

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 18, 2017 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR MARCH 21, 2017, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 5, 8, 12, 13 & 15)**

5. * **3213 & 3217 REDBUD TRAIL**

The request of Lauren Whitney Scheibmeir and Raymond and Patsy Harman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3213 and 3217 Redbud Trail, being 1.536 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 11 & 12, Block 7, Belvedere Estates Addition, as follows;

Planning and Zoning Commission

Replat Lots 11 & 12, Block 7, Belvedere Estates Addition

6. **6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 2.0689 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a QuikTrip Convenience Store with Gasoline Sales

7. **6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 2.0689 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 6.8, Subsection (5) (a) and Section 7, Subsection (14)(i) to allow a 439 square foot, 75' tall freestanding sign, 20' from the property line along U.S. Highway 75 in lieu of the required 100' setback and the allowed 300 square foot, 50' tall freestanding sign in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.
- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14) (i)(1) and Section 6.8.5, Subsection (11) to allow an additional 154 square foot, 10' 10" tall, monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall, 25' from the property line along FM 691 in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.

8. * **2709 DOVER DRIVE & 2702 YORKSHIRE DRIVE**

The request of Grover & Kathleen Tuggle and Ann Mooney (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 2709 Dover Drive and 2702 Yorkshire Drive, being 0.8214 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lots 1 and 16, Block 4, Windsor Place Addition, as follows;

Planning and Zoning Commission

Replat approval of Tuggle Replat in Windsor Place, being a Replat of Lots 1 and 16, Block 4, Windsor Place Addition.

9. **820 N. SAM RAYBURN FREEWAY**

The request of Concord Village Apartments (Owners), Lisa Hankey (Representative), H&H Drafting and Design (Draftsman) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 820 North Sam Rayburn Freeway, being 3.647 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

R-2 (Multi-family Residential) District Zoning – 0.32 acres in the J.B. McAnair Survey, Abstract No. 763, Zone change and site plan approval for an addition of a triplex and office for Concord Village Apartments under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an extension of a 6' wood privacy fence, in lieu of the required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.

10. **6220 TEXOMA PARKWAY**
The request of CMH Homes, Inc. (Owners), Gary Garza (Representative) and Sartin & Associates (Surveyor) concerning the property at 6220 Texoma Parkway being 5.44 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;
Planning and Zoning Commission
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow manufactured home sales in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
 - Site plan approval for a 30' x 40' storage building.
11. **4600-5300 BLOCKS N. TRAVIS STREET**
The request of Stonehollow Homes (Owner) and Westwood Professional Services (Engineer/Surveyor) concerning the property located in the 4600-5300 Blocks of North Travis Street, being 25.235 acres in the Alexander & Richards Survey, Abstract No. 42, also being the proposed Lot 12, Block D, and Lots 24, 25 and 26, Block H, Austin Landing, Phase 3, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 12, Block D – 53.93', Lot 24, Block H – 54.16', Lot 25, Block H – 39.58', and Lot 26, Block H – 44.34' in the Austin Landing, Phase 3 Addition in lieu of the required sixty (60) feet in an (Single Family Residential) District.
12. * **1600 W. WASHINGTON STREET**
The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Board
Preliminary Plat approval of Sunset Crossing
13. * **5209 TEXOMA PARKWAY**
The request of Flanagan Outdoor Power Equipment & Services, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5209 Texoma Parkway, being 4.33 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows;
Planning and Zoning Board
Replat approval of CAJC Addition
14. **1400 BLOCK OF PARK PLACE**
The request of Shreetejas, LLC, Sudhakar Allada (Owner) and Robert Boyd Architects, Inc. (Architect) concerning the property in the 1400 Block of Park Place, being Lots 3 & 4, Block 1, Fairview Park Patio Homes Replat Lot 1-7, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow cement siding on three sides of two apartment buildings in lieu of the required masonry or masonry veneer in an R-2 (Multi-family Residential) District.
Planning and Zoning Board
Site plan approval for a multi-family apartment complex

15. * **1711 & 1715 N. WOODS**

The request of Mike and Gina Adams (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 1711 and 1715 North Woods Street, being part of Lots 7, 8, 9 and 10 and an abandoned alley in Block 3, W.M. Shannon's Supplement, containing 0.762 acres, as follows:

Planning and Zoning Board

Replat W.M. Shannon's Supplement, Block 3, Lot 7R

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 12, 2017, at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of April, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 04/18/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR MARCH 21, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

March 21, 2017

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 21, 2017.

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

MEMBERS ABSENT: MAHONE, THORPE AND 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 21, 2017 regular meeting.

APPROVE MINUTES

Commission Member Vanderveer explained "I was not at the last meeting, but it says in the minutes on page sixteen that Mr. Hill said I apologized and said the board should not have turned him down and on record that was not a statement that I made."

Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

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

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF WEST CANYON CREEK ESTATES, LTD AND LYNN VESSELS (OWNERS) AND UNDERWOOD

REPLAT – TRACT 3,
WEST CANYON
CREEK ESTATES,

DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 4100-4200 BLOCKS WEST LAMBERTH ROAD, BEING 24.611 ACRES IN THE JAMES B. VADEN SURVEY, ABSTRACT NO. 122 AND ALSO BEING ALL OF TRACT 3, WEST CANYON CREEK ESTATES, SECTION 3, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT TRACT 3, WEST CANYON CREEK ESTATES, SECTION 3

SECTION 3
4100-4200 BLKS. W.
LAMBERTH RD.
(WEST CANYON
CREEK ESTATES,
LTD & LYNN
VESSELS)

The property is located in the 4100-4200 Blocks of West Lamberth Road, a part of the former County Farm property. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into three lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF GRAHAM MORTGAGE CORPORATION (OWNERS), MICHAEL R. COKER COMPANY (REPRESENTATIVE) AND ARCHON CORPORATION (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 3800 BLOCKS OF QUAIL RUN ROAD AND THE 1100-1300 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, CONTAINING 26.078 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE - C-1
TO R-2
CONCEPTUAL SITE
PLAN -
APARTMENTS
3800-4000 BLKS.
QUAIL RUN RD. &
1100-1300 BLKS. S.
FM 1417 (Heritage
Parkway)
(GRAHAM
MORTGAGE CORP.)

(DENIED)

Michael R. Coker, 3111 Canton Street, Ste. 140, Dallas, TX

Mr. Coker appeared to represent the request and answer any questions. The property is located in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage Parkway), the southwest corner of Quail Run Road and South FM 1417. The owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District.

Mr. Coker explained they are requesting a zone change from the current zoning, C-1 (Retail Business) District to the zoning that would allow them to develop a multi-family residential project. "There is a portion of the property that already has R-2 (Multi-family Residential) District zoning adjacent to our property to the west, the rest of the C-1 (Retail Business) District is what we are asking to change for multi-family. The conceptual site plan consists for the development of ten, three-story buildings, each with 30 dwelling units for a total of 300 apartment units with a mix of one and two-family apartments. They received the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

John Payne, 802 Swan Ridge Drive, Sherman, TX

Mr. Payne explained he is the President of the Preserve Homeowners Association. "We have some issues with the apartments itself, not knowing the original plans, this is a concept, we have talked to them and they can't tell us exactly how it is going to stay. Wherever we have 600 cars on FM 1417 (Heritage Parkway) trying to exit or get on the highway or the road, 100 yards from where Quail Run Road is where our neighborhood and Country Ridge are trying to get out; FM 1417 (Heritage Parkway) cannot handle that traffic very well at all. People already try to pass in the middle lane, if you try to turn left, they are head on at you, there is no right turn lane. I am all for the development of FM 1417 (Heritage Parkway), but until we do some infrastructure to get the road out there much better to handle that traffic, I just don't see putting 600 cars that close to our life."

Chairman Gilbert asked Clint Philpott, Director of Engineering "with the concerns of traffic, is there any research that the City has made with that area."

Mr. Philpott explained "we haven't done anything right now, typically on a gas station or a large development like this, TXDOT would be a part of a traffic impact analysis and basically a study to determine what or if any additional infrastructure would be needed. Wal-Mart when it went in, they added a right turn lane as part of that study requirement. So TXDOT is working on improving that area of FM 1417 (Heritage Parkway), but that would be a part of this development that would be required to do a traffic impact analysis."

Mr. Payne explained "that is part of our concern, just the safety, without a right turn lane there is no light, there is one street light there, it is very dark, people walk, there is no shoulder, when you go to turn, you have to stop right there, people come right up behind you. We were told there would be no entrance or exit off of Quail Run, if there is, we have a whole another issue. The added traffic on FM 1417 (Heritage Parkway), we already have a hard time coming off of Quail Run Road; in the mornings you can sit there 15 or 20 minutes trying to take a left hand turn right there, so now if we add 600 cars or even 450, that is huge amount of traffic in that space. That is our concerns, without FM 1417 (Heritage Parkway) being improved, we are not fond of anything going in right there."

Lisa Collins, 4505 Blue Jay Lane, Sherman, TX

"I agree with some of the statements that John made. I think that it is premature at this point to allow this change, I am also for improvement to FM 1417 (Heritage Parkway) and to Sherman, I recognize the need for housing and the shortages of affordable houses, apartments and that type of thing. Things have to happen on that development and that street

before we allow businesses to come in or an apartment complex.”

“The traffic is one thing, you bring in all the extra construction on FM 1417 (Heritage Parkway) to widen it or anything like that, Country Ridge Estates and The Preserve folks are left with exiting out Friendship Road, that has not been extended, which is a mess, potholes that you could sink a car in, or you could drive by Seasons West, which the Council has had issues with before without the Seasons West exit. I think there are a couple of things that should be thought about, put into place or even considered before a change is made. Just this morning at 6:45 a.m., it took me ten minutes to exit left off of Quail Run onto FM 1417 (Heritage Parkway), there are no lights. Just two weeks ago, I was turning right onto Quail Run and a person came around me on the left hand and was immediately pulled over by a State Trooper because it is illegal, but that was right there at the entrance, there could have been a head-on collision. Until those situations are addressed, corrected or at least put plans in place, I think changing the zoning or even allowing anything to go in there right now is in the future.”

Chairman Gilbert asked if the primary argument is because of the traffic flow.

Ms. Collins responded “yes, at this point, I think it is premature even if you were to put a gas station right there, or anything right there, because traffic is going to be impacted and we don’t have lights.”

Chairman Gilbert explained “we are here to talk about the changing of the zone, C-1 (Retail Business) District to R-2 (Multi-family Residential) District, if a commercial or retail strip center or large office center goes in, do you still have those same traffic concerns.”

Ms. Collins responded “I still have those same traffic concerns. Country Ridge Homeowners pay for the maintenance of Quail Run Road and right now we have The Preserve there, we have folks out by Friendship and now we have this apartment complex, I think until we preserve that issue as well. I am a homeowner, I am going to be paying for all that up and down that road, access and all the traffic and lose my quality of life, not being able to get to work, I work seven minutes from where I live and I can tell you right now that is going to change.”

John Gasper, 916 Swan Ridge Drive, Sherman, TX

I am part of The Preserve; I am the very first person to purchase a home in that part of the neighborhood. As soon as I told my wife about this, she said we are looking for land outside of the City, this is going to be an eyesore; it is going to drop property values by having multi-family there. She got online and started looking for land; we have spent three days looking for land outside of Sherman, because we plan

on selling our house for less than property value to get out of there before this happens. I also have concerns with traffic as well, getting out in the morning is difficult, getting in at night on that turn lane, can be fatal. I was almost killed, we had a car passing in the center turn lane and got pulled over, I have never seen an officer do that before in five years of living in that neighborhood, so I'm glad it finally happened because my family of six was almost hit by a car going at least 60 mph, who decided to use that turn lane as a passing lane instead; someone is going to get killed or seriously injured there if this road is not widened to accommodate the extra traffic that anything that might be put in there, residential or commercial, so that needs to be addressed first."

Robert Breashears, 1431 Mallard Drive, Sherman, TX

"My property backs up almost to the area of the area they are talking about. Two things, the population increase of 600 cars in the area, we are going to have to find ways to get out of the Country Ridge Development, just because right now it is too bad and it will be even worst trying to get on that road; that's my biggest issue."

Paul Reyna, 711 Swan Ridge Drive, Sherman, TX

"Just like everybody else up here, traffic is a big issue. I think if you build this apartment complex or the housing that you are talking about, it doesn't just affect the traffic, the families that are going to be moving in there, the kids that are going to be coming in, the schools. I know for a fact Sory Elementary School has hit the limit of kids; that's the main elementary school in that area, not only that, but possibly a high school right down the road; that is going to be more traffic if it gets approved to put the high school down the road."

"I think before we jump into building something, let's take care of the issues that are right in front of us. The traffic has probably been an issue that has been in front of this board before; that is what we need to get fixed first and then move onto something else. I'm all about making Sherman big and bringing in the families, but we need to work on the problems that we have right in front of us right now and that is the traffic issue that is there now."

"It will affect the schools and not only that, we had an incident in our area to where somebody was speeding and one of our neighbors yelled and told them to slow down, the gentleman got out with a pistol and 911 was called, Sherman Police Department said we don't have anybody available right now, it will probably be about an hour to get out there; our Police Department is under staffed as well, finally by the time they showed up out there, we already had taken care of the situation, so that is another issue, are we going to have enough security to cover that area, because they already said they were shorthanded. I think there is more to it than giving the approval to go and build; let's make Sherman

bigger and wider, the schools are going to be affected, the security, let's take care of the problems we have before us before we go ahead approve it and get something else built here."

Jacquelyn Joe, 4314 Hawk Lane, Sherman, TX

"I am well aware of how much Sherman is growing; I am a school teacher so I see that every day. I have lived most of my adult life in apartments and when I bought my home in Country Ridge that was me getting away from apartments. I wanted a house, I wanted to be a home owner, I know that homeowners tend to take care of their houses better, having lived in apartments for 20 years; there is a kind of pride in having a home, so when you tell me that you are going to put a unit with almost 300 units right in front of my house or my neighborhood, that concerns me a great deal. In the summer time and in the spring, I regularly walk outside to do my exercise, I never feel unsafe, I know there are incidences everywhere but I never felt unsafe in my neighborhood and I'm not sure that is going to happen when you add 300 more units."

Mike Peckham, 803 Swan Ridge Drive, Sherman, TX

"I have three main concerns: traffic which has already been addressed, it is a huge issue, we have had numerous close calls on FM 1417 (Heritage Parkway); property values are a huge concern of mine, we just moved to Sherman thinking we got a good piece of property that we could invest in and be proud of and be sure down the road that we could make good on our purchase, historically when a multi-family unit comes in next to neighborhoods, it kind of decreases values; the beautification of the area, what's a three-story unit going to look like in front of our neighborhood, quite honestly it is pretty nice out there."

Rajendra Wagle, 910 S. Cormorant Dr., Sherman, TX

"A while back, almost a year at the City Council Meeting, the Seasons West Development raised a safety issue, that's why they put all the speed bumps in the road going from the Preserve through the Seasons West development going to West Houston Street. At that time, there was the safety issue of controlling the traffic. Now they need to install traffic lights at Quail Run Road and FM 1417 (Heritage Parkway) before developing the property in this area. We already have to spend 5-15 minutes getting onto FM 1417 (Heritage Parkway); so that is a big concern."

Michael Coker

"Our original concept plan is for 300 units, but we do have two parking spaces per unit. The design standard that we are using is one and two bedroom units, rather than three or four; we are not going to have any three or four bedroom units. The likelihood of this having a significant impact on the school district is very low, given the fact that it is one and two family dwellings."

"We understand that FM 1417 (Heritage Parkway) has been

approved by the City and TXDOT for widening the highway to four lanes, we will have to be working with TXDOT and your Engineering Department to design the entry off FM 1417 (Heritage Parkway) and we would absolutely anticipate that we would have a dedicated turn lane, decel lane that would take us from southbound FM 1417 (Heritage Parkway) onto the property. One of the things the City Staff told us is that we would need an access point off of Quail Run Road, that said, remember that this is a concept plan and we are willing to work with the City and your Staff and the neighbors to resolve any issues that we can resolve relating to traffic.”

“We are thinking about a phased development, not all three hundred units are happening on day one. If you are familiar with that property, the western end of our property sloping down to the east of FM 1417 (Heritage Parkway), it drops 22’ from the high point, down to the low point where our entrance will be on FM 1417 (Heritage Parkway); there is a significant drop of that area.”

“We would be more than happy to work with our neighbors to minimize the height of the units that are closest to the single family homes. That’s one of the things, if you don’t get the zoning, then the rest of the things become mute. Our final plan, not the concept plan following discussions with TXDOT, doing the traffic impact study to determine what needs to be done on the ground is going to take the next year or so and with any luck at all, traffic improvements as a result of widening FM 1417 (Heritage Parkway) will answer some of the questions. All the civil engineering will need to be done for drainage, streets, detention facilities and the structural to comply with the zoning for multi-family, including the FM 1417 (Heritage Parkway) requirements; retaining walls will need to be done. Before we build a single unit, we will have to put in all our infrastructure; it will need to be designed, approved by the City and installed and inspected by the City. So, we think this is not premature to get this going should it be consistent with the City’s objectives today because we think it is going to be a minimum of a year’s worth of design, engineering, coordination with City Staff and TXDOT to get to the point where we put that first spade in the ground and then it is going to be another year to get the infrastructure in place to support that first 150 units that we are planning on Phase One.”

“We hope that we have answered some of the questions that the neighbors have had and we look forward to working with the City to make a positive contribution to the economics of the housing industry.”

Paul Reyna, 711 Swan Ridge Drive, Sherman, TX

“I know for a fact down FM 1417 (Heritage Parkway) where the factories are at, there is more land down there that could be bought, why this 26 acres, next to the housing development; why don’t you move it down where the other

apartment complexes are down there, that would help traffic flow there. Why this specific area; there is so much land down FM 1417 (Heritage Parkway) that you could build and have less people that are not approving of this facility.”

Michael Coker

“This property became available and the bank is trying to move it along; its current zoning is for retail. If we put in 20 acres of commercial/retail on this property, our traffic would pale by comparison because those retail units generate ten times the trip generations that we would generate on our 26 acres of multi-family. The bank was excited to sell the property.”

Mr. Reyna

“You probably got a pretty good rate on the property, but that’s just my point. Like the lady said, we moved to kind of get away from the City, we just bought the house out there a year ago, trying to get away from the apartments and things of nature. I know the City is growing out, why we can’t keep our subdivisions and if you want to build apartments, keep the apartments together. I think putting a multi-family facility right there on 26 acres is going to be really bad because once we decide to sell our house it is going hurt our market values, not only that, it may take a year or two before they start building out there, the same token, we have been talking about that road from our house to Highway 56 and they said within eighteen months it was going to be built and I don’t think they have even started on it.”

“As far as widening FM 1417 (Heritage Parkway), that may take several years. Let’s go ahead and take care of the issue we have at hand, widen FM 1417 (Heritage Parkway) and then this is something we can bring up to take care of. We have our own problems in the City that we need to take care of before we start adding more to it, once you start building, what are you going to have? When we were building our houses, a lot of those cement trucks were taking up the road coming in and out all the time, that is going to create problems, if the road is not widened before they start that, it will be an even more issue. The cement trucks coming in, all the contractor’s coming in, and that happened in the time that we were living in our area when they were finishing our subdivision.”

John Payne, 802 Swan Ridge Drive, Sherman, TX

“It is not because it is multi-family in an HOA standpoint, right now if it was single family, I would still be standing here until FM 1417 (Heritage Parkway) gets some type of improvements and I call and email TXDOT monthly and they are telling me there are no plans at all, so when he was telling me that, I would love to see those plans; I get emails that respond no, no, not right now, so I’m hoping you know something that I don’t know.”

Mr. Philpott

"All I know is TXDOT has a safety project and it goes along FM 1417 (Heritage Parkway) from Highway 11 to FM 691 and that safety project currently includes one lane in either direction, the left turn lane and a full 9' shoulder on each side of the road; that is what is currently proposed and actually funded. If you notice, they have started moving traffic lights further north, that's for this project."

Mr. Payne

"That would be a great start; we have 400 homes that are using Quail Run Road, we try not to use Seasons West, because we have had issues there and Friendship Road's ditches are like 4 ½ foot deep; that's not a feasible route right now."

Mr. Philpott

"Swan Ridge is ninety percent engineered and designed, we are courting the developer right now and within the next four or five months, that developer should have all his stuff together to put stuff there and so that will get started."

Mr. Payne

"We still have a traffic issue because we still have 300 homes trying to get to Swan Ridge as well."

Chairman Gilbert explained to boil it down, what we are here again, as a result of that, there are traffic concerns that exist but what we are here for is the zone change from C-1 (Retail Business) District to R-2 (Multi-family Residential) District. For the Commission to make a motion to approve something like that, it has to have support and not overwhelming opposition."

Mr. Payne

"I have spoken to 45-50 of his neighbors and maybe five said yes to the multi-family units and the rest said no. A lot of them had the same concerns, when you turn into Country Ridge Estates, Quail Run has a great entrance there, they have the trees and stuff, it is a great way to come home, it brings people into the neighborhood, it is going to be totally different when turning in there and you are looking at a three story apartment, lights shining down and it will just be an eyesore when you turn on to that section to go to your house."

Commission Member Davis explained "a commercial development could go in there because the zoning is already in place."

Mr. Payne

"We understand that and a lot of their concerns are property values, their biggest concern is traffic, but they have property value concerns as well."

Commission Member Vanderveer asked Scott Shadden, Director of Developmental Services if we allow this zone

change, but for whatever reason they back out of this project and that property is still available, there is nothing that fits in the R-2 (Multi-family Residential) District from coming in there; right, once it is changed to an R-2 (Multi-family Residential) District?”

Mr. Shadden

“As long as it complies with the R-2 (Multi-family Residential) District; yes.”

Lisa Collins, 4505 Blue Jay Lane, Sherman, TX

“I just want to make sure I was clear earlier; I am against the zone change at this time.”

