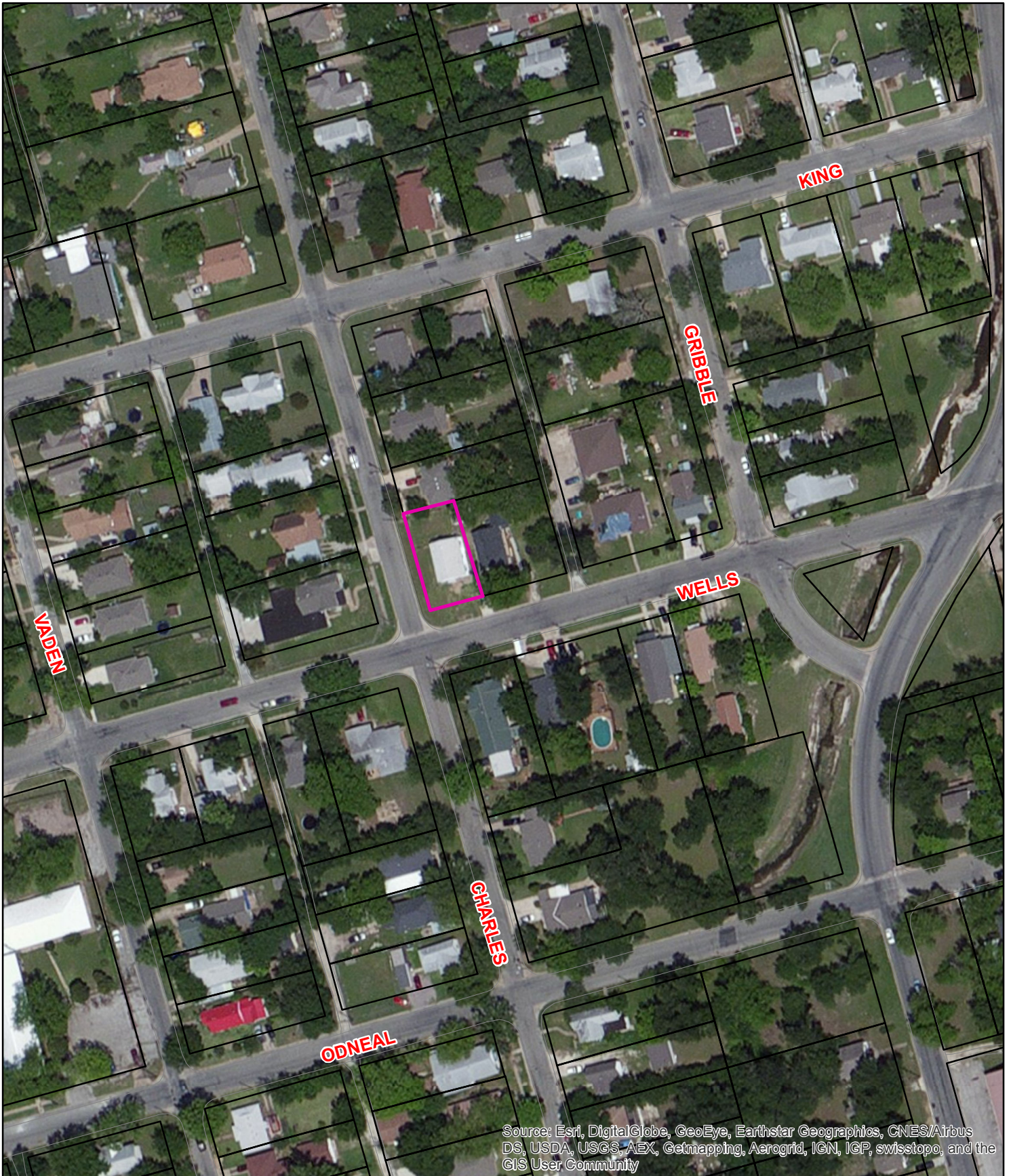
Survey/Site Plan

Site Plan

Existing House

Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1203 E. Wells



NOT TO SCALE

1 in = 130 ft



Zoning - 1203 E. Wells Ave.