John Gasper, 916 Swan Ridge Drive, Sherman, TX

“According to the zone change; I’m against it. I don’t mind if the individual wants to build something there, but honestly I’d rather have some type of retail business and the people that it would bring in versus a multi-family home that would probably go Section 8 right in front of our house, I don’t think he would want a three story, ten unit apartment complex built, 400’ from his house. That’s going to be a safety concern for me and my family, I’m not going to let my wife walk down the street if that happens and I don’t think you want people thinking that about Sherman and the nicer neighborhoods we already have in the community.”

Commission Member Patterson explained “it’s commercial now, if a shopping center or a supermarket would go in there your traffic would be increased immensely. I hear the concerns but the way it is set up now, you are only going to have increased traffic at certain intervals during the day, you wouldn’t have the come and go traffic like you would have in a retail situation.”

Commission Member Vanderveer stated “I hear what you are saying, but that’s not why we are here.”

Chairman Gilbert explained “in order to make a zone change where it abuts to a residential neighborhood, that is there existing prior to the proposition, needs to have a lot of support and there have been some concerns with regards to the neighborhood.”

Commission Member Patterson asked the lady that mentioned the Homeowner’s Association about paying for the maintenance of Quail Run Road in Country Ridge.

Lisa Collins

“That is true, we pay the Homeowner’s Association for the maintenance for Quail Run to the best of my knowledge.”

Commission Member Vanderveer asked if that was streets, lights or landscaping.

Ms. Collins

“Landscaping, mowing and the maintenance.”

Mr. Payne

“The median has a lot of landscaping, it has the trees going down the entryway; it is very nice.”

Commission Member Elliott explained “it seems to be consistence with what is on FM 1417 (Heritage Parkway), if you look right down from that, there are several apartments.”

An unidentified person from the audience stated he lives at 1913 Southridge Lane in the Pebblebrooke subdivision down the street. “I am also opposed to this because FM 1417 (Heritage Parkway) is way over crowded, I think in the last four years, we have had three or four people killed there and the way I look at it, this is a three lane road. Commercial is only open from 9 – 5, so that’s a span when you are going to have traffic, not all day and all night. Also the property values will go down, we have some other apartments in the back.”

Commission Member Vanderveer asked Chairman Gilbert “do typical zone changes need to have overwhelming support for the zone change, is that correct?”

Chairman Gilbert explained “I think it just an objective, it’s a lot more than forty-five persons in the neighborhood that has had some communication with the Homeowner’s Association, but when you talk about adjoining a residential neighborhood, it needs some support.”

Mr. Payne

“That is only one HOA; that is not counting Country Ridge, which is significantly larger than The Preserve.”

Commission Member Adams explained “one consideration we need to make is, the growth is going to come to this area, there is land out there that is available and for sale, while this is zoned commercial right now, I think that R-2 (Multi-family Residential) District is definitely a consideration for most of the property in that part of town anyways, thinking ahead, that needs to be something we consider.”

Commission Member Patterson explained “my comments earlier were not an indication of whether or not I was for or against, I was simply bringing the point of what if, what could happen.”

Chairman Gilbert asked Brandon Shelby what it would take to recess for an executive session.

Mr. Shelby, City Attorney explained “you could take it into executive session to consult with me with possible ramifications of a decision.”

Chairman Gilbert asked to get some clarification, so he

announced they would go into Executive Session to consult with the City Attorney.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

CHAIRMAN GILBERT ANNOUNCED THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.071 -- CONSULTATION CONCERNING LEGAL MATTERS ON AGENDA ITEM 5, REGARDING THE REQUEST OF GRAHAM MORTGAGE CORPORATION (OWNERS), MICHAEL R. COKER COMPANY (REPRESENTATIVE) AND ARCHON CORPORATION (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 3800 BLOCKS OF QUAIL RUN ROAD AND THE 1100-1300 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, CONTAINING 26.078 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:45 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:55 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

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

One letter was received from:

Wanda Breashears, 1431 Mallard Drive, Sherman, TX

"We, Robert and Wanda Breashears, formally oppose the proposed zoning change for 3800-4000 Blocks Quail Run & 1100-1300 Blocks S. FM 1417 (Heritage Parkway)."

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the zone change and conceptual site plan in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage

Parkway) based on some of the concerns tonight based on safety and property values, but also that it is not compliant with the Master Plan. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF SPAVINAW DEVELOPMENT (OWNERS), AYUSH CORP DBA THUMBS UP LIQUOR & TOBACCO (TENANT) AND VIPAN SONI (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1711 NORTH FM 1417 (HERITAGE PARKWAY), SUITE 700, BEING PART OF BLOCK 1, WESTERN HILLS ADDITION, SECTION 5, 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 LIQUOR STORE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

**SUP & SITE PLAN –
LIQUOR STORE
1711 N. FM 1417
(HERITAGE
PARKWAY), SUITE
700
(SPAVINAW
DEVELOPMENT)**

Vipan Soni, 2211 San Miguel St., Sherman, TX

Mr. Soni appeared to represent the request and answer any questions. The property is located at 1711 North FM 1417 (Heritage Parkway), Suite 700, the southeast corner of Taylor Street and FM 1417 (Heritage Parkway). The property is zoned an M-1 (Light Manufacturing) District and is also located in the O-1.1 (FM 1417 Overlay) District. The owner would like to open a liquor store at this location. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked Mr. Shadden if there was anything in the ordinances regarding lite window signs; neon signs.

Mr. Shadden explained “that is a type of condition that you can put on this, if you wanted to limit that.”

Commission Member Vanderveer explained “I would also like to see the neon strip lights that pop up that are extremely bright at night; I would like to not see those as well. The neon strip lights that they are putting on the outline of the window; some of that is creeping in.”

Mr. Soni explained “the neon signs have to be ten feet away from the window according to State requirements.”

Commission Member Davis felt “the owner would not allow them to put strobe lights on their building.”

Chairman Gilbert explained “evidently not, but we could

condition them against neon lights in the window.”

Mr. Shadden explained “you can put conditions on a Specific Use Permit.”

Commission Member Davis asked “are we going to restrict every liquor store that comes before the Planning and Zoning Board.”

Mr. Shadden explained “you need to consider that as well.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a liquor store at 1711 North FM 1417 (Heritage Parkway), Suite 700 subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN STORAGE 1, LLC (OWNER) AND ROD TATCHIO, TATCHIO & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2105 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 3, BLOCK 1, COMMUNITY USA ADDITION, ALSO BEING THE PROPOSED LOT 3-B OF THE REPLAT OF LOT 3 OF THE COMMUNITY USA ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (4) AND SECTION 7, SUBSECTION (1B) TO ALLOW THE ADDITION OF A SELF-STORAGE FACILITY TO HAVE AN EXTERIOR METAL FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW THE ADDITION OF A SELF-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

An email was received from Rod Tatchio, Tatchio & Associates, 3512 Frisco Road, Sherman, Texas requesting to table the request.

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

EXCEPTION –
EXTERIOR FAÇADE
SUP & SITE PLAN –
ADDITION OF SELF-
STORAGE FACILITY
2105 S. FM 1417
(HERITAGE
PARKWAY)
(SHERMAN
STORAGE 1, LLC)

(TABLED)

A letter was received from:

6401 Skillman 1 LTD, 10216 Garland Rd., Ste. B, Dallas, TX

They wrote: "I do not like exterior metal façade. Therefore, I do not approve it."

ACTION TAKEN.

Motion by Commission Member Patterson to table the request at 2105 South FM 1417 (Heritage Parkway).

Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TAVA PROPERTY, LLC (OWNERS), NANDI BHATTARAI (APPLICANT) AND REGGIS LIQUOR #75 (TENANT) CONCERNING THE PROPERTY LOCATED AT 2916 NORTH U.S. HIGHWAY 75, SUITE 100, BEING LOT 4, SHAFER PLAZA, AS FOLLOWS:

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A LIQUOR STORE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP & SITE PLAN –
LIQUOR STORE
2916 N. U.S.
HIGHWAY 75, STE.
100
(TAVA PROPERTY,
LLC)

Nandi Bhattarai, 5661 Crimson Oaks Dr., Frisco, TX

Mr. Bhattarai appeared to represent the request and answer any questions. The property is located at 2916 North U.S. Highway 75, Suite 100 in the Shafer Plaza Shopping Center, between U.S. Highway 82 and Cornerstone Drive. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Mr. Bhattarai would like to open Reggis Liquor Store at this location. He received the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if this is the location of the Jalapeno Tree restaurant.

Mr. Bhattarai responded "yes, they are closing."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow a liquor store at 2916 North U.S. Highway 75, Suite 100 subject to the Staff Review Letter and restrictive lighting in or around the windows because it is closer to a major highway and traffic. Second by Commission Member Adams.

VOTING AYE: GILBERT, ELLIOTT, PATTERSON,
VANDERVEER, DAVIS AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

(RENEWAL) TEMPORARY USE PERMIT

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

BOARD OF ADJUSTMENTS

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

TUP (RENEWAL) –
SNOW CONE
STAND
1330 W. TAYLOR
(CHARLES E.
ANDERSON)

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

Mr. Baca appeared to represent the request and answer any
questions. 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. He had
seen the Staff Review Letter and would abide by the
Recommendations.

Chairman Gilbert asked if there had been any complaints.

Mr. Shadden responded "no complaints."

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

ACTION TAKEN.

Motion by Commission Member Elliott to approve the
Temporary Use Permit to allow the operation of a snow
cone stand May through September at 1330 West Taylor
Street subject to the Staff Review Letter. Second by
Commission Member Davis.

VOTING AYE: GILBERT, ELLIOTT, PATTERSON,
VANDERVEER, AND DAVIS.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

VARIANCE –

THE REQUEST OF JIM FALLON (OWNER) CONCERNING THE PROPERTY AT 1204 SOUTH CROCKETT STREET, BEING THE EAST PART OF LOT 1, BLOCK 4, B.H. MOORE HEIRS ADDITION, AS FOLLOWS;

SETBACK FROM
MAIN STRUCTURE
1204 S. CROCKETT
(JIM FALLON)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A DETACHED GARAGE TO BE 3' FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.

Jim Fallon, 1204 S. Crockett, Sherman, TX

Judge Fallon appeared to represent the request and answer any questions. The property is located at 1204 South Crockett Street, the southwest corner of Crockett and Rainey Streets. The property is zoned an R-1 (One Family Residential) District and is also located in the Heritage Row Historical District. The owner would like to replace an existing detached carport with a 22' x 30' detached garage which would be located 3' from the main structure. He had seen the Staff Review Letter and would abide by the Recommendations.

Judge Fallon explained "I have an existing carport that is about a car and a half wide and we need to replace it, if we are going to replace it, we wanted to put something that was big enough for two cars. The space between the house and property line is twenty-two feet and it will not fit, it would move it over to the right which is allowed for the 5' from the property line, but it would only be 3' from the house on the other side; so that is what the variance is for. The garage will match the existing house with a shingle roof. I have spoken to my neighbors and they do not have a problem with it. I received approval from the Historical Commission earlier today."

Commission Member Patterson asked when the house was built.

Judge Fallon explained "1904, that's what a plaque on the front says and researching it, that appears to be about right."

"We would really like to attach the garage so I wouldn't have to go outside, but the floor inside house is about four feet off the ground, when you go in the back door, you go up steps, so we couldn't figure out a way to make it work."

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

A letter was received from:

Ivert Mayhugh, 1119 S. Crockett, Sherman, TX

"I have lived at 1119 South Crockett Street since July, 2000. The Jim Fallon property is located diagonally across Crockett Street from my home. I am a member of the Historical Preservation Board of the City of Sherman and have voted on several property additions and changes along Crockett Street

during the past several years. I know Judge Fallon to be very respectful of maintaining the historic image of our neighborhood and see no reason to object to this 3 foot variance.”

ACTION TAKEN.

Motion by Commission Member Patterson to approve the variance to allow a detached garage to be 3’ from the main structure in an R-1 (One Family Residential) District/Heritage Row Historical District at 1204 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF GARLAND SUNSET, LLC (OWNERS) AND MIRZA BAIG (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1509 WEST HOUSTON STREET, BEING 1.04 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF BLOCK 1 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

SUP & SITE PLAN –
LIQUOR STORE
1509 W. HOUSTON
(GARLAND
SUNSET, LLC)

(WITHDRAWN)

Mirza Baig, 206 Windy Hill Road, Sherman, TX

Mr. Baig appeared to represent the request and answer any questions. The property is located at 1509 West Houston Street between Tolbert Street and Sunset Boulevard; formerly PAC Furniture. The property is zoned a C-1 (Retail Business) District. The owner would like to open a liquor store at this location. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Baig explained “I own the convenience store (Sunset Food Mart) on Sunset Boulevard, which would be behind this store.”

Commission Member Vanderveer explained “the concrete on the east side of the building looks like grass has grown on the drive approach to get to the concrete.”

Mr. Baig explained “the entrance to the parking will be from Houston Street.”

Chairman Gilbert explained “this structure is pretty old and does not comply with the commercial standards, so it’s a little

bit different than being in a newer building or a retail strip. What type of things do you plan to do to improve this property?"

Mr. Baig explained "I plan to install hardy board siding on the east and west sides of the building, the front will be stone to make it nicer, the rear of the building will remain metal."

Chairman Gilbert asked if he had any elevations or pictures of what he was proposing.

Mr. Baig responded "no, but it will be done by the City codes."

Commission Member Vanderveer explained "on the parking, the front eight spaces on the Houston Street side seem to be outside the property line, so I'm not seeing enough room for the parking spaces; parking needs to be on your property and a parking space needs to be 9'X20'."

Chairman Gilbert asked "how many parking spaces are needed to comply."

Mr. Baig responded "fourteen parking spaces."

Mr. Shadden explained "twenty-six."

Mr. Baig explained I will only be using 2,400 square feet of the building for the liquor store; the other half will be used for warehouse."

Commission Member Davis asked "a warehouse for what, liquor?"

Mr. Baig explained "it will be storage for items for the Sunset Food Mart store."

Chairman Gilbert was concerned because "we don't have quite the full picture, I have concerns with the parking right there on Houston Street, it seems like if there is enough room to park there, then you are backing right onto Houston Street and that is pretty dangerous. Also, we would like to see some elevations of the improvements that are going to be made."

Mr. Baig explained "it is a big area, if I cannot have the parking in the front, I can move it to the side of the building; it is an acre lot."

Mr. Shadden explained "the parking spaces will need to be 9'X20' and on private property, not on the highway right-of-way."

Commission Member Vanderveer explained "the property line is next to the building and I don't think you have enough space in front for parking to be on your property."

Chairman Gilbert explained "we need to get an updated

elevation showing the improvements to the property and a site plan that works for the square footage. There is not enough information here to make a good decision.”

Mr. Shadden explained “he can withdraw until a such time he has enough information to come back, or you can make a motion to vote on it tonight or if everyone is in agreement you can table it.”

Mr. Baig request to withdraw the request.

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

A letter was received from:

Marylyn Branson, 203 N. Tolbert, Sherman, TX

“I am opposed to this request. The family oriented neighborhoods on Laurel, Tolbert and Sunset Boulevard do not need additional traffic or an enhanced possibility of undesirable “shoppers”. This neighborhood also includes Wakefield Elementary School, and Westwood Church of Christ. Bringing a liquor store into an established family oriented neighborhood complete with elementary school and church is not a good combination. Please consider the children in this area and deny this request.”

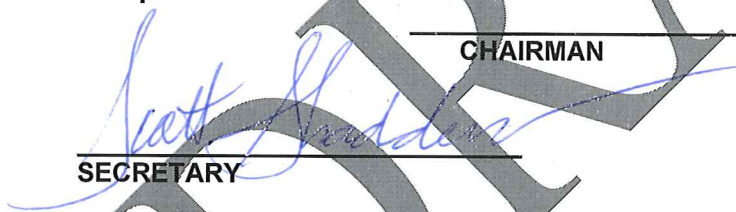
THE REQUEST WAS WITHDRAWN.

ADJOURNMENT

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

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 04/18/2017

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

Issue:

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

List of Agenda Items:

5. * 3213 & 3217 REDBUD TRAIL

The request of Lauren Whitney Scheibmeir and Raymond and Patsy Harman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3213 and 3217 Redbud Trail, being 1.536 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 11 & 12, Block 7, Belvedere Estates Addition, as follows;

Planning and Zoning Commission

Replat Lots 11 & 12, Block 7, Belvedere Estates Addition

8. * 2709 DOVER DRIVE & 2702 YORKSHIRE DRIVE

The request of Grover & Kathleen Tuggle and Ann Mooney (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 2709 Dover Drive and 2702 Yorkshire Drive, being 0.8214 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lots 1 and 16, Block 4, Windsor Place Addition, as follows;

Planning and Zoning Commission

Replat approval of Tuggle Replat in Windsor Place, being a Replat of Lots 1 and 16, Block 4, Windsor Place Addition.

12. * 1600 W. WASHINGTON STREET

The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Board

Preliminary Plat approval of Sunset Crossing

13. * 5209 TEXOMA PARKWAY

The request of Flanagan Outdoor Power Equipment & Services, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5209 Texoma Parkway, being 4.33 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Board

Replat approval of CAJC Addition

15. * 1711 & 1715 N. WOODS STREET

The request of Mike and Gina Adams (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 1711 and 1715 North Woods Street, being part of Lots 7, 8, 9 and 10 and an abandoned alley in Block 3, W.M. Shannon's Supplement, containing 0.762 acres, as follows:

Planning and Zoning Board

Replat W.M. Shannon's Supplement, Block 3, Lot 7R



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

5.

Meeting Date: 04/18/2017

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:

*** 3213 & 3217 REDBUD TRAIL**

The request of Lauren Whitney Scheibmeir and Raymond and Patsy Harman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 3213 and 3217 Redbud Trail, being 1.536 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 11 & 12, Block 7, Belvedere Estates Addition, as follows;

Planning and Zoning Commission

Replat Lots 11 & 12, Block 7, Belvedere Estates Addition

Background:

The property is located at 3213 and 3217 Redbud Trail between Stephens Circle and Cypress Grove Road in West Sherman and is zoned an R-1 (One Family Residential) District. The owners would like to replat the two lots to move the lot lines to enlarge the driveway on one of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

Lauren Whitey Scheibmeir and Raymond and Patsy Harman (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

125

Objections Received:

0

Attachments

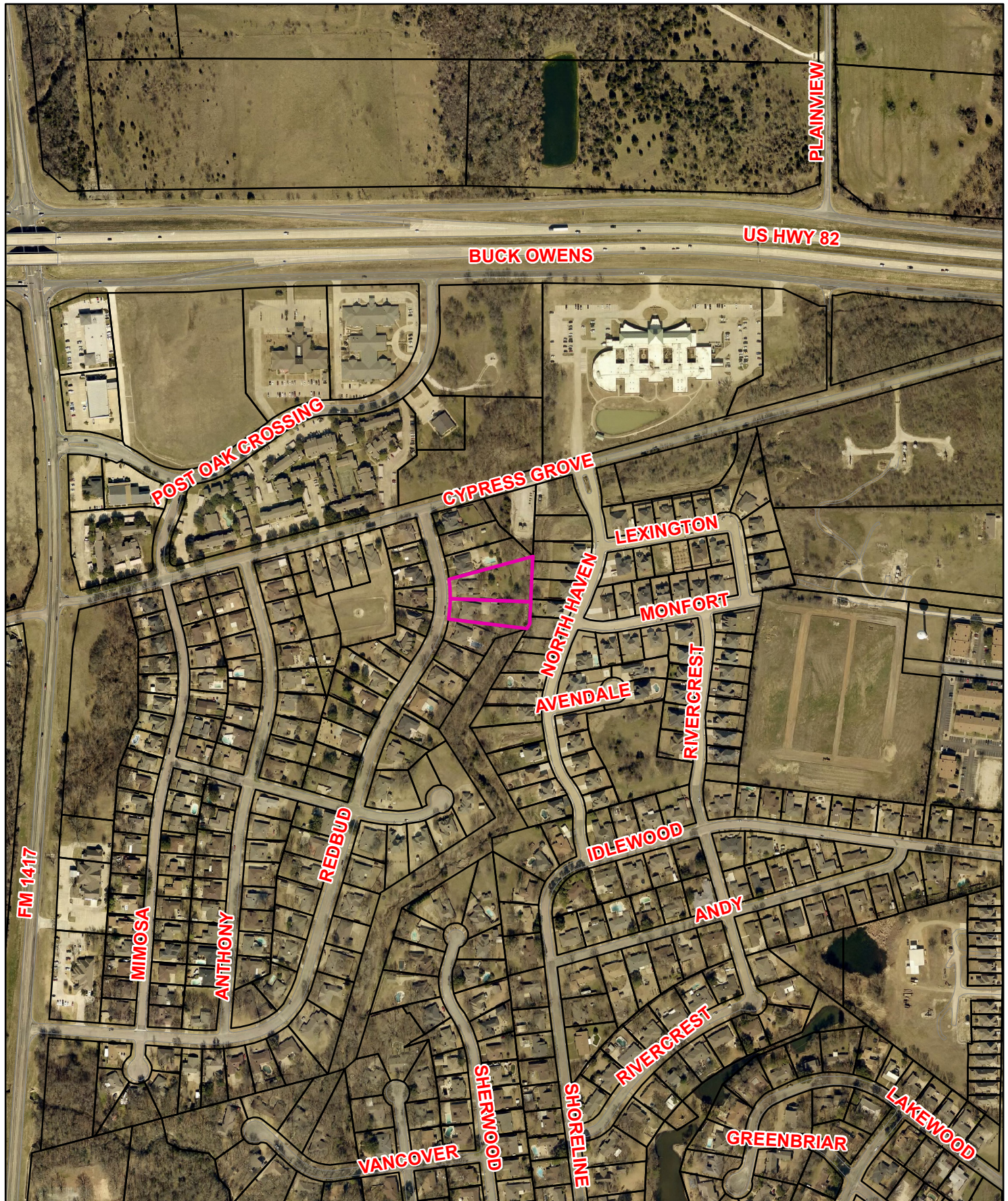
Location Map

Zoning Map

Zoning Sign Photo

Replat

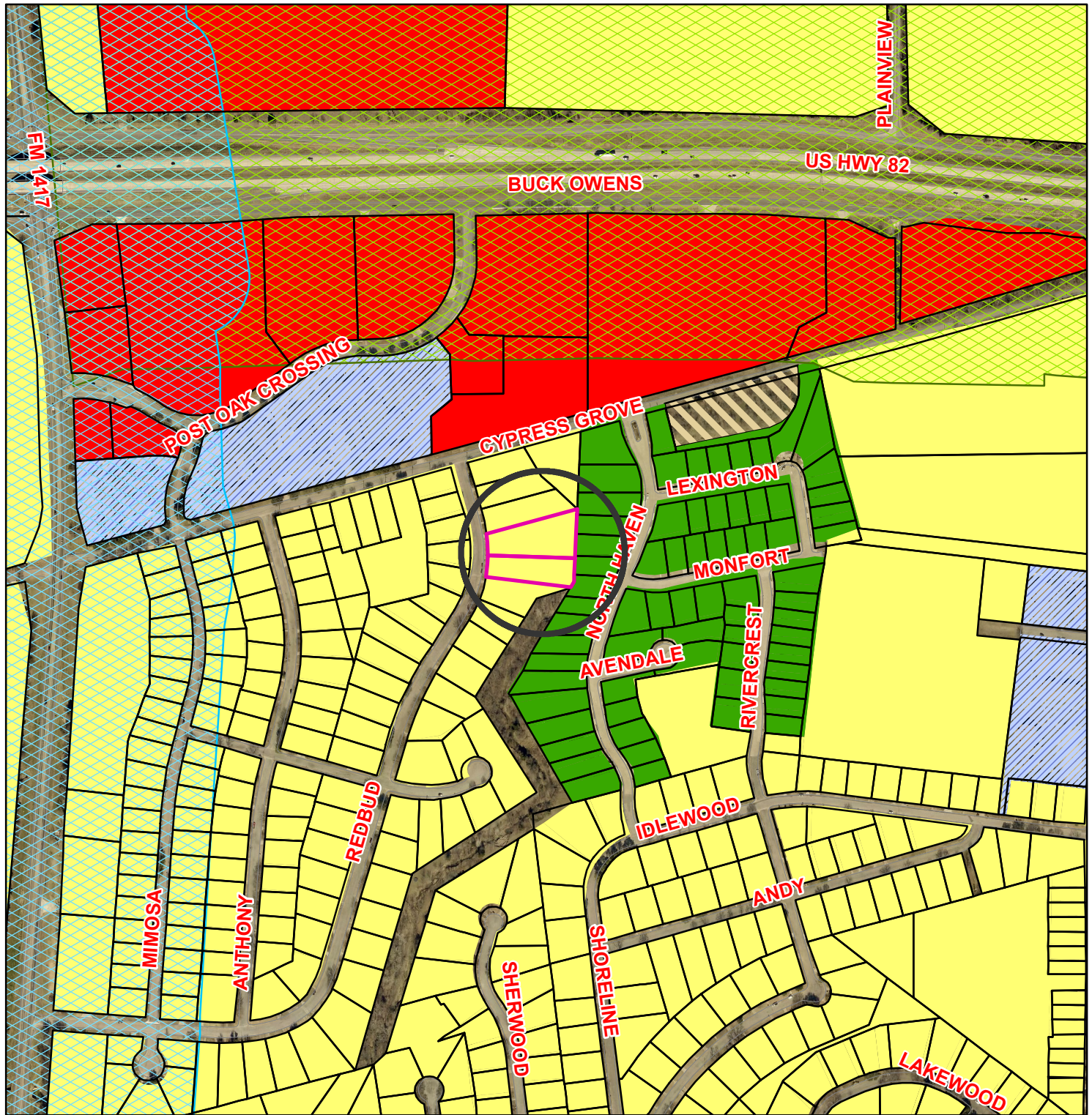
Staff Review Letter



Sherman 3213 & 3217 Redbud Trail
 CLASSIC TOWN. BROAD HORIZON. Replat Lots 11 & 12, Blks. 7, Belvedere Estates



1 in = 484 ft



3213 & 3217 Redbud Trail Replat Lots 11 & 12, Blks. 7, Belvedere Estates

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

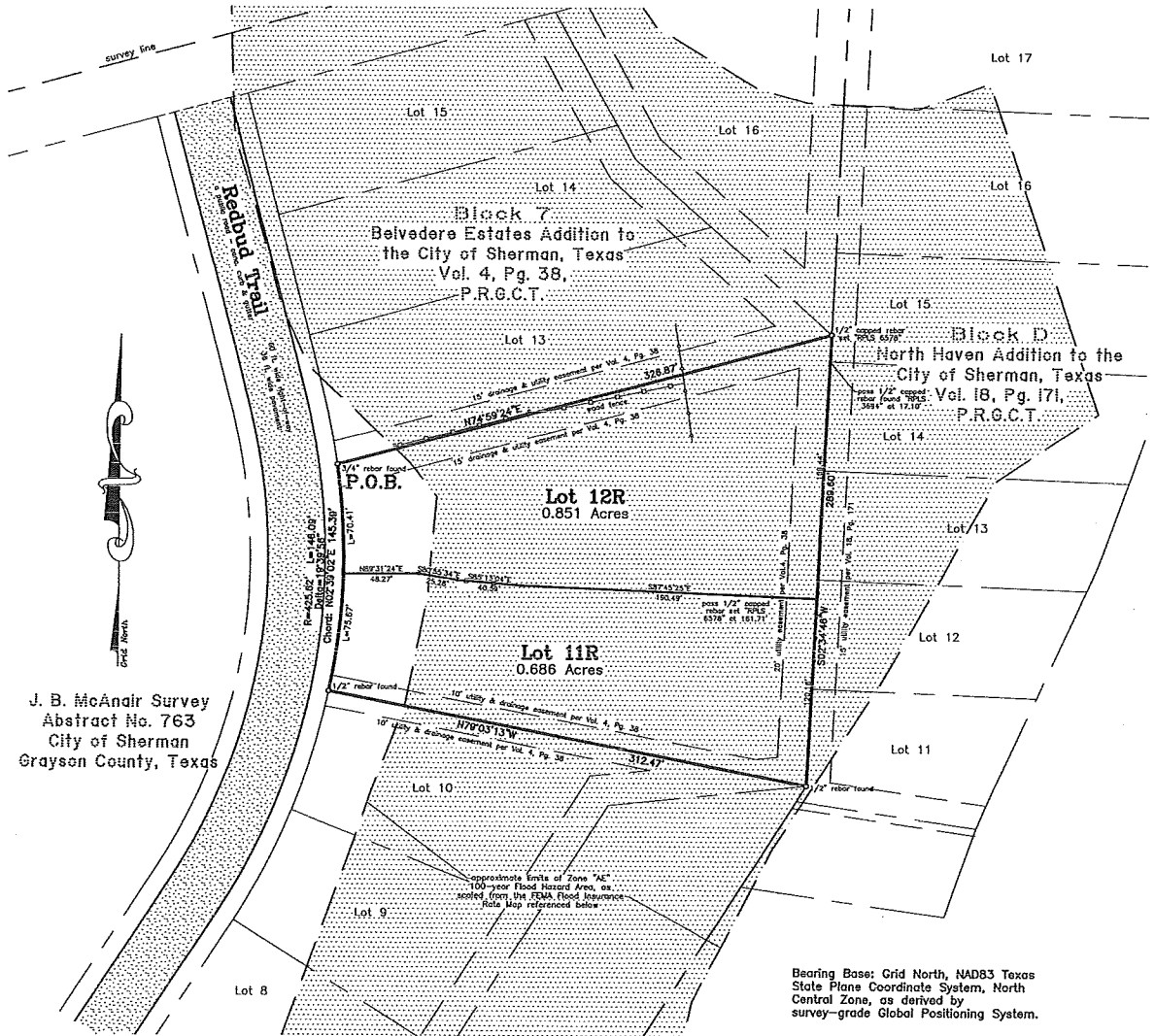
1 in = 484 ft

3217 Redbud Trail



3213 Redbud Trail





Replat of Lots 11 & 12, Block 7, Belvedere Estates Addition to the City of Sherman, Texas 1.536 Acres in the

**J. B. McAnair Survey
Abstract No. 763**

Lauren Whitney Scheibmeir

Owner of Lot 11

Raymond A. Harman & Patsy Harman

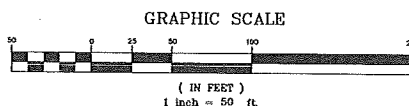
Owners of Lot 12

General Notes:

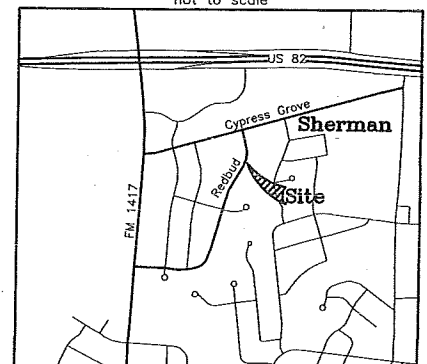
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as noted from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 F, Revised Date: September 29, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

Job No. CGS35217

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810



Location Map
not to scale



STAFF REVIEW LETTER

April 10, 2017

Lauren Whitney Scheibmeir
3213 Redbud Trail
Sherman, TX 75092

Raymond A. & Patsy Harman
3217 Redbud Trail
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 11 & 12, Block 7, Belvedere Estates Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Calls on legal description must match drawing.
7. Show complete ownership blocks for all property owners. Also show Owners' addresses below Addition block.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager



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

6.

Meeting Date: 04/18/2017

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:

6120 N. U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 2.0689 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a QuikTrip Convenience Store with Gasoline Sales

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691. The prospective buyer would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,858 square foot, 24 hour QuikTrip Convenience Store with gasoline sales. The convenience store will have twenty (20) fueling stations for retail motor fuel sales, which will operate twenty-four (24) hours a day, seven (7) days a week. The exterior finish on the building will be brick veneer. Sixty-two (62) parking spaces will be provided.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

Origination:

Stanley Blythe (Owner)

QuikTrip (Tenant)

John Pimentel (Representative)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

2

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

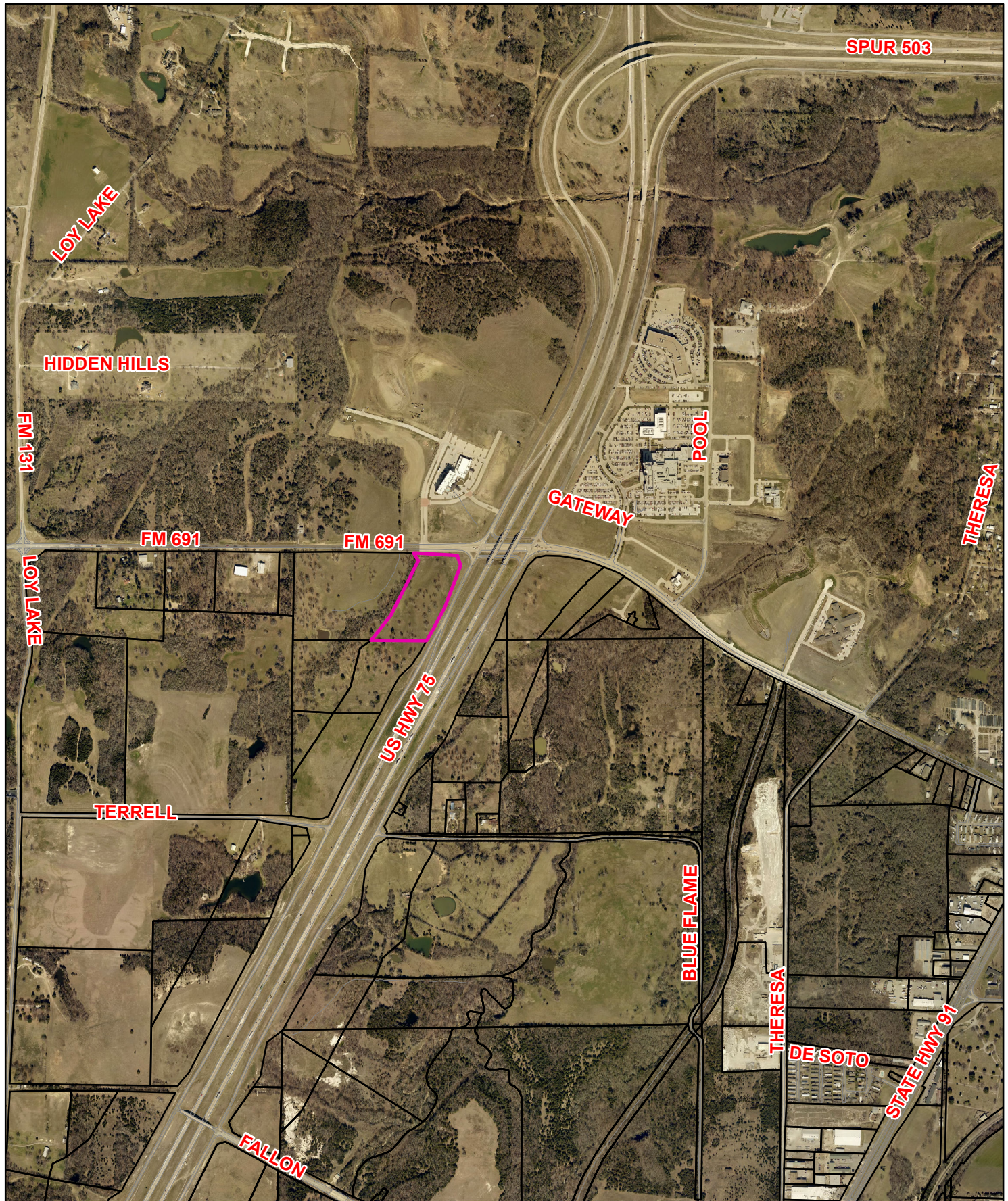
Survey/Topo

Site Plan

Elevations

Landscape Plan

Staff Review Letter

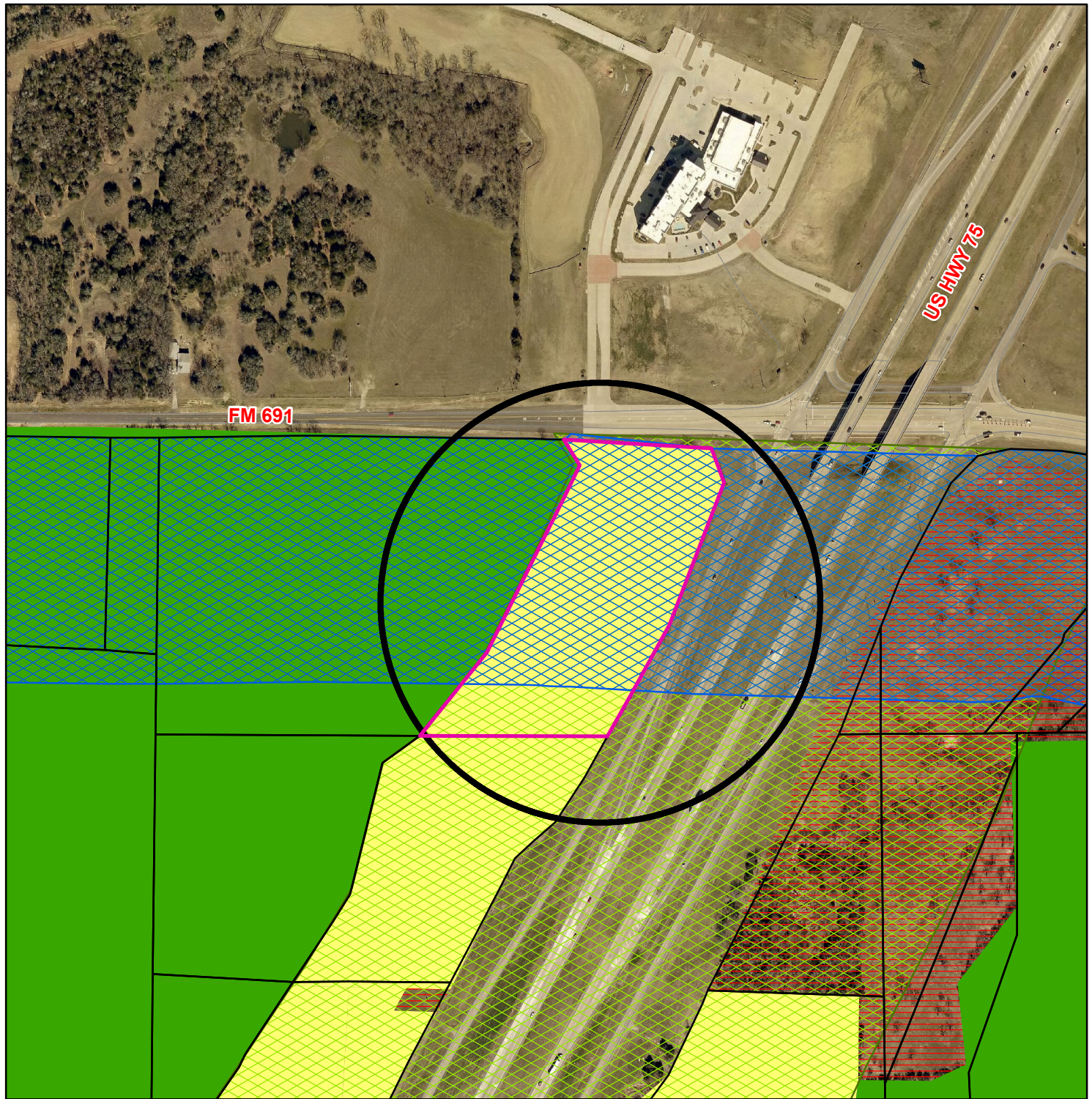


6120 N. U.S. Highway 75



1 in = 1,250 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

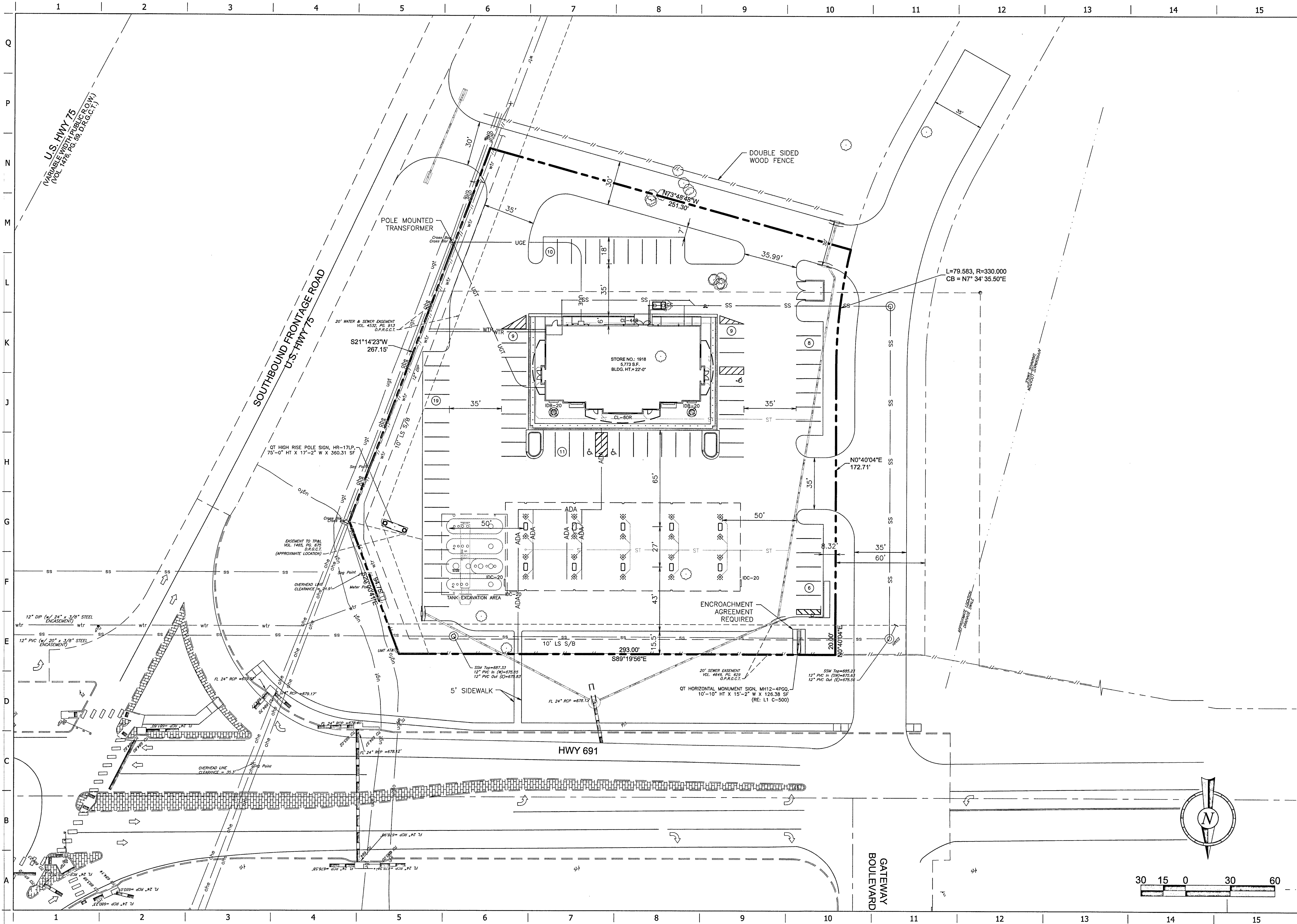
1 in = 400 ft

6120 N. U.S. Highway 75



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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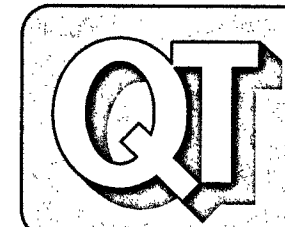
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PROJECT NO.:#####

QuikTrip No. 1918

SWC HWY 75 & HWY 691
SHERMAN, TX



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PROTOTYPE: P-69 (11/01/16)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV / DATE / DESCRIPTION

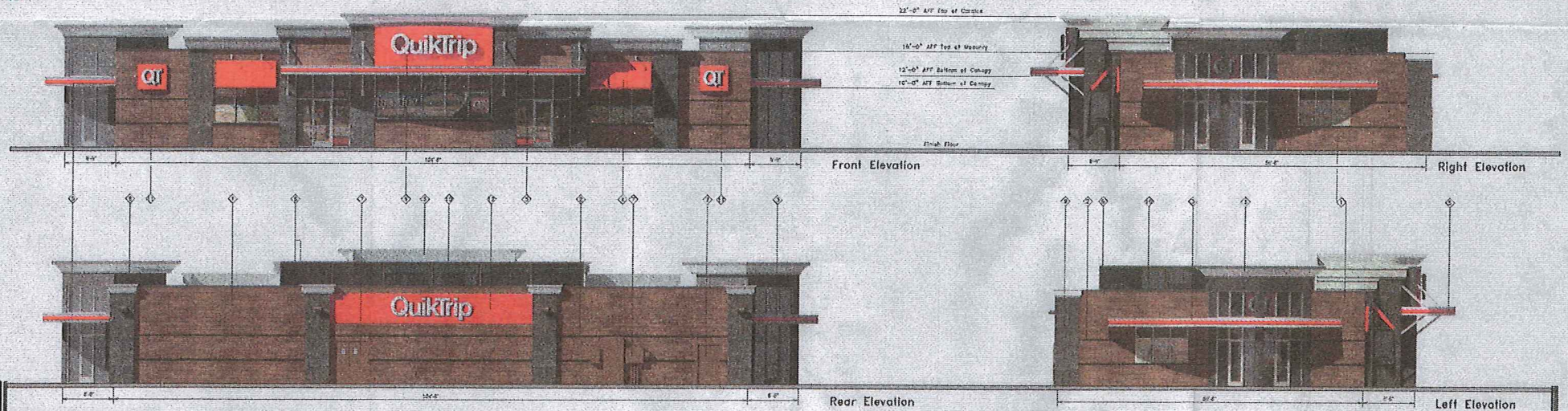
ORIGINAL ISSUE DATE:

SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER:

1



QuikTrip.