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

ZONING PARCELS

Zoning Classification

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

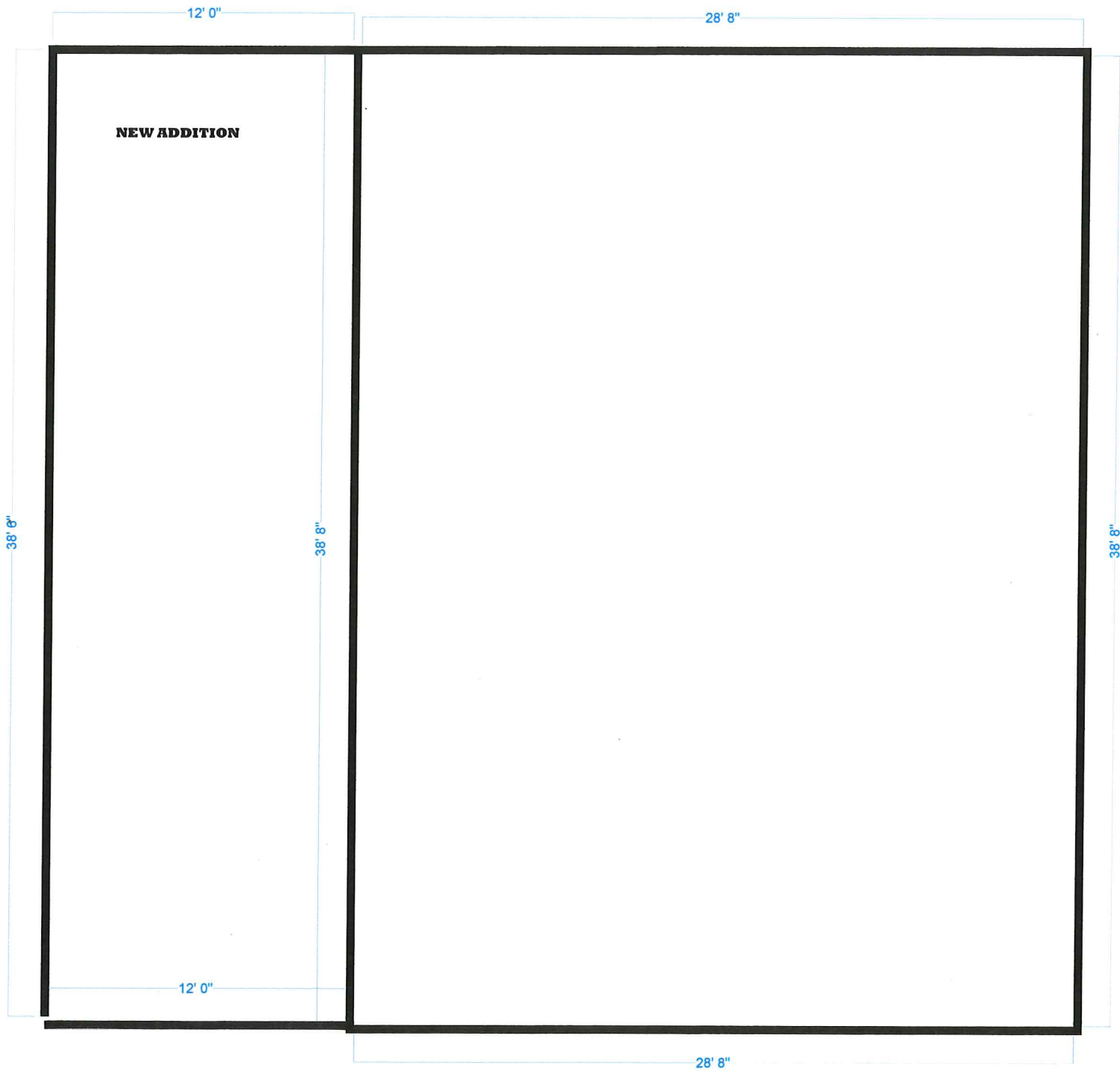
City of Sherman, Texas
Developmental Services Department