4305 South 128th East Ave.
Tulsa, OK 74134-7000
P.O. Box 3475
Tulsa, OK 74110-9475
(918) 510-2700

Store # 1918 Angle Entry w/ CL-44R Rear Signage

Address: SWC of FM 691 & US 75

City, State: Sherman, TX

Serial # 08-1918-BSPI

Scale: 1/16"=1'-0"

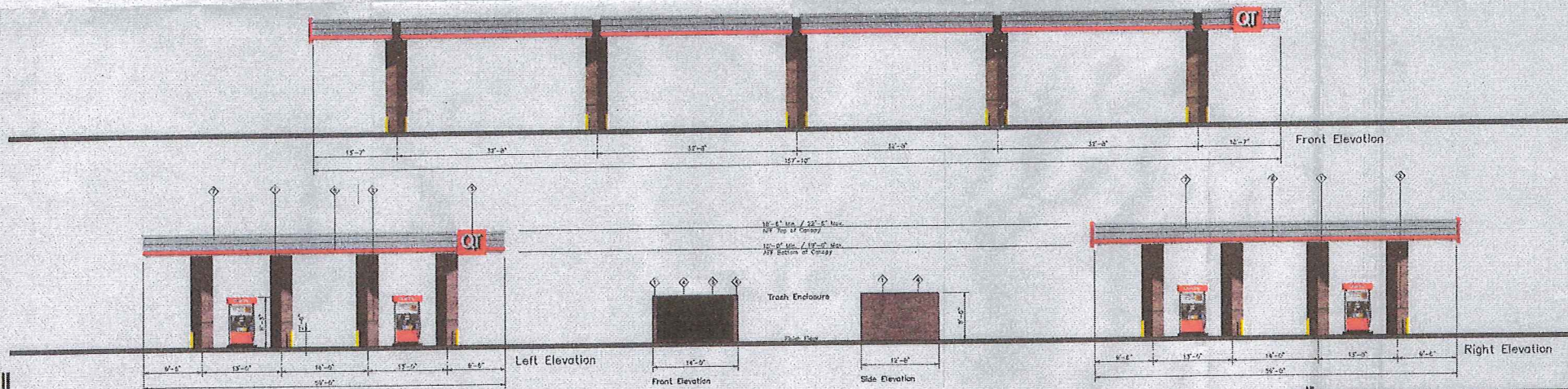
Issue Date: 12.06.16

Drawn By: TR

Rev/Notes:

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#	FINISH	MANUFACTURER	SPECIFICATION
1	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
2	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
3	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
4	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
5	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
6	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
7	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
8	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
9	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
10	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
11	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)
12	FOUNDATION	INTERLOCK BRICK	ASTM INTERNATIONAL (ASTM)



QuikTrip

4700 Smith 120th East Ave.
Tulsa, OK 74124-7008
P.O. Box 2470
Tulsa, OK 74101-2475
(918) 613-7710

Store # 1918 Double Stack 10 Canopy Elevations

Serial # 08-1918-GD10

Scale: 1/16"=1'-0"

Issue Date: 11.23.16

Drawn By: JK

Rev/Notes:

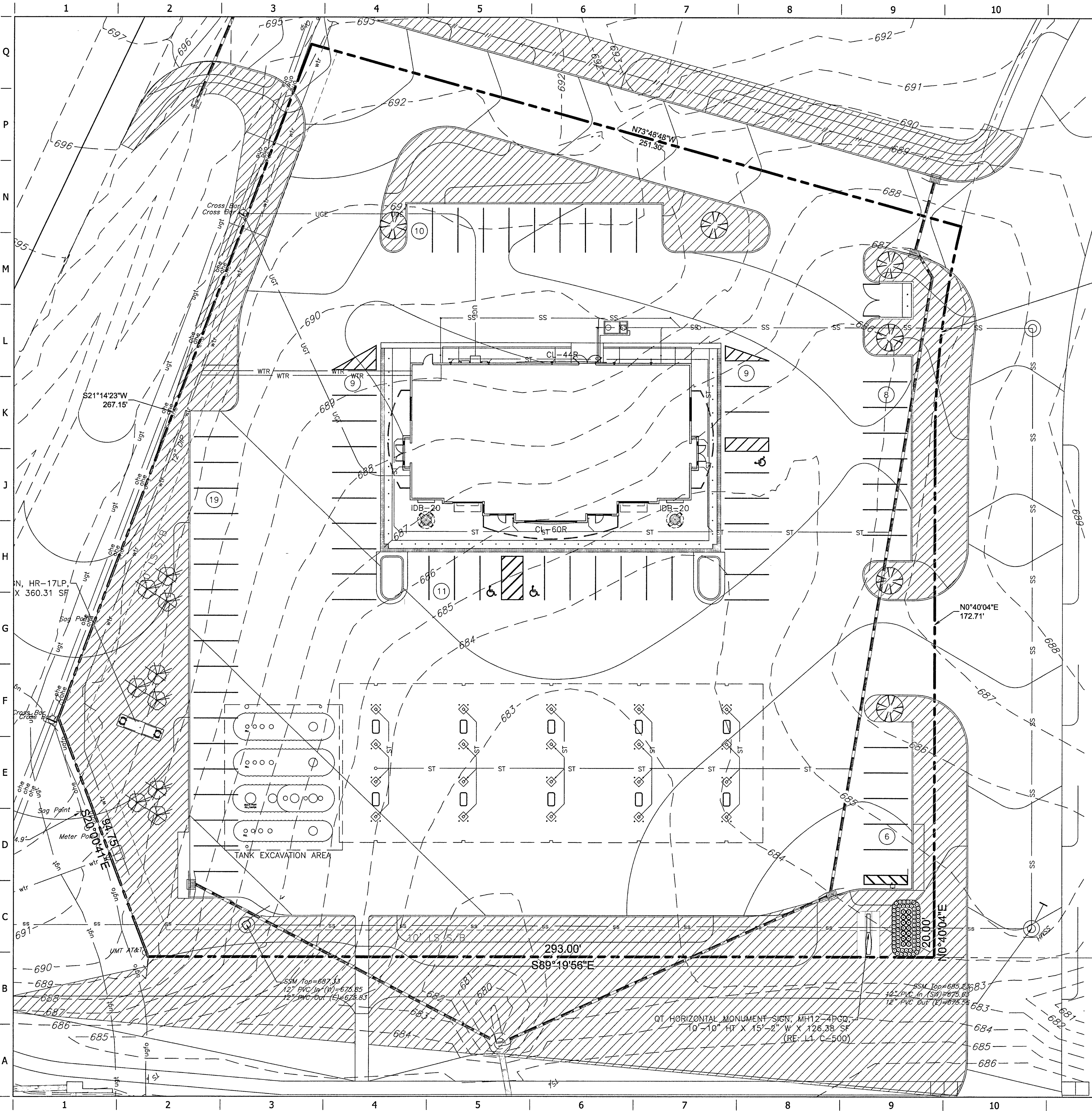
Address: SWC of FM 691 and US 75

City, State: Sherman, TX

QD	REVISION	MANUFACTURER	DESCRIPTION
1	CONSTRUCTION	STANDARD 1000	STANDARD 1000 1000
2	DESIGN	STANDARD 1000	STANDARD 1000 1000
3	DESIGN	STANDARD 1000	STANDARD 1000 1000
4	DESIGN	STANDARD 1000	STANDARD 1000 1000
5	DESIGN	STANDARD 1000	STANDARD 1000 1000
6	DESIGN	STANDARD 1000	STANDARD 1000 1000
7	DESIGN	STANDARD 1000	STANDARD 1000 1000
8	DESIGN	STANDARD 1000	STANDARD 1000 1000
9	DESIGN	STANDARD 1000	STANDARD 1000 1000
10	DESIGN	STANDARD 1000	STANDARD 1000 1000

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FILE LOCATION: \\vaull_07_08 Dallas\08-1918\01 Civil\08-1918 Civil.dwg TAB NAME: Landscape USER: acorton SAVED: 3/13/2017 11:01 AM PLOTTED: 3/27/2017 5:45 PM



Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" x 10" HT MIN	64	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 16" HT MIN	14	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
FRONTRAGE TREES	⊗	CAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	09	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	CHINESE PISTACHE <i>Pistacia Chinensis</i>	2" CALIPER 12' HT	06	
SOD	▨	TIFWAY 419 BERMUDA SOD		23,370 S.F.	

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS	REQUIRED ORDINANCE	PROVIDED
	LANDSCAPE AREA MUST BE AT LEAST 10% OF TOTAL DRIVE AND PARKING AREA DRIVE AND PARKING AREA=59,815 SF * .1=5,982	23,370 SF PROVIDED =39%
GENERAL TREE REQUIREMENTS	MINIMUM OF 40% OF REQUIRED LANDSCAPE AREA MUST BE USED AS ISLANDS 2,392.8 SF REQUIRED	2,900 SF PROVIDED =48.5%
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST

QuikTrip No. 1918

SWC HWY 75 & HWY 691
SHERMAN, TX



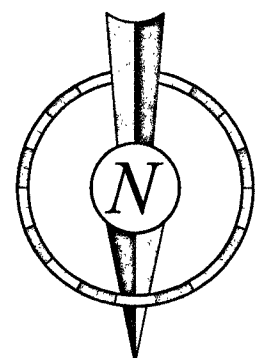
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PROTOTYPE: P-89 (11/01/16)
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100



STAFF REVIEW LETTER

April 12, 2017

Stanley L. Blythe
1105 Emerald Ct.
Colleyville, TX 76034

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

QuikTrip Corporation
John Pimentel
1120 N. Industrial Blvd.
Euless, TX 76039

Dear Applicants,

The request for site plan approval for a QuikTrip Convenience Store with Gasoline Sales for the property located at 6120 North U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the O-1.3 (F.M. Highway 691) Overlay District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 691 right-of-way.
6. The exterior façade is required to be masonry or equivalent unless an exception is approved.
7. The fence is located outside the property line; it will need to be on your private property.
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
9. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. The trash dumpster will need to be located inside the main building area.
12. Restrict lighting in and around the windows; no flashing of intermittent lights or lights that change colors that cause a glare or brightness to a degree that constitutes a hazard or nuisance to traffic is allowed.
13. Review the zoning and development ordinance for additional requirements.
14. 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:

15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
16. Platting of the property is required.
17. Additional water line easement required on F.M. 691.
18. Water to be extended to serve the development.
19. City may consider oversizing water line.
20. Waterline to be installed 10 feet from existing sewer.
21. Require 25 foot water/sewer easement along F.M. 691 and U.S. Hwy. 75.
22. Pro-Rata for sewer only will be due at the time of development.
23. Verify fire lane requirements with Fire Marshall.
24. Street off of F.M. 691 should be a dedicated street.
25. Street off of U.S. Hwy. 75 to be a private drive with a mutual access easement.
26. Sign may have to be moved per widened easement.
27. Encroachment agreement requirement for signs within easement.
28. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
29. Detention in accordance with City criteria will be required as the site develops.
30. The location of the trash receptors must be approved by the Public Works Department.
31. Both driveway accesses shall have properly designed drainage culverts.
32. Coordinate with TxDOT regarding drainage on F.M. 691.
33. Water line shall be extended to the northwest property line.
34. Pro-Rata shall be required for connection to the existing sewer line.
35. Side streets shall not be in a radius and shall have Type III barricade for street continuation to the south.
36. Require agreement from Owner to cover costs of moving and/or repairing sign if necessary due to sign encroaching into easement.
37. Sign may have to be moved due to widening of easement.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 04/18/2017

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:

6120 N. U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 2.0689 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 6.8, Subsection (5) (a) and Section 7, Subsection (14)(i) to allow a 439 square foot, 75' tall freestanding sign, 20' from the property line along U.S. Highway 75 in lieu of the required 100' setback and the allowed 300 square foot, 50' tall freestanding sign in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.
- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14) (i)(1) and Section 6.8.5, Subsection (11) to allow an additional 154 square foot, 10' 10" tall, monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall, 25' from the property line along FM 691 in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691. The prospective buyer would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,858 square foot, 24 hour QuikTrip Convenience Store with gasoline sales. QuikTrip Convenience Store would also like to erect two signs on the property: a 439 square foot, 75' tall freestanding pole sign, 20' from the property line along U.S. Highway 75; and a 154 square foot, 10' 10" tall monument sign on the property line along FM 691.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

Origination:

Stanley Blythe (Owner)

QuikTrip (Tenant)

John Pimentel (Representative)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

2

Objections Received:

0

Attachments

Location Map

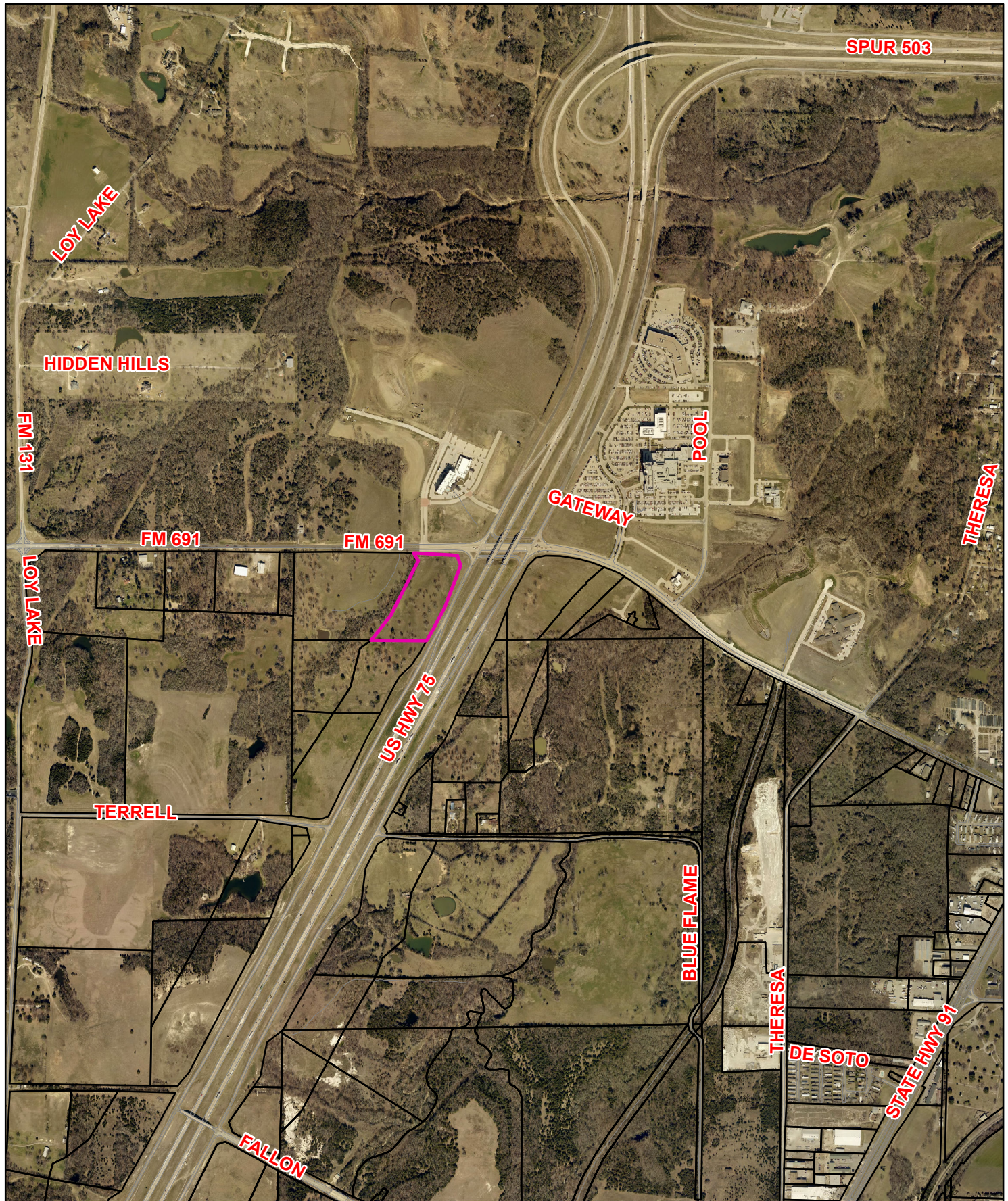
Zoning Map

Zoning Sign Photo

Site Plan

Pole Sign Elevations

Monument Sign Elevations

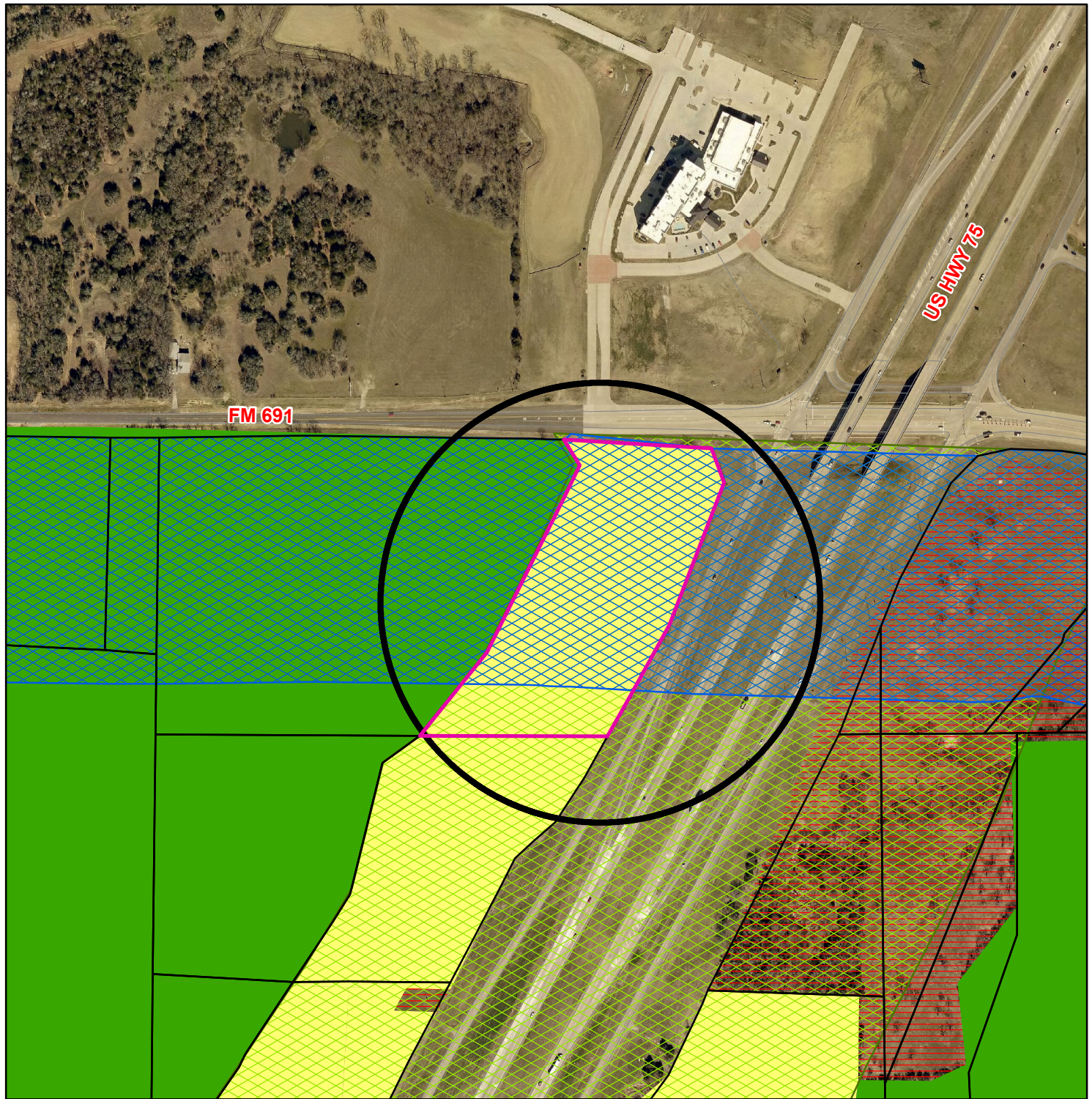


6120 N. U.S. Highway 75



1 in = 1,250 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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

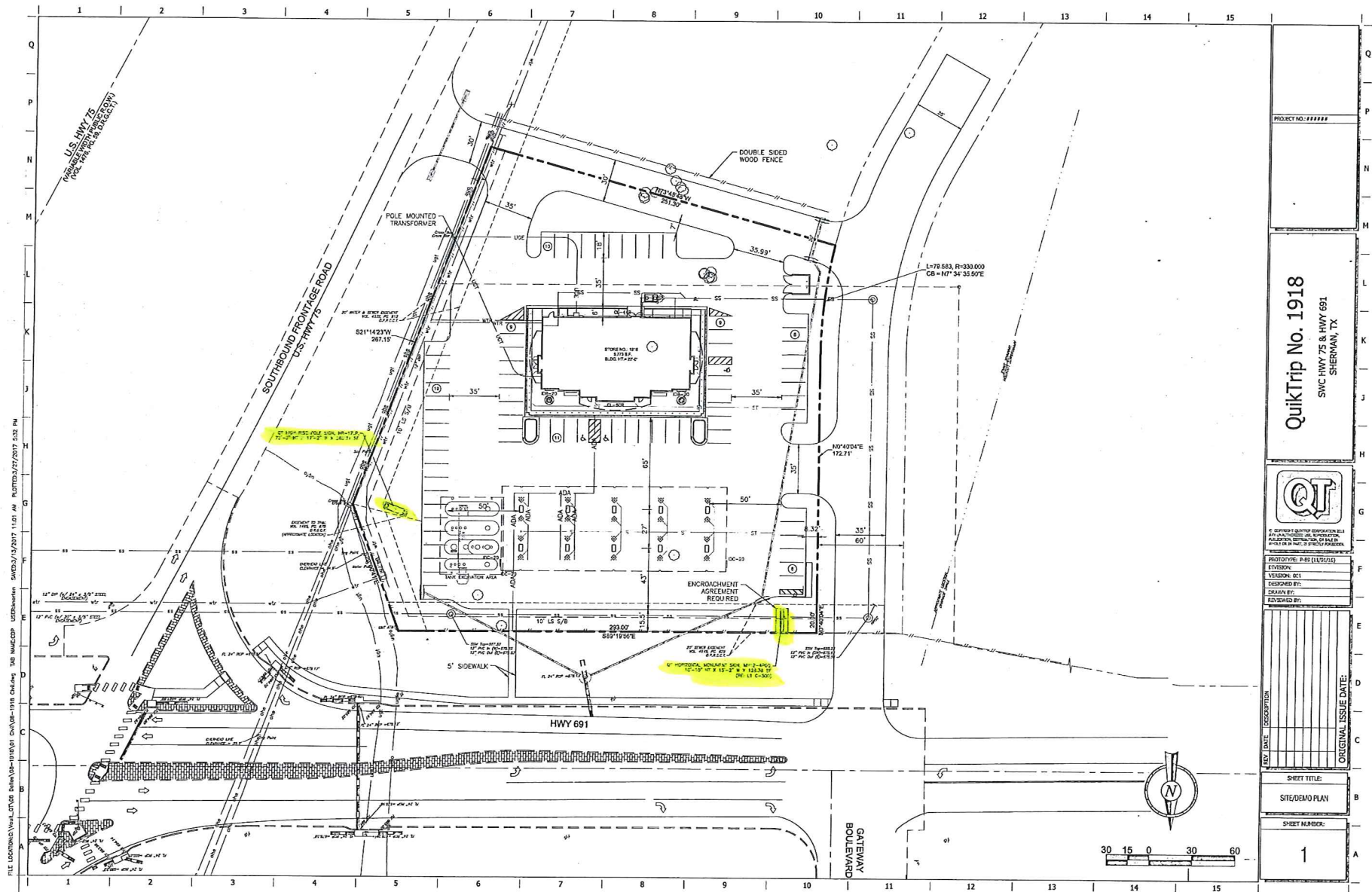


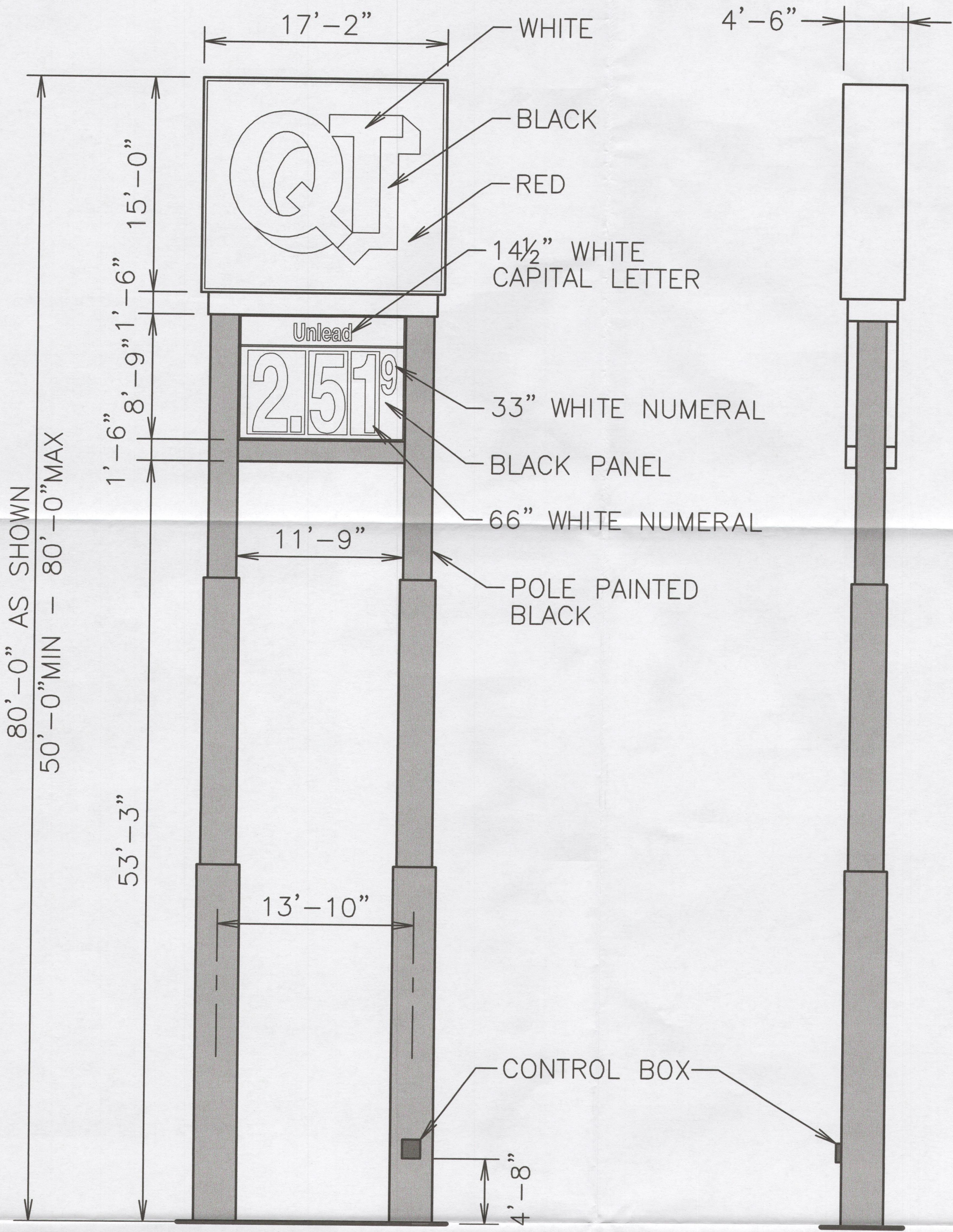
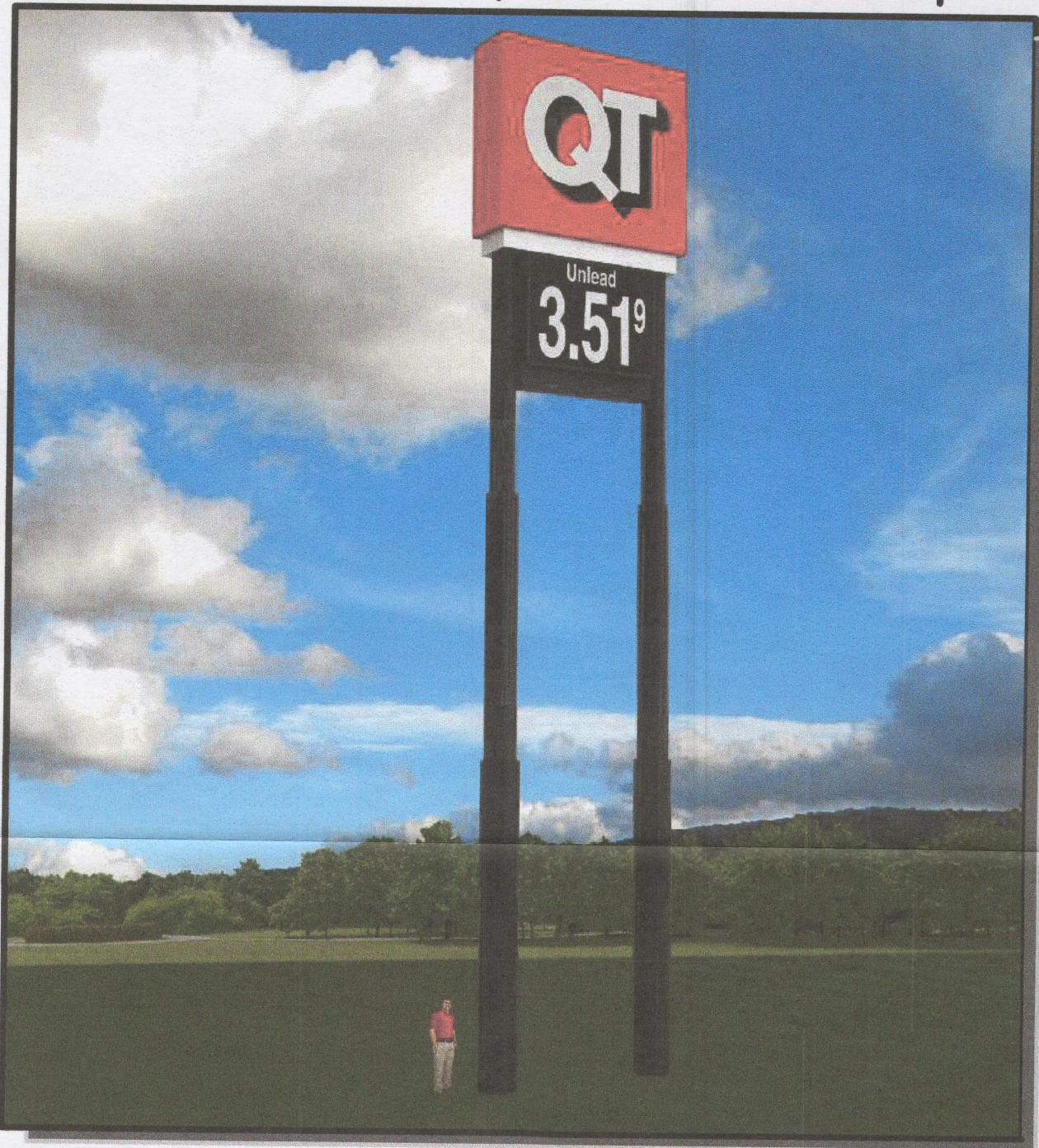
NOT TO SCALE

1 in = 400 ft

6120 N. U.S. Highway 75







High Rise
Custom Pole Sign
HR-17LP @ 80ft

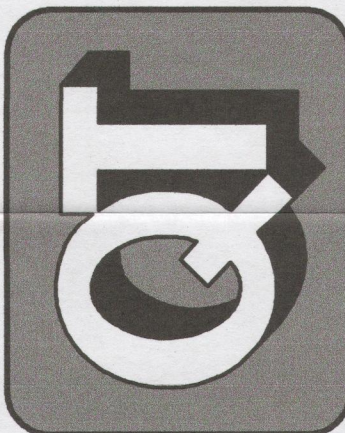
NOTES			
		DRAWN BY	XXX
		ISSUE DATE	12/9/14

SQUARE FOOTAGE			
	TYPEFACE		
	INSIDE CAN		
		ENTIRE SIGN	360

SPECIFICATIONS:

- Logo:** Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
- Unlead Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
- Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Column supports painted Akzo Noble Black Low Gloss.

SCALE:
1/16" = 1'-0"
SERIAL NUMBER:
HR-17LP
STORE NUMBER:



STORE NUMBER:



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

8.

Meeting Date: 04/18/2017

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:

*** 2709 DOVER DRIVE & 2702 YORKSHIRE DRIVE**

The request of Grover & Kathleen Tuggle and Ann Mooney (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property at 2709 Dover Drive and 2702 Yorkshire Drive, being 0.8214 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lots 1 and 16, Block 4, Windsor Place Addition, as follows;

Planning and Zoning Commission

Replat approval of Tuggle Replat in Windsor Place, being a Replat of Lots 1 and 16, Block 4, Windsor Place Addition.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Grover & Kathleen Tuggle and Ann Mooney (Owners)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

68

Objections Received:

0

Attachments

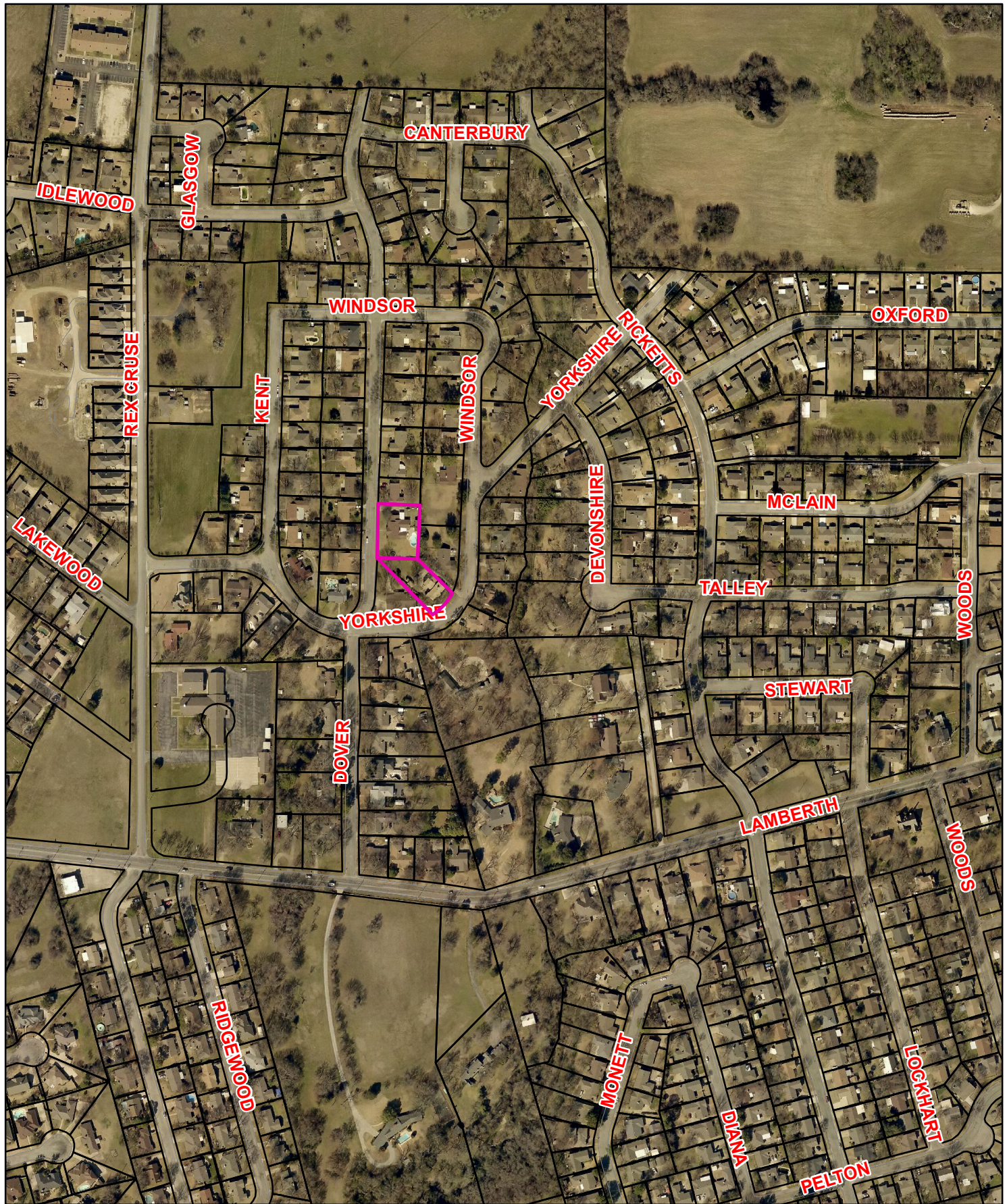
Location Map

Zoning Map

Zoning Sign Photo

Replat

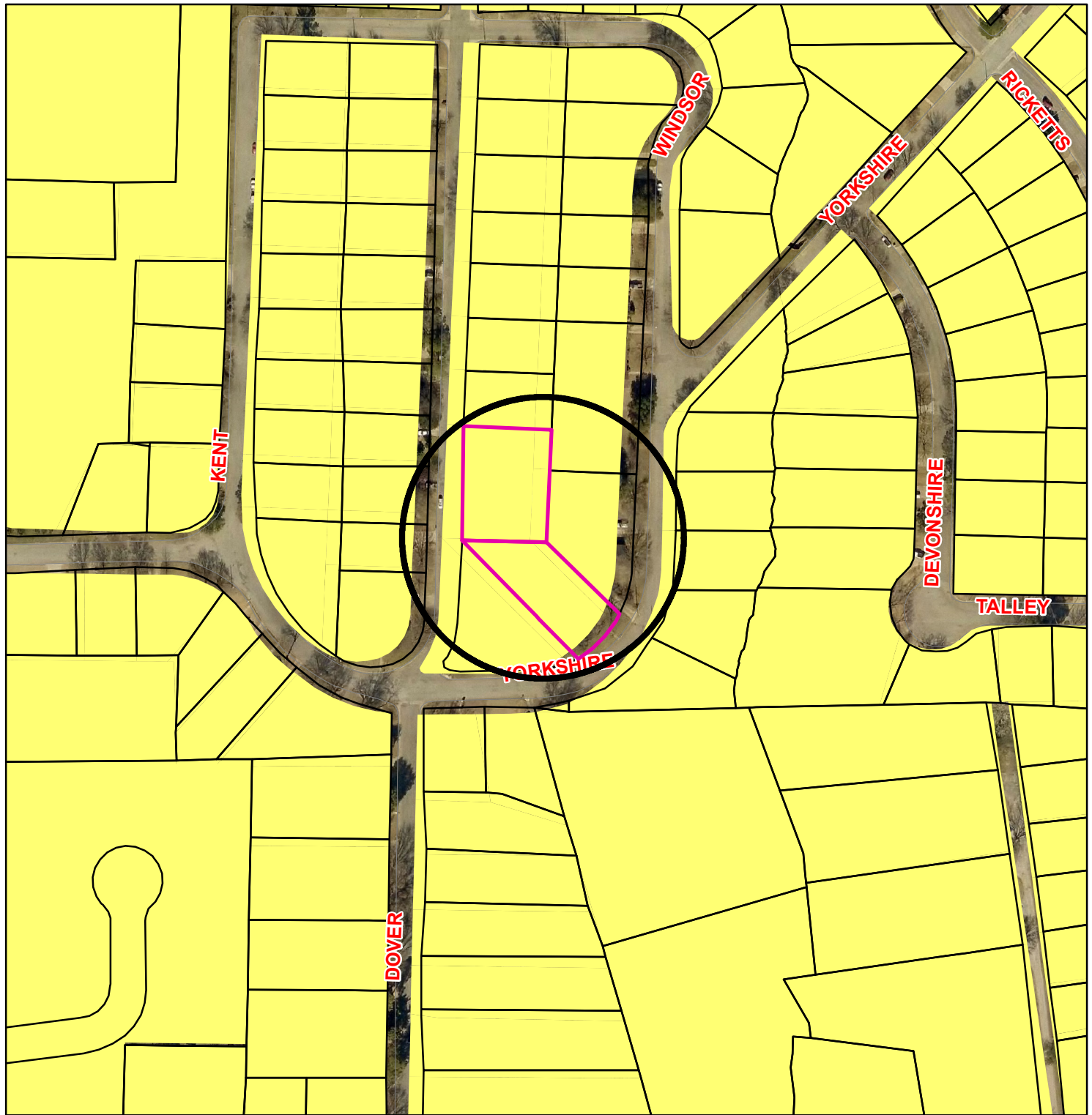
Staff Review Letter



**2709 Dover Drive & 2702 Yorkshire Drive
Tuggle Replat in Windsor Place**



1 in = 387 ft



2709 Dover Drive & 2702 Yorkshire Drive Tuggle Replat in Windsor Place

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

2709 Dover



2702 Yorkshire





(being a Replat of Lots 1 and 16,
Block No. Four, Windsor Place Addition)

to the City of Sherman, Texas

0.8214 acres

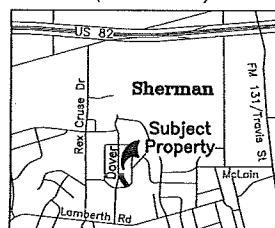
in the

J. B. McAnair Survey Abstract No. 763

Owners of Lot 1R:
Grover C. Tuggle, Jr. & Kathleen Tuggle
P.O. Box 1921
Sherman, Texas 75091

Owners of Lot 16R:
Ann Mooney
2702 Yorkshire Drive
Sherman, Texas 75092

Vicinity Map
(not to scale)



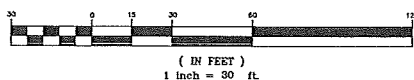
Page 1 of 2

General Notes:

1. Water supply provided by City of Sherman.
2. Sewer service provided by City of Sherman.
3. Electrical services provided by Onco Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across sold lots.
6. The City of Sherman will not be responsible for the maintenance and operation of the improvement or improvements provided of erosion control.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4618010220/F, Revised Date: September 29, 2010.
8. The City of Sherman and the City Engineer or a licensed surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The City and addition place does have without the benefit of title commitments. Only the easements as shown on the filed plat of Windsor Place Addition are addressed herein.