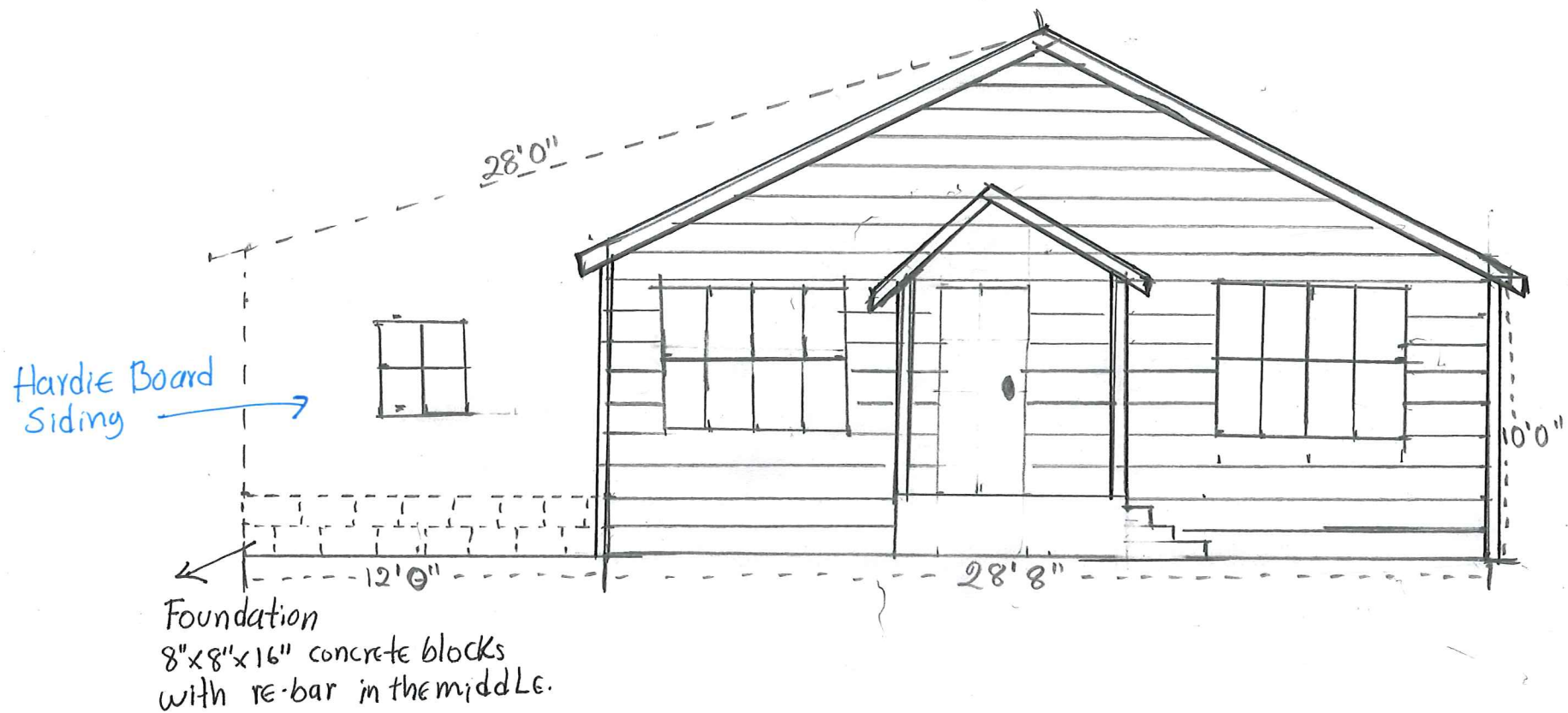
1 in = 65 ft

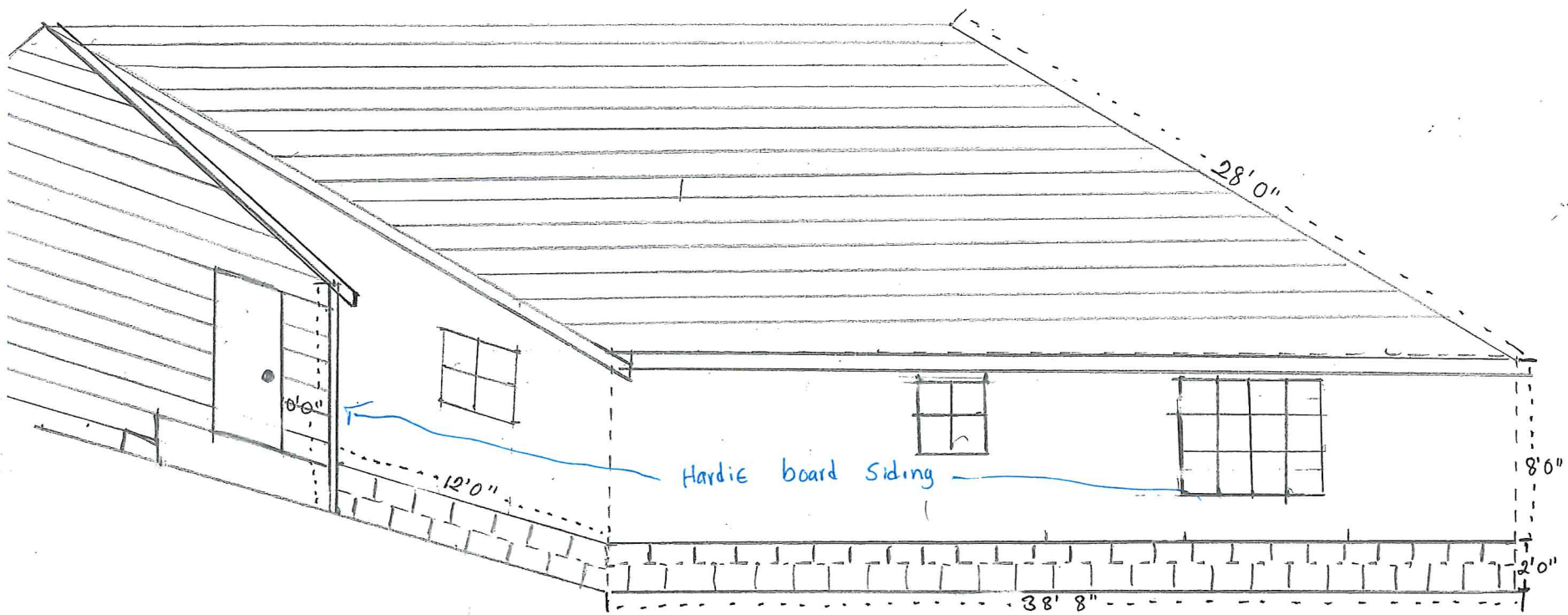
1203 E. Wells Ave.











West side

STAFF REVIEW LETTER

April 14, 2016

Brock Thomason
1203 E. Wells
Sherman, Texas 75090

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

Henry Marroquin
309 E. Lamar
Sherman, Texas 75090

Dear Applicants,

The request for a variance to allow a 4' side street setback for an addition to a residential dwelling in lieu of the required 10' in an R-1 (One Family Residential) District for the property located at 1203 East Wells Avenue, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 19, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Off-street parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
3. Parking is permitted on paved surfaces only; concrete or asphalt.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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



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

Agenda Item No. 17.