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

GRAPHIC SCALE



STAFF REVIEW LETTER

April 10, 2017

Grover C. Tuggle, Jr. & Kathleen Tuggle
P.O. Box 1921
Sherman, TX 75091

Ann Mooney
2702 Yorkshire Drive
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Tuggle Replat in Windsor Place has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove frame building from plat.
6. Extend Texas Power & Light Company Easement through subject properties.
7. Remove new building lines from plat.
8. All aspects of the R-1 (One Family Residential) District and the accessory building ordinance must be followed.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager



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

9.

Meeting Date: 04/18/2017

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:

820 N. SAM RAYBURN FREEWAY

The request of Concord Village Apartments (Owners), Lisa Hankey (Representative), H&H Drafting and Design (Draftsman) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 820 North Sam Rayburn Freeway, being 3.647 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

R-2 (Multi-family Residential) District Zoning – 0.32 acres in the J.B. McAnair Survey, Abstract No. 763, Zone change and site plan approval for an addition of a triplex and office for Concord Village Apartments under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an extension of a 6' wood privacy fence, in lieu of the required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.

Background:

The property is located at 820 North Sam Rayburn Freeway, between Brockett and Birge Streets; Concord Village Apartments is the tenant. Concord Village Apartments purchased this tract in 2001, it was part of a tract with a house located on the lot on North Woods Street. A zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District was approved by the Planning and Zoning Commission on August 16, 2011, but was denied at the City Council Meeting on this property. At that time, they were proposing a two-story, twelve bedroom apartment building with eight units. An exception to allow an addition to a 6' privacy fence in lieu of the required masonry perimeter wall to surround the development was denied at the August 16, 2011 Planning and Zoning Commission based on the opposition from the neighborhood, the proximity of the housing in the neighborhood and the ordinance that was in place.

The owner is requesting to rezone a 0.321 acre tract to the north for an addition to the existing apartment

complex. The addition will be a single story triplex (2 - two bedroom apartments and 1 - one bedroom apartment) with an attached 593 square foot office for the apartment complex; for a total of 3,770 square feet. The exterior finish on the building will be brick. They are also requesting an exception to allow the extension of a 6' tall wood privacy fence in lieu of the required masonry perimeter wall.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Concord Village Apartments (Owners)
Lisa Hankey (Representative)
H&H Drafting and Design (Draftsman)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

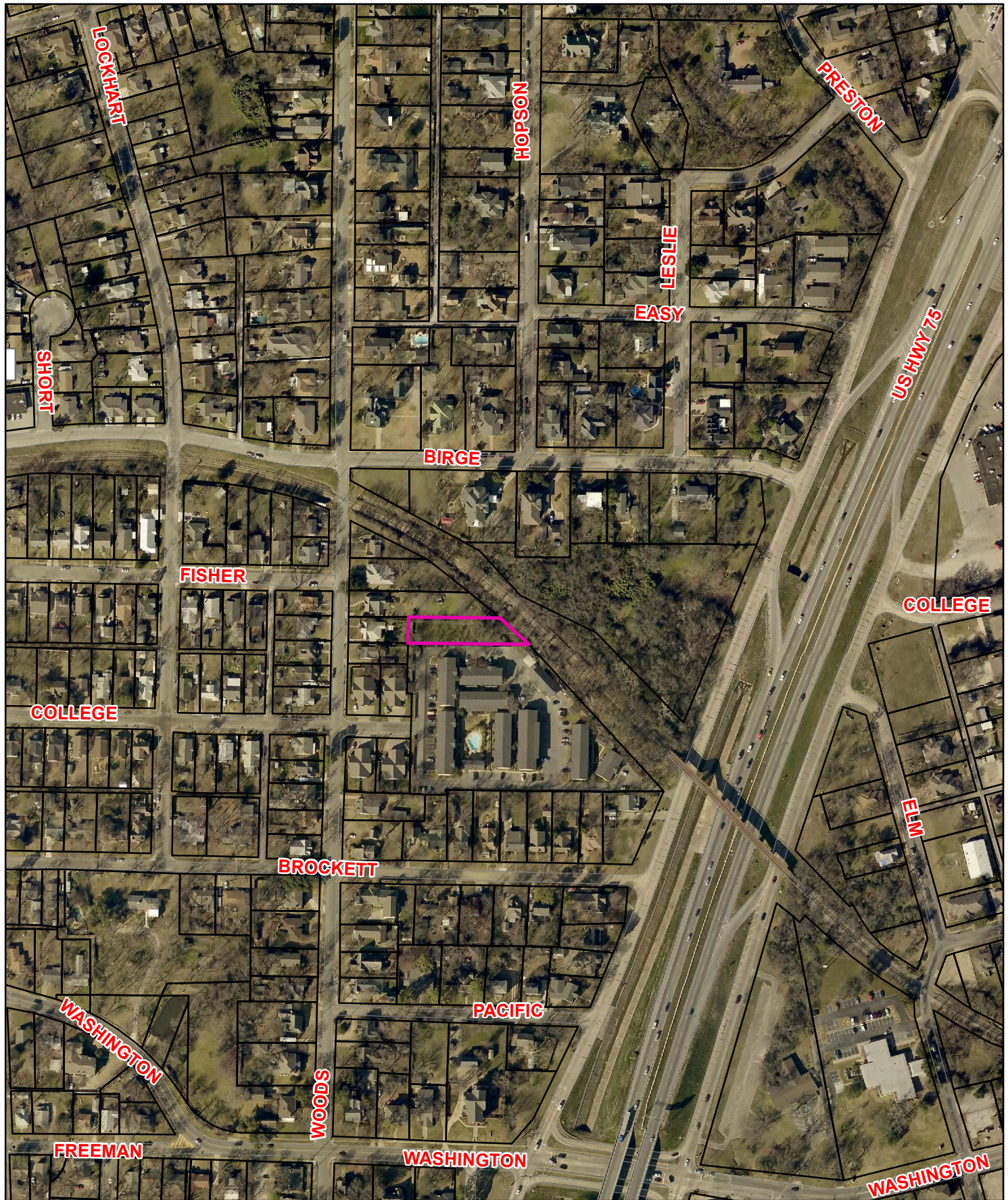
13

Objections Received:

0

Attachments

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

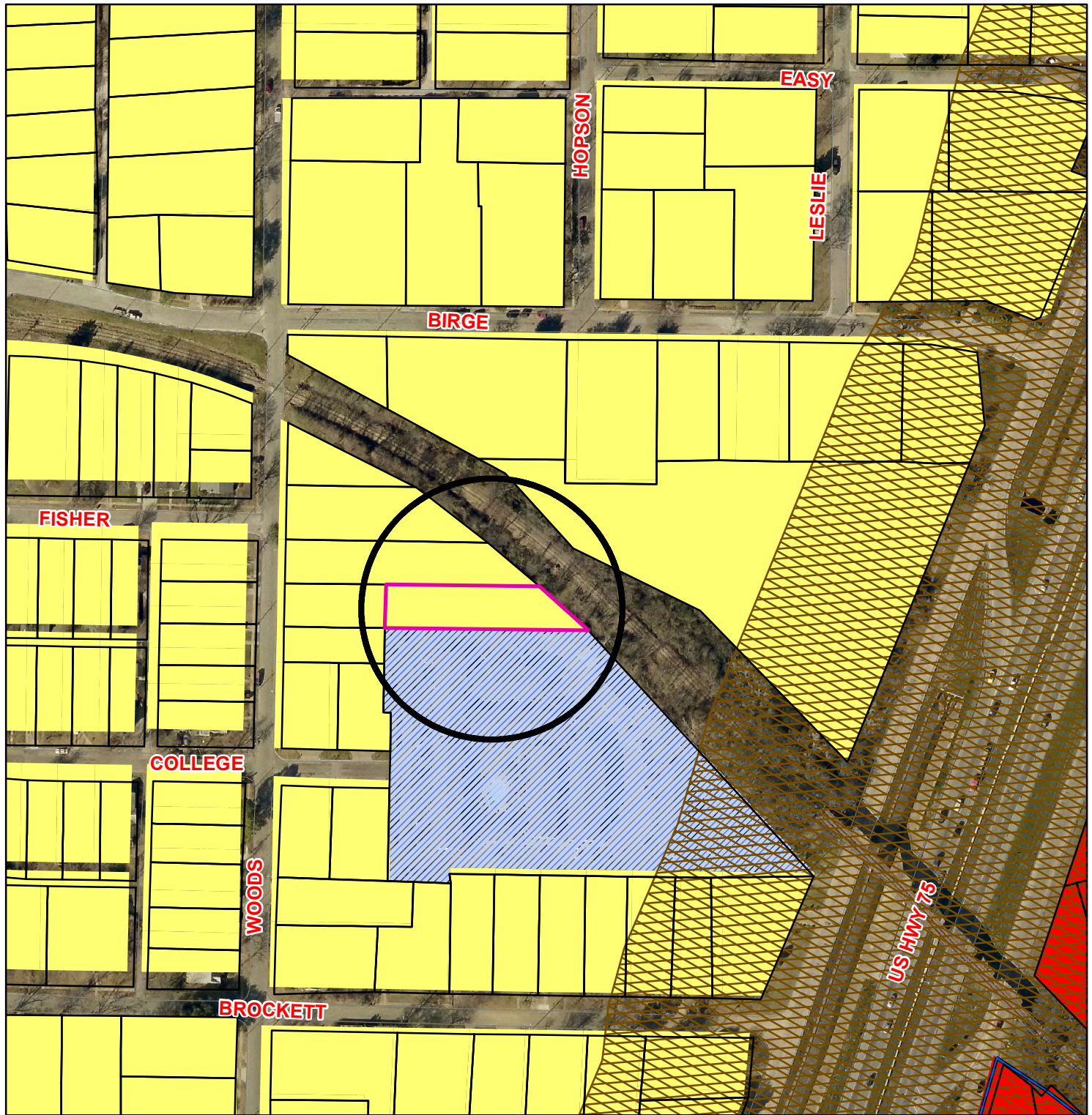


820 N. Sam Rayburn Freeway



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 820 N. Sam Rayburn Freeway

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 194 ft

820 N. Sam Rayburn Freeway



J.B. MCANAIR
ABSTRACT NO. 766
0.50 AC
COLLIN M. DALY
VOL. 411, PAGE 54
O.P.R.G.C.T.

50' X 150'
LINDA MARIE MOHS
VOL. 4490, PAGE 220
O.P.R.G.C.T.

50' X 150'
KENNEDY & MENSHEW PROPERTIES INC.
VOL. 3575, PAGE 791
O.P.R.G.C.T.

BLOCK 1

ELLIS ADDITION
VOL. 15, PAGE 75
P.R.G.C.T.

COLLEGE STREET

ELLIS ADDITION
VOL. 15, PAGE 75
P.R.G.C.T.

BLOCK 2

T. J.
SHANNON
TOWN PLAT
BLOCK 11

J. C. STINSON FIRST ADDITION
VOL. 416, PAGE 509
D.R.G.C.T.

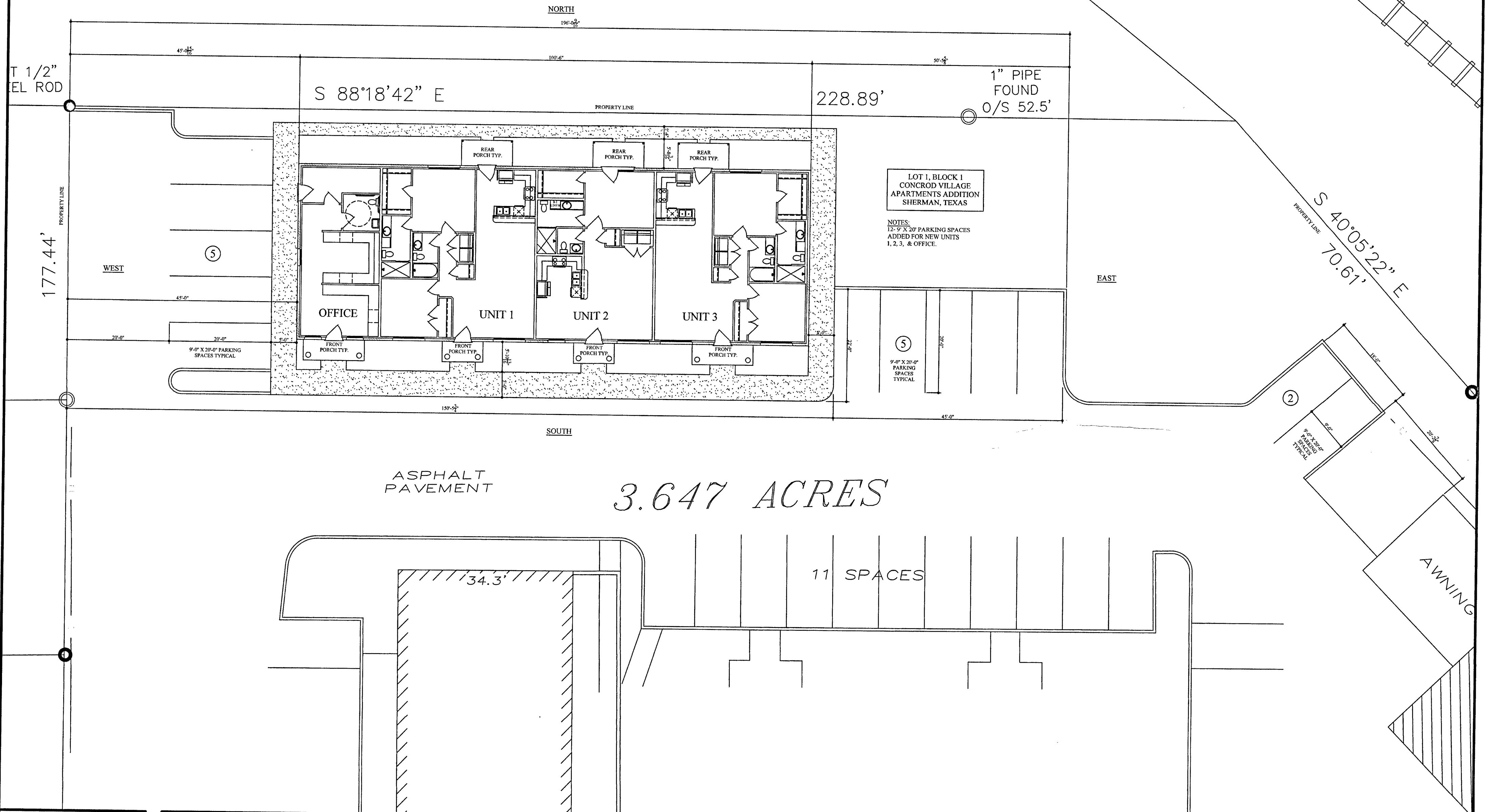
SITE PLAN
LOT 1, BLOCK 1
CONCORD VILLAGE
APARTMENTS ADDITION
SHERMAN, TEXAS

H & H
DRAFTING AND DESIGN
305 W. WOODWARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 463-9770 FAX: (903) 463-3613

ISSUANCE:
DATE: MARCH 2017
DESIGNED BY: EDDY HULSEY
DRAWN BY: TERRY TOBIAS
SCALE:
1" = 30'-0"

A CUSTOM BUILDING FOR:
OVERALL SITE PLAN

SHEET NUMBER:
C-1



C-1

A CUSTOM BUILDING FOR:
CONCORD VILLAGE APARTMENTS

SITE PLAN

ISSUANCES:

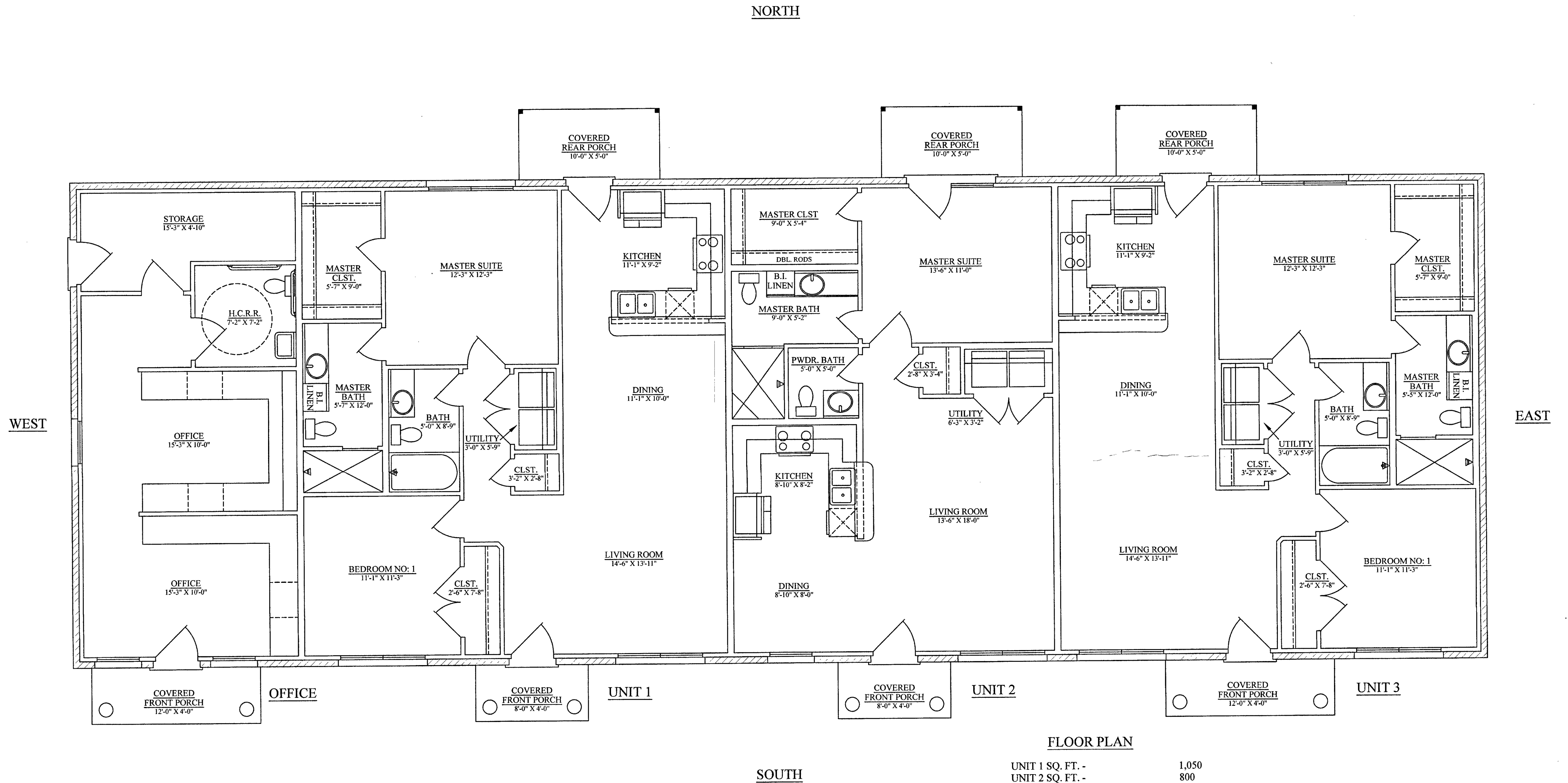
DATE: MARCH 2017
DESIGNED BY: EDDY HULSEY
DRAWN BY: TERRY TOBIAS

SCALE: N.T.S.

H & H
DRAFTING AND DESIGN

305 W. WOODARD SUITE #213
DENISON, TEXAS 75020

OFFICE: (903) 463-9770 FAX: (903) 463-3613



FLOOR PLAN

UNIT 1 SQ. FT. -	1,050
UNIT 2 SQ. FT. -	800
UNIT 3 SQ. FT. -	1,051
OFFICE SQ. FT. -	559
FRONT PORCHES SQ. FT. (4) -	160
REAR PORCHES SQ. FT. (3) -	150
TOTAL BUILDING SQ. FT. -	3,211

A-1

SHEET NUMBER:

A CUSTOM BUILDING FOR:
CONCORD VILLAGE APARTMENTS

FLOOR PLAN

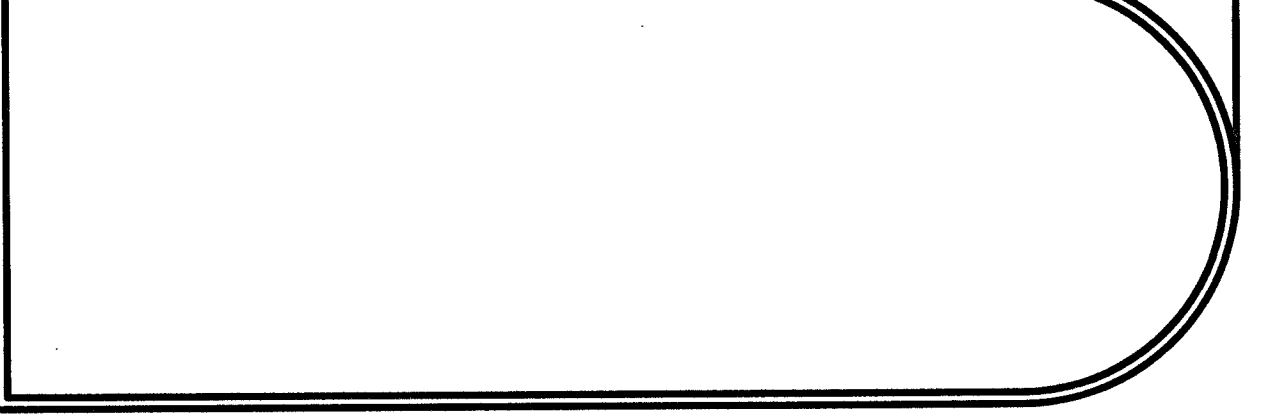
SCALE: N.T.S.