Meeting Date: 04/19/2016

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

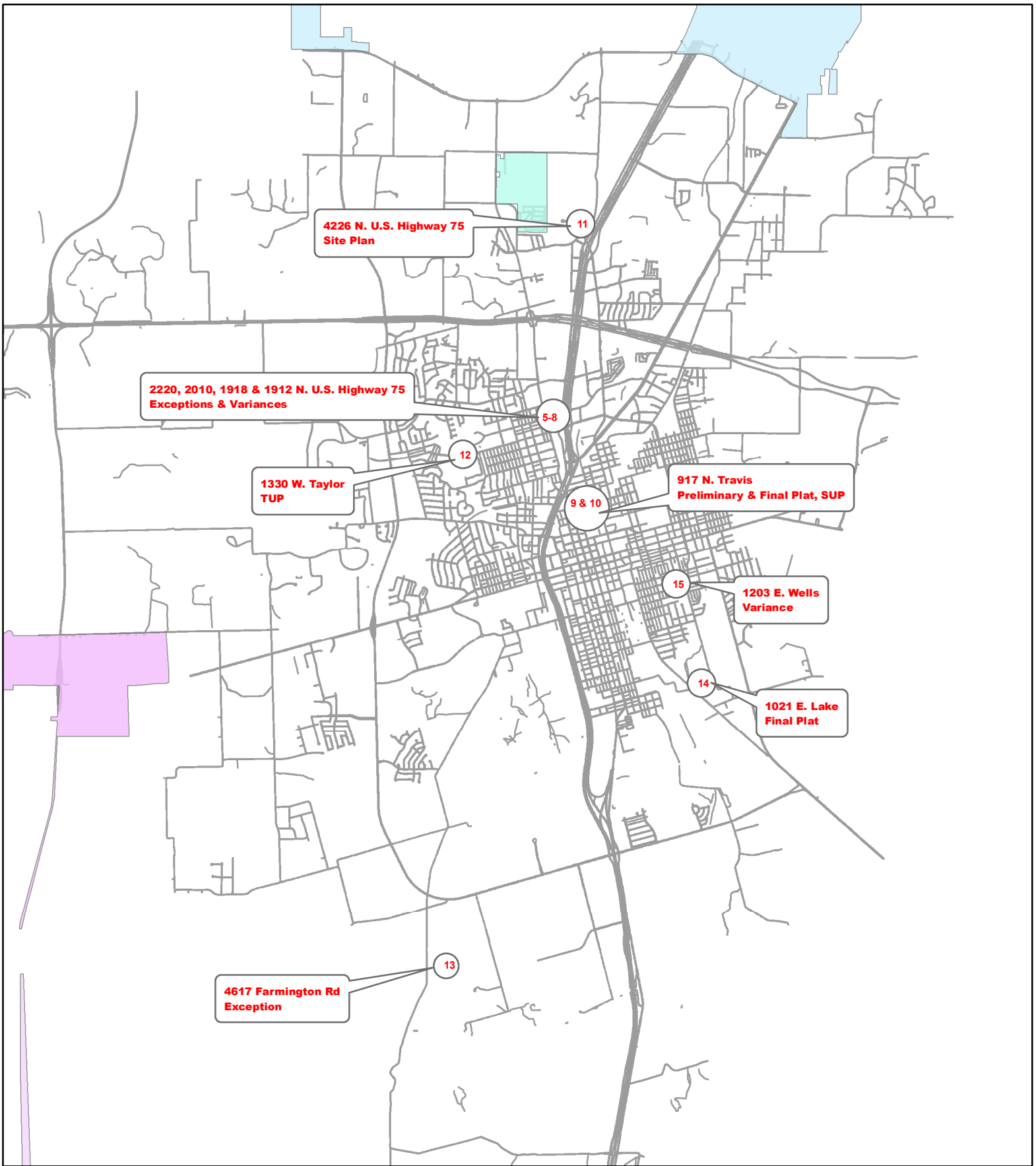
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting April 19, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,500 feet