DATE: MARCH 2017
DESIGNED BY: EDDY HULSEY
DRAWN BY: TERRY TOBIAS

ISSUANCES:

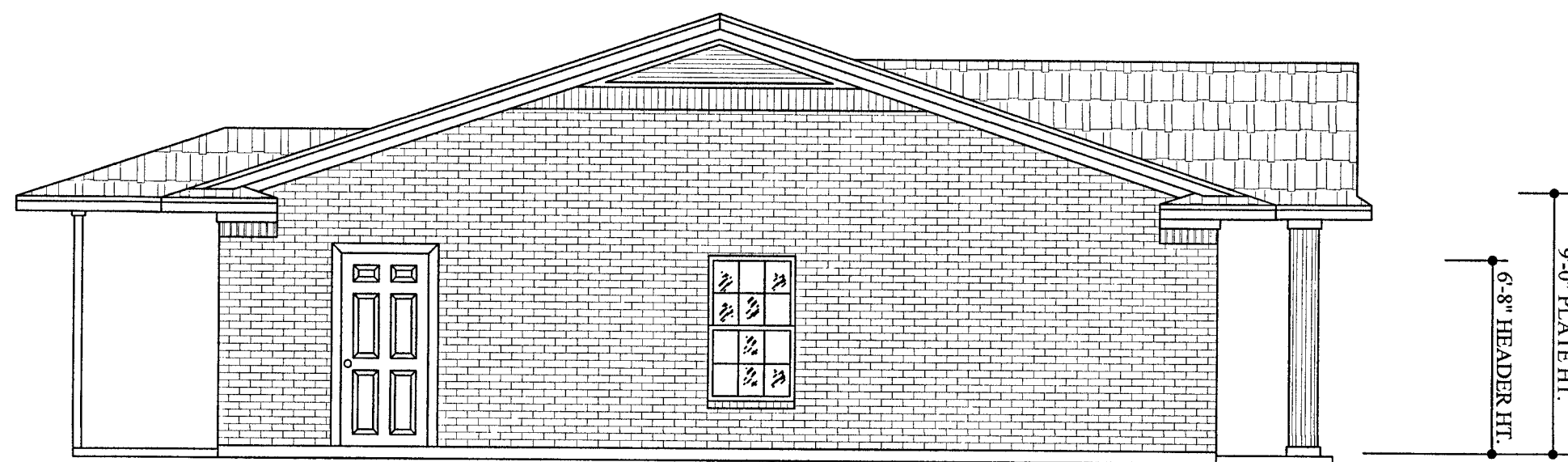
H & H
DRAFTING AND DESIGN

305 W. WOODARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 463-9770 FAX: (903) 463-3613

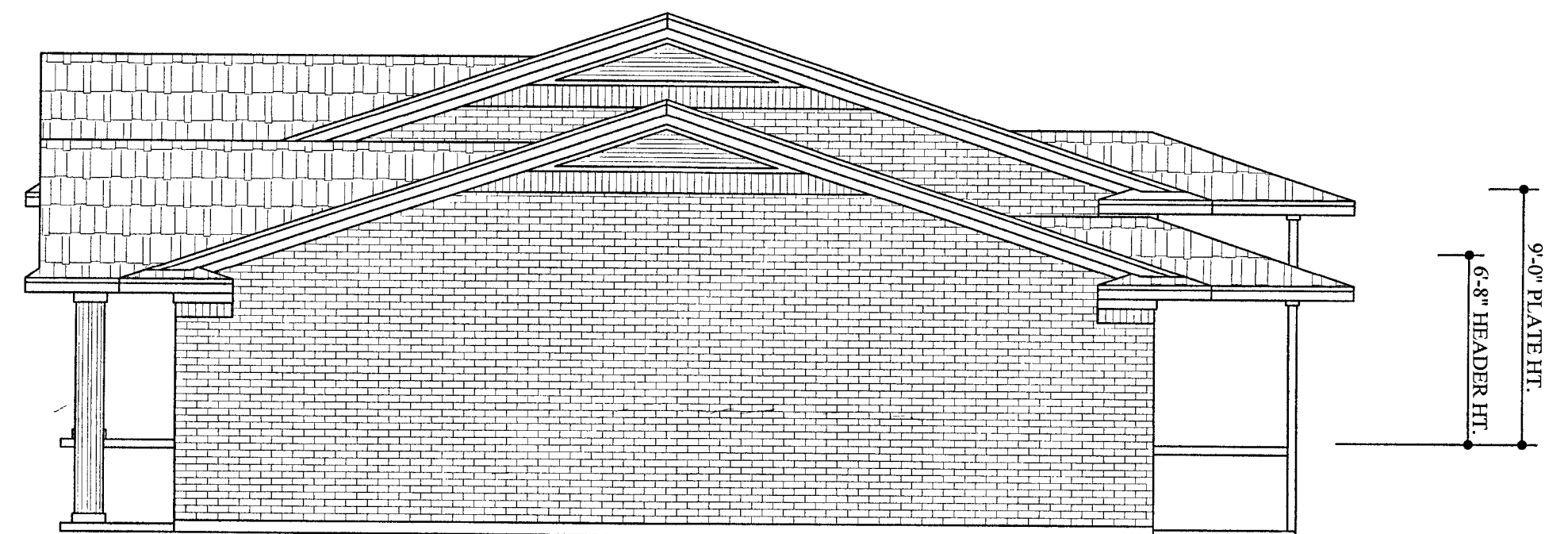




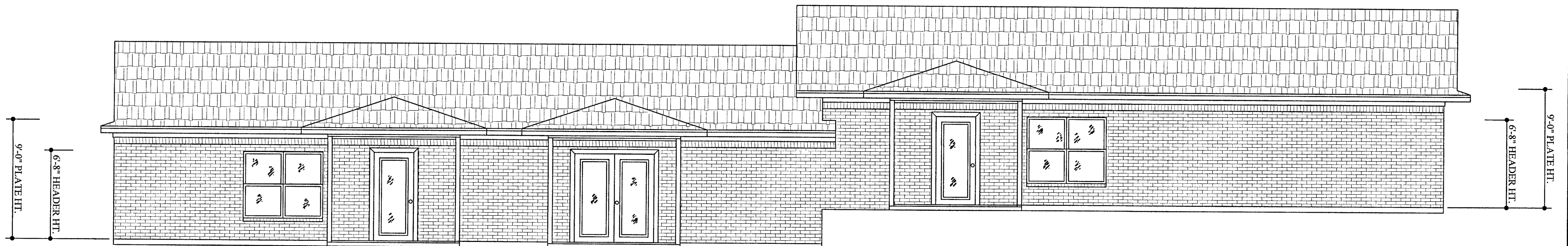
FRONT ELEVATION
(SOUTH)



LEFT ELEVATION
(WEST)



RIGHT ELEVATION
(EAST)



REAR ELEVATION
(NORTH)

A-2

SHEET NUMBER:

A CUSTOM BUILDING FOR:
CONCORD VILLAGE APARTMENTS

ELEVATIONS

SCALE:
N.T.S.

DATE: MARCH 2017
DESIGNED BY: EDDY HULSLEY
DRAWN BY: TERRY TOBIAS

ISSUANCES:

H & H
DRAFTING AND DESIGN

305 W. WOODARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (903) 463-9770 FAX: (903) 463-3613

STAFF REVIEW LETTER

April 12, 2017

Lisa Hankey
PO Box 2066
Sherman, TX 75091

H&H Drafting & Design
305 W. Woodard, Ste. 213
Denison, TX 75020

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

Dear Applicants,

The request for a zone change and site plan approval for an addition of a triplex and office for Concord Village Apartments for the property located at 820 North Sam Rayburn Freeway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-Family Residential) District, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. Fire lanes, access and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking shall be provided for one space per bedroom, minimum two per unit and one space per 400 square feet for the office; a parking space is considered to be 9'x20'.
5. Parking is permitted on improved surfaces (concrete or asphalt)
6. Replatting of the property is required.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

1. Platting is required of both parcels to be Concord Village Apartments (Property IDs 214632 & 159334).
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
3. The location of the trash receptors must be approved by the Public Works Department.
4. Verify fire lane requirements with Fire Marshall.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department.
6. Final site plans, utility, drainage and grading plan shall be provided and approved by the City of Engineering Department.

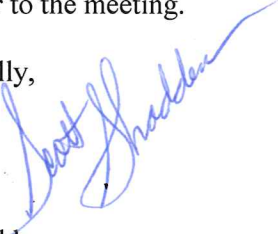
7. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
8. Internal water and sewer lines will be privately owned and maintained. Sewer capacity shall be verified for proposed use.

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

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 04/18/2017

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:

6220 TEXOMA PARKWAY

The request of CMH Homes, Inc. (Owners), Gary Garza (Representative) and Sartin & Associates (Surveyor) concerning the property at 6220 Texoma Parkway being 5.44 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow manufactured home sales in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.
- Site plan approval for a 30' x 40' storage building.

Background:

The property is located at 6220 Texoma Parkway between FM 691 and Woodlake Road. The property is zoned a C-2 (General Commercial) District and also partially located in the O-1.3 (FM Highway 691) Overlay District. The property was approved for a Temporary Use Permit to allow a mobile home to be as an office for a period of one year in 1984 and a Specific Use Permit to allow manufactured home sales in 1993; the business closed for more than 60 days so the Specific Use Permit went away.

Clayton Homes would like to reopen the manufactured homes sales business at this location and also construct a 30' x 40' storage building.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

CMH Homes, Inc. (Owners)
Gary Garza (Representative)
Sartin & Associates (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

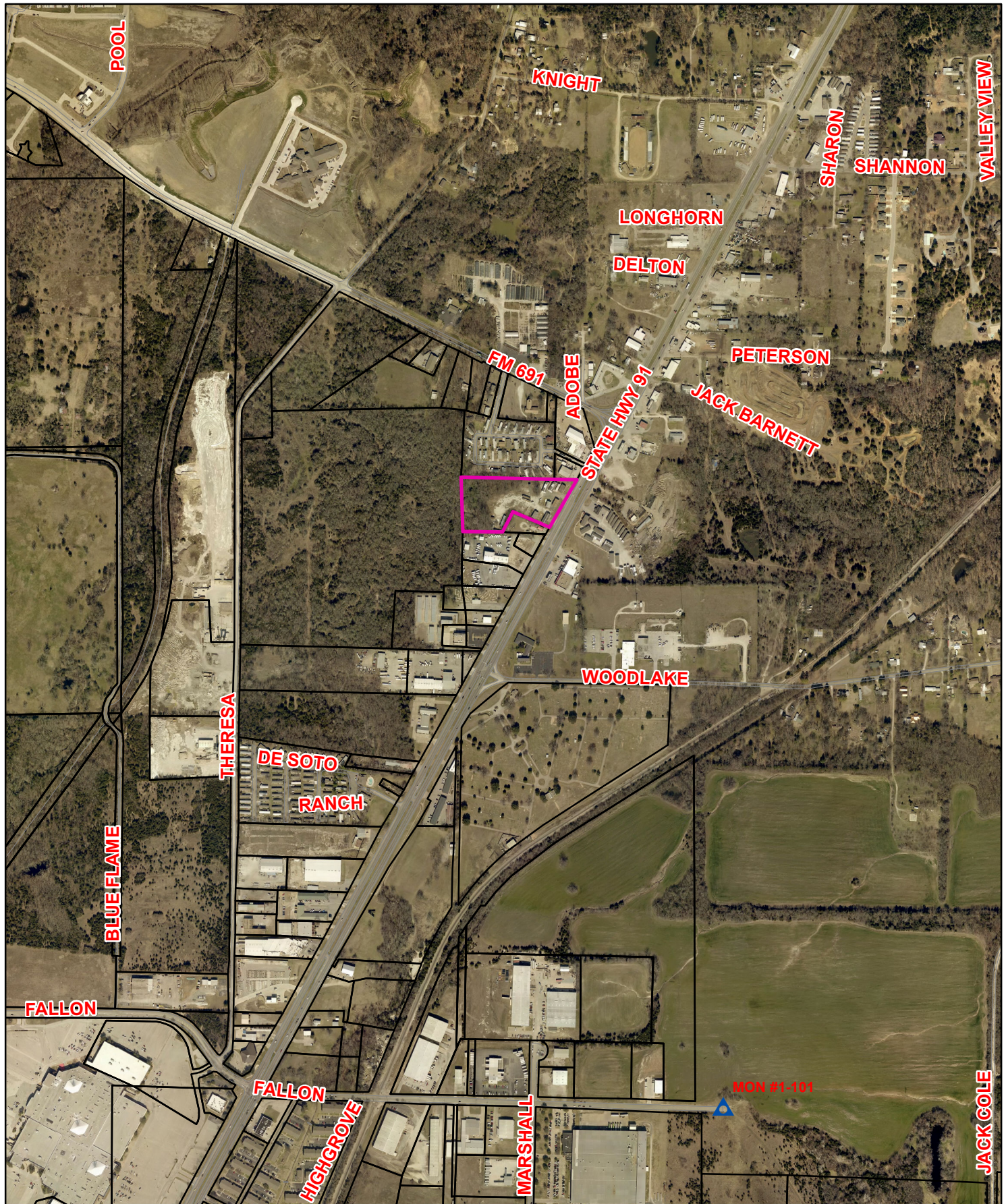
5

Objections Received:

0

Attachments

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



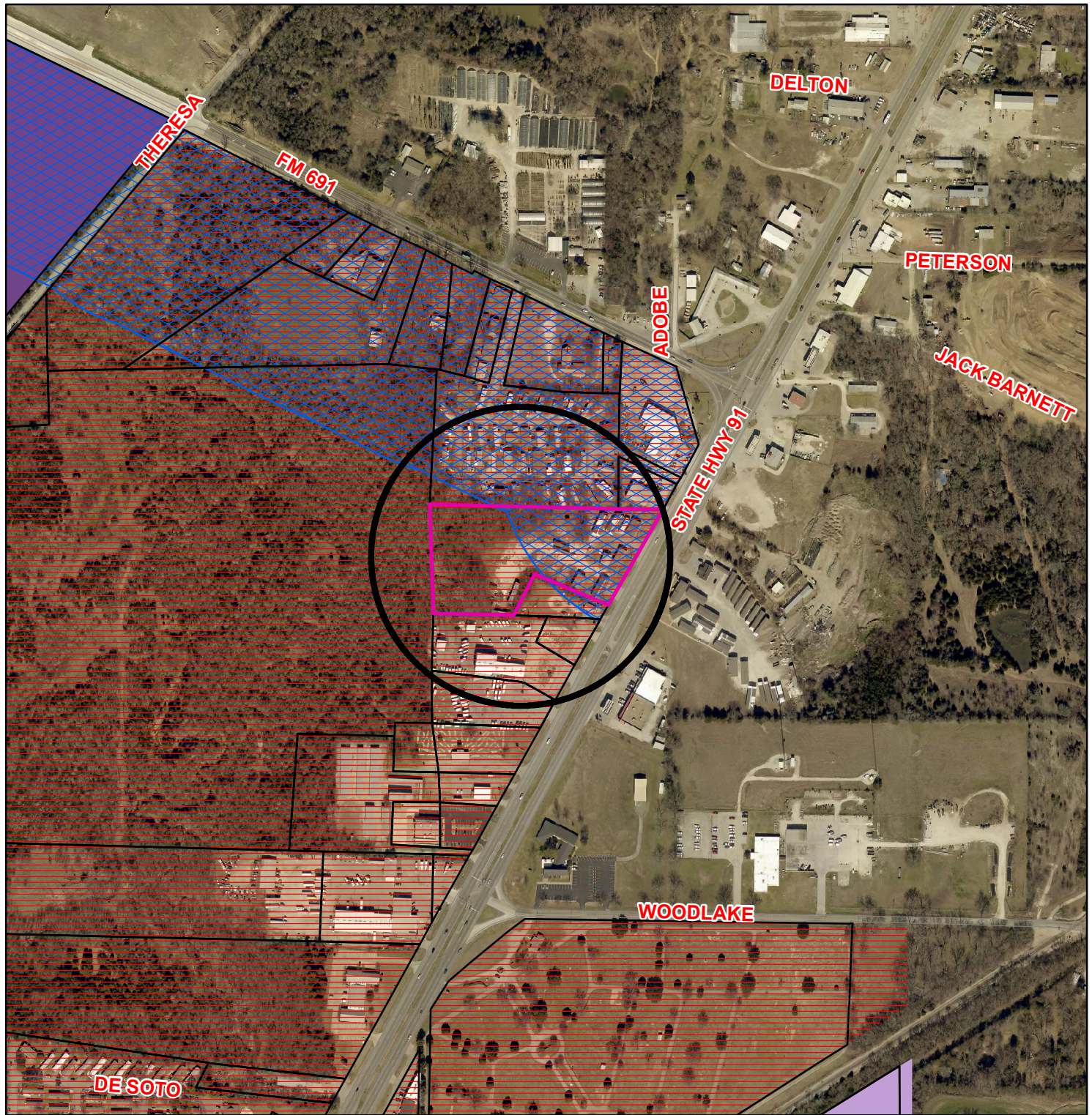
6220 Texoma Parkway



NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6220 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



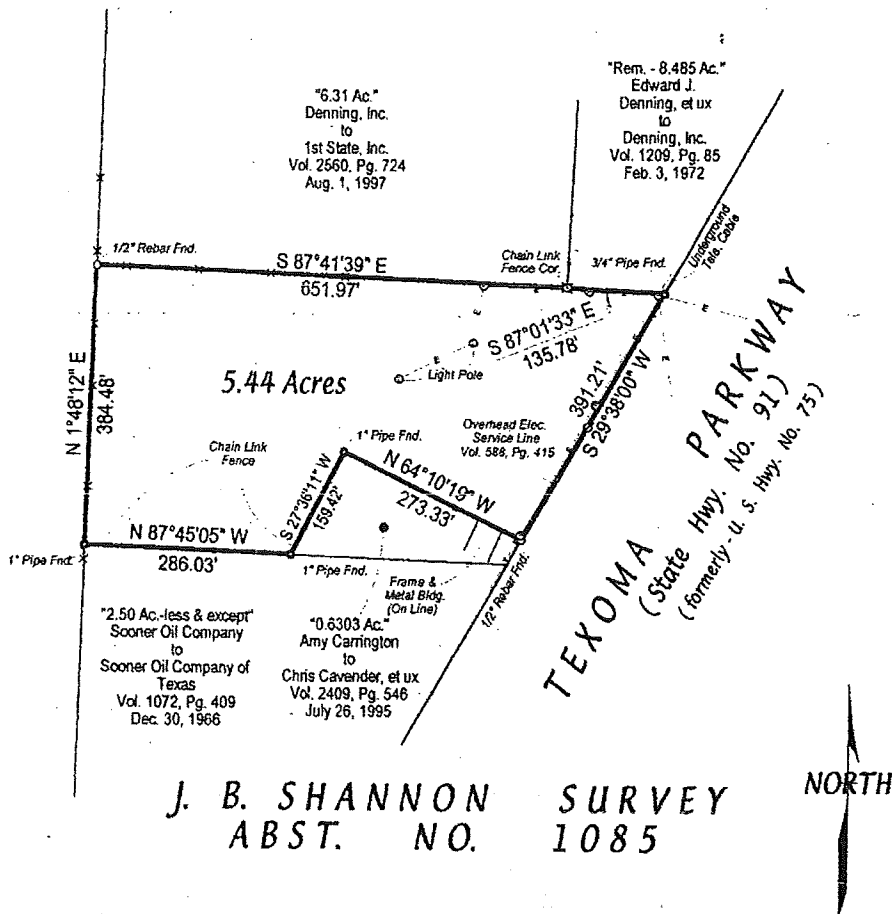
NOT TO SCALE

1 in = 484 ft

6220 Texoma Parkway



DANIEL C. SHELPS SURVEY
ABST. NO. 1097



Bearings are based on State Highway 91, (old U. S. Highway 75) right-of-way map.

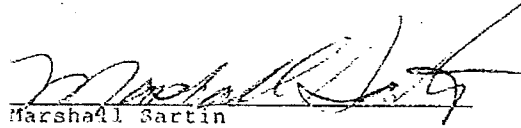
SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
Fax Number (903)868-2970

SURVEY FOR: CMB HOMES, INC.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 24 th day of March, 1999 of the following described property:

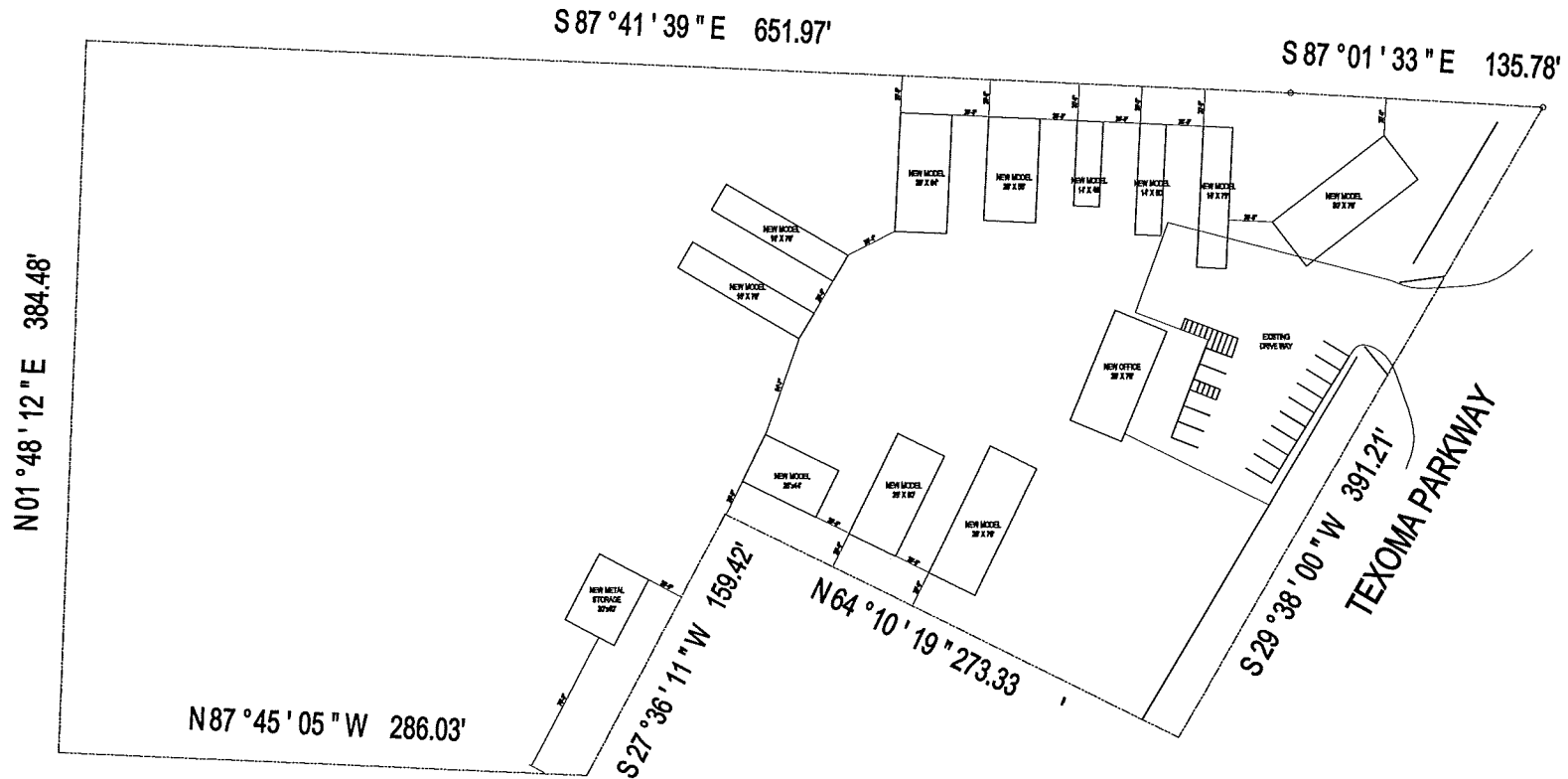
(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 6220 TEXOMA PARKWAY, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.


Marshall Sartin
R.P.L.S. # 3694



RIDDLE-5.pcs



proposed
site plan

JAF CONCEPTS LLC.
P.O. Box 9552
ALBUQUERQUE, NM 87119
phone: 505-315-9644
EMAIL:
jafcon@jafcon.com
www.jafconcepts.com

--- COPYRIGHT NOTICE ---
ALL RIGHTS RESERVED.
Designs, Concepts, Ideas,
Floor Plans, Elevations,
Interior and Exterior, &
Working Drawings are
Copyrighted 2016 and are
the property of James A.
Fenton Jr.

DESIGN DATA	1" = 30' FT.
DATE: 03/06/17	0100 50' FT.
DRAWN BY: JAF	0100 50' FT.
CHECKED BY: JAF	0100 50' FT.
COVERED PORCH: 0'	0100 50' FT.
COVERED PATIO: 0'	0100 50' FT.
NA	0100 50' FT.
NA	0100 50' FT.
TOTAL SF UNDER ROOF:	0100 50' FT.
© COPYRIGHT 2017 JAF CONCEPTS LLC.	

CLAYTON MANUFACTURED HOMES
SITE PLAN

DESIGNED BY: JF
JAMES FENTON
DRAWN BY: JE
JUSTIN EIDEM
DATE PRINTED:
03/06/17
MODIFICATION DATE:

DRAWING SCALE:
1"=30'



SHEET NUMBER:
A1.1



Picture of location w/
old Office
2011

STAFF REVIEW LETTER

April 12, 2017

CMH Homes, Inc.
Gary Garza
5000 Clayton Road
Maryville, TN 37805

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow manufactured home sales in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District for the property located at 6220 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The exterior finish on all the buildings must meet the O-1.3 (FM Highway 691) District requirements: stone, cultured or cast stone, brick or brick veneer, tile, stucco, architecturally finished block or architectural glass (less than 27% reflectance).
3. Fire lanes, access and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking and service driveways are permitted on improved surfaces (concrete or asphalt); a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
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. New Drive approaches shall conform to City of Sherman and TxDOT standards and a permit is required.
9. The location of trash receptors must be approved by the Public Works Department.
10. Verify fire lane requirements with Fire Marshall.
11. Parking will be permitted on private property only.
12. Parking will be permitted on improved surfaces only.
13. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 04/18/2017

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:

4600-5300 BLOCKS N. TRAVIS STREET

The request of Stonehollow Homes (Owner) and Westwood Professional Services (Engineer/Surveyor) concerning the property located in the 4600-5300 Blocks of North Travis Street, being 25.235 acres in the Alexander & Richards Survey, Abstract No. 42, also being the proposed Lot 12, Block D, and Lots 24, 25 and 26, Block H, Austin Landing, Phase 3, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 12, Block D – 53.93', Lot 24, Block H – 54.16', Lot 25, Block H – 39.58', and Lot 26, Block H – 44.34' in the Austin Landing, Phase 3 Addition in lieu of the required sixty (60) feet in an (Single Family Residential) District.

Background:

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

Lot 12, Block D – 53.93'

Lot 24, Block H – 54.16'

Lot 25, Block H – 39.58'

Lot 26, Block H – 44.34'

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)

Westwood Professional Services, (Surveyors)

Master Plan Designation:

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

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:

8

Objections Received:

0

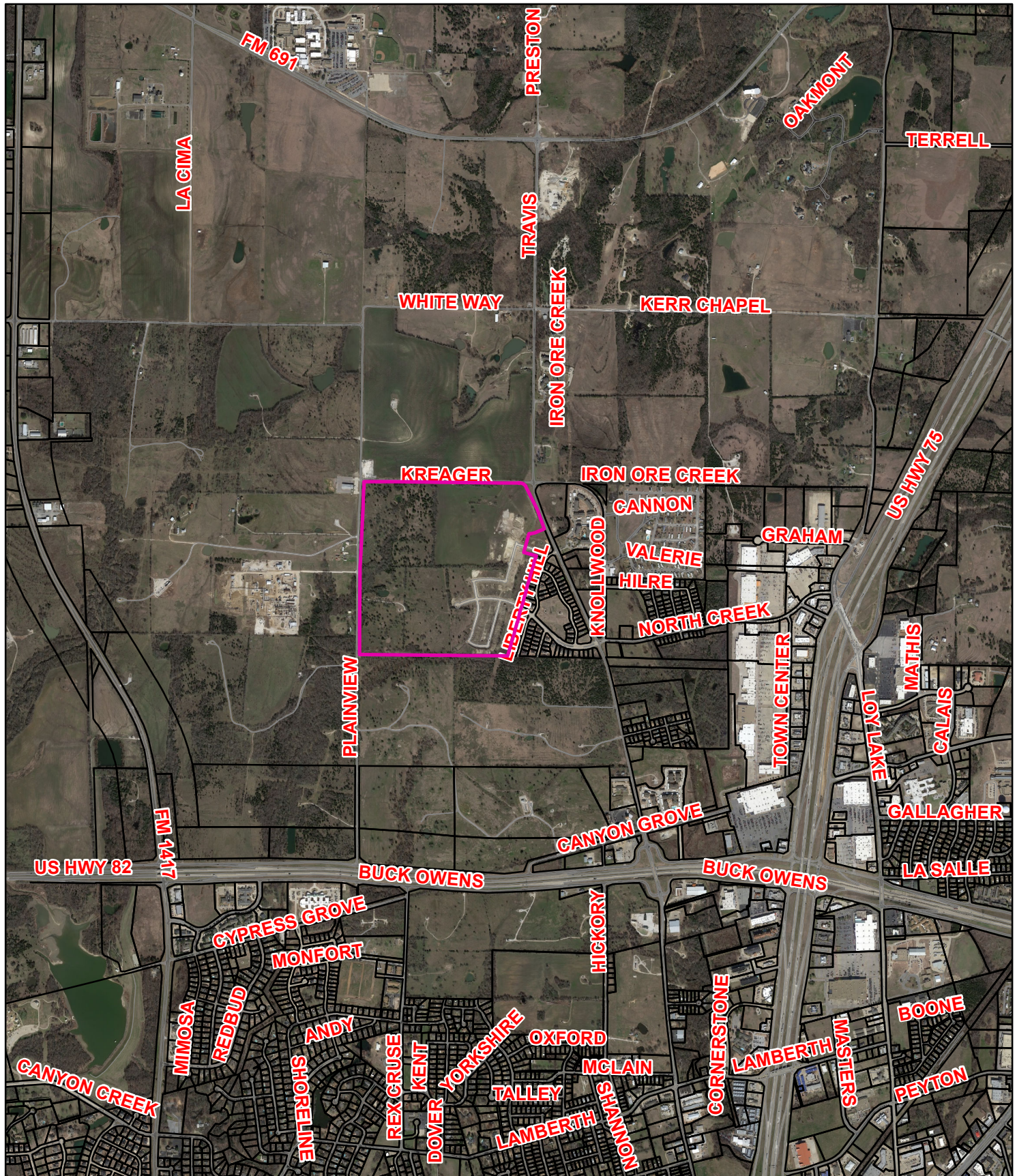
Attachments

Location Map

Zoning Map

Zoning Sign Photo

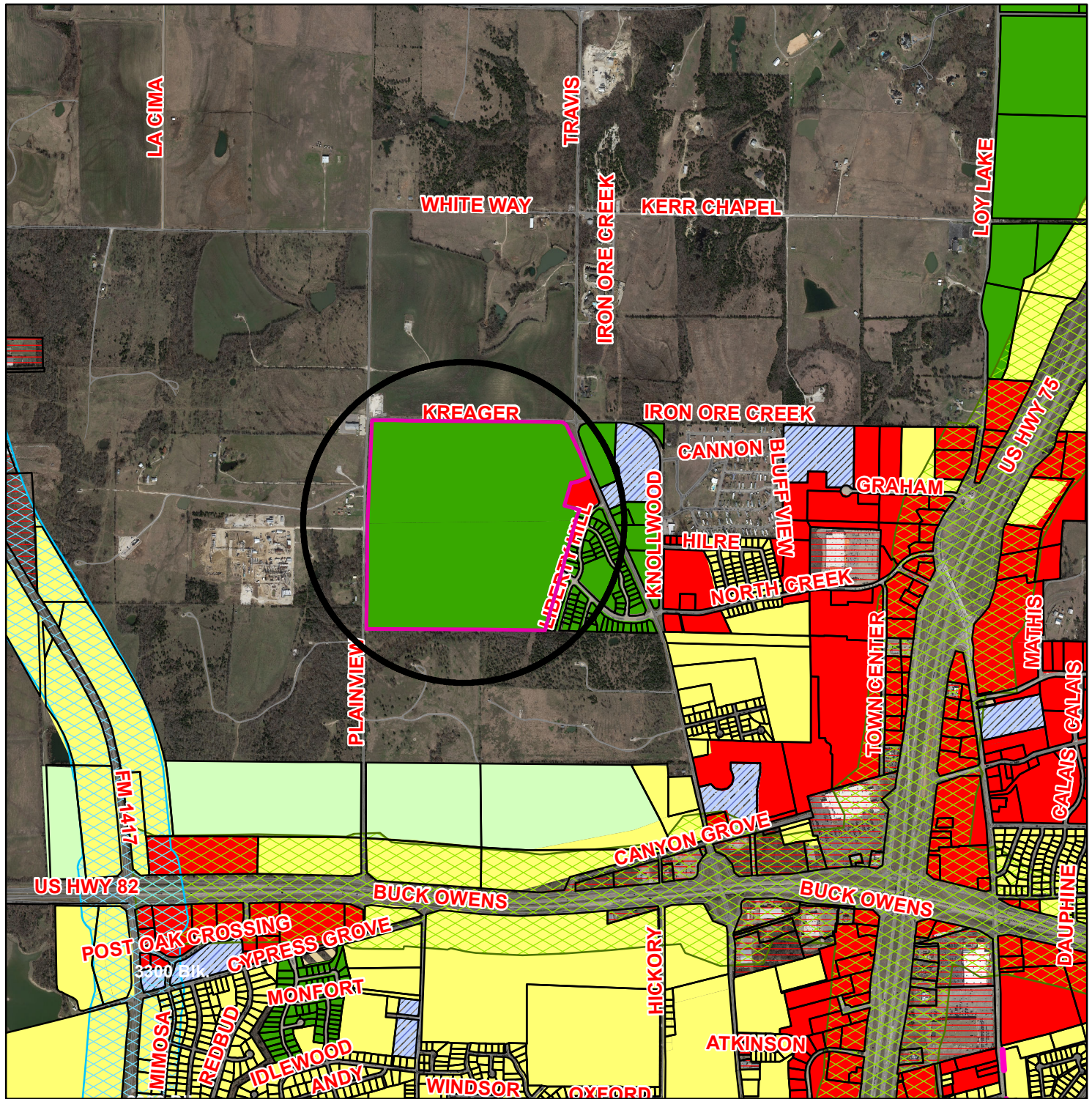
Site Plan



**4600-5300 Blocks N. Travis Street
Austin Landing, Phase 3**



1 in = 2,000 ft



Zoning - 4600-5300 Blocks N. Travis Street Austin Landing, Phase 3

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



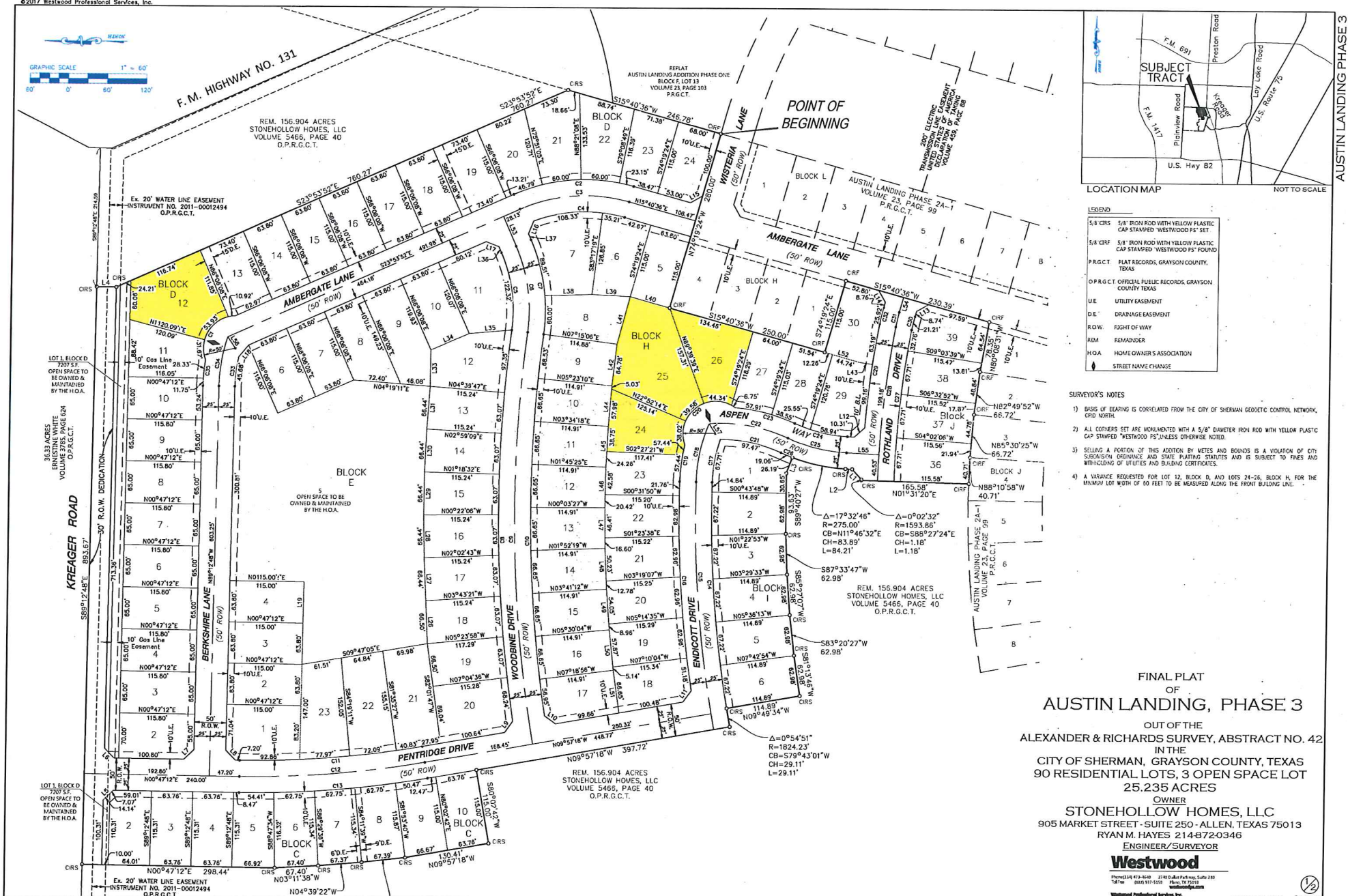
City of Sherman, Texas
Developmental Services Department



1 in = 1,783 ft

4600-5300 Blocks N. Travis





FINAL PLAT
OF
AUSTIN LANDING, PHASE 3
OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
90 RESIDENTIAL LOTS, 3 OPEN SPACE LOT
25.235 ACRES
OWNER
STONEHOLLOW HOMES, LLC
905 MARKET STREET - SUITE 250 - ALLEN, TEXAS 75013
RYAN M. HAYES 214-872-0346
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-8640 2740 Dallas Parkway, Suite 200
 Toll Free (888) 937-5150 Plano, TX 75093
www.westwoodedge.com

Westwood Professional Services, Inc.

Survey Firm Number: 10074301

MARCH 29, 2017 10009359



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

12.

Meeting Date: 04/18/2017

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:

*** 1600 W. WASHINGTON STREET**

The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Board

Preliminary Plat approval of Sunset Crossing

Background:

The property is located at 1600 West Washington Street, the southwest corner of Washington and Sunset Boulevard; it is bound by Washington Street, Sunset Boulevard and Blanton Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into nineteen (19) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Risen Properties (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

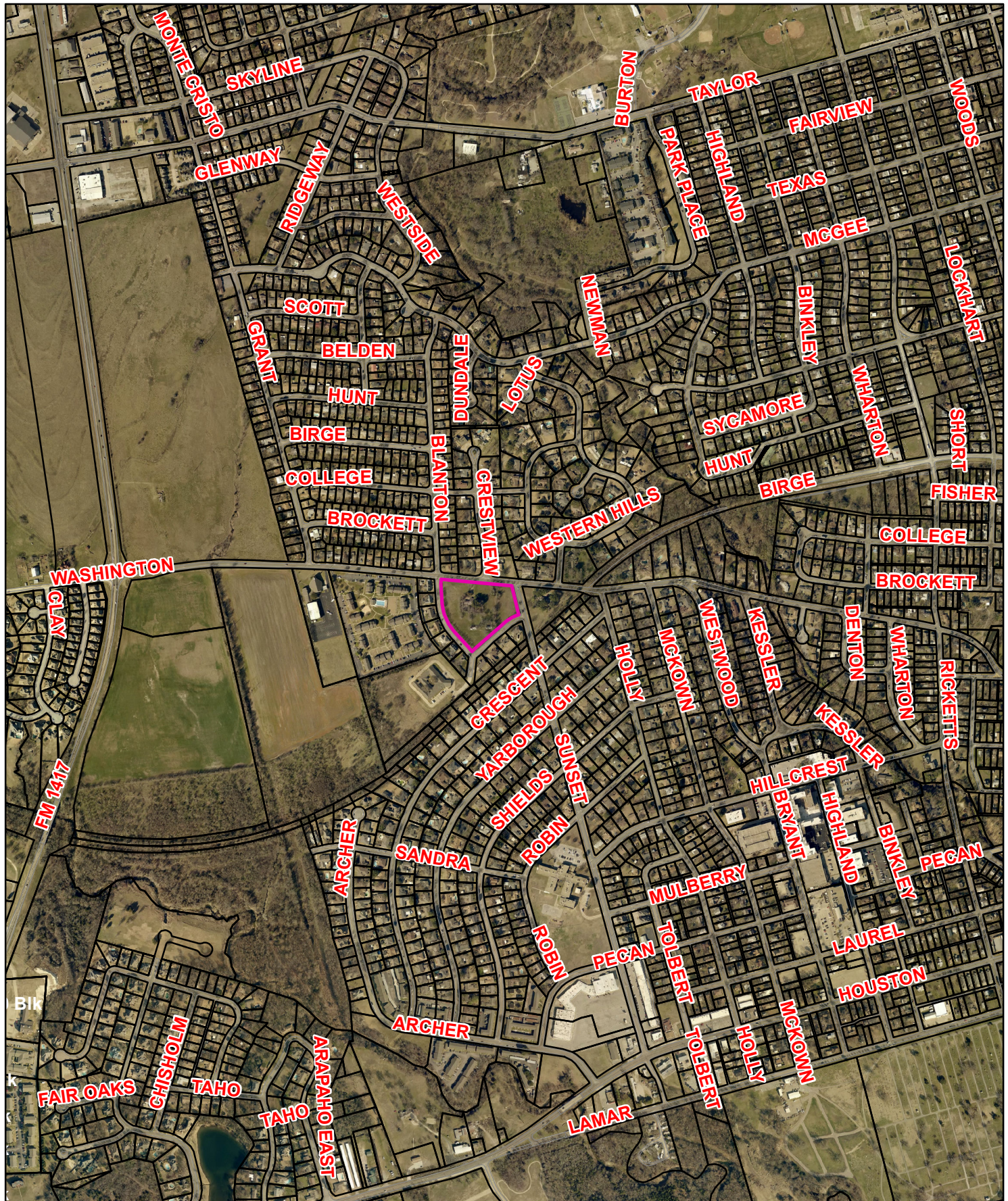
Attachments

Location Map

Zoning Map

Preliminary Plat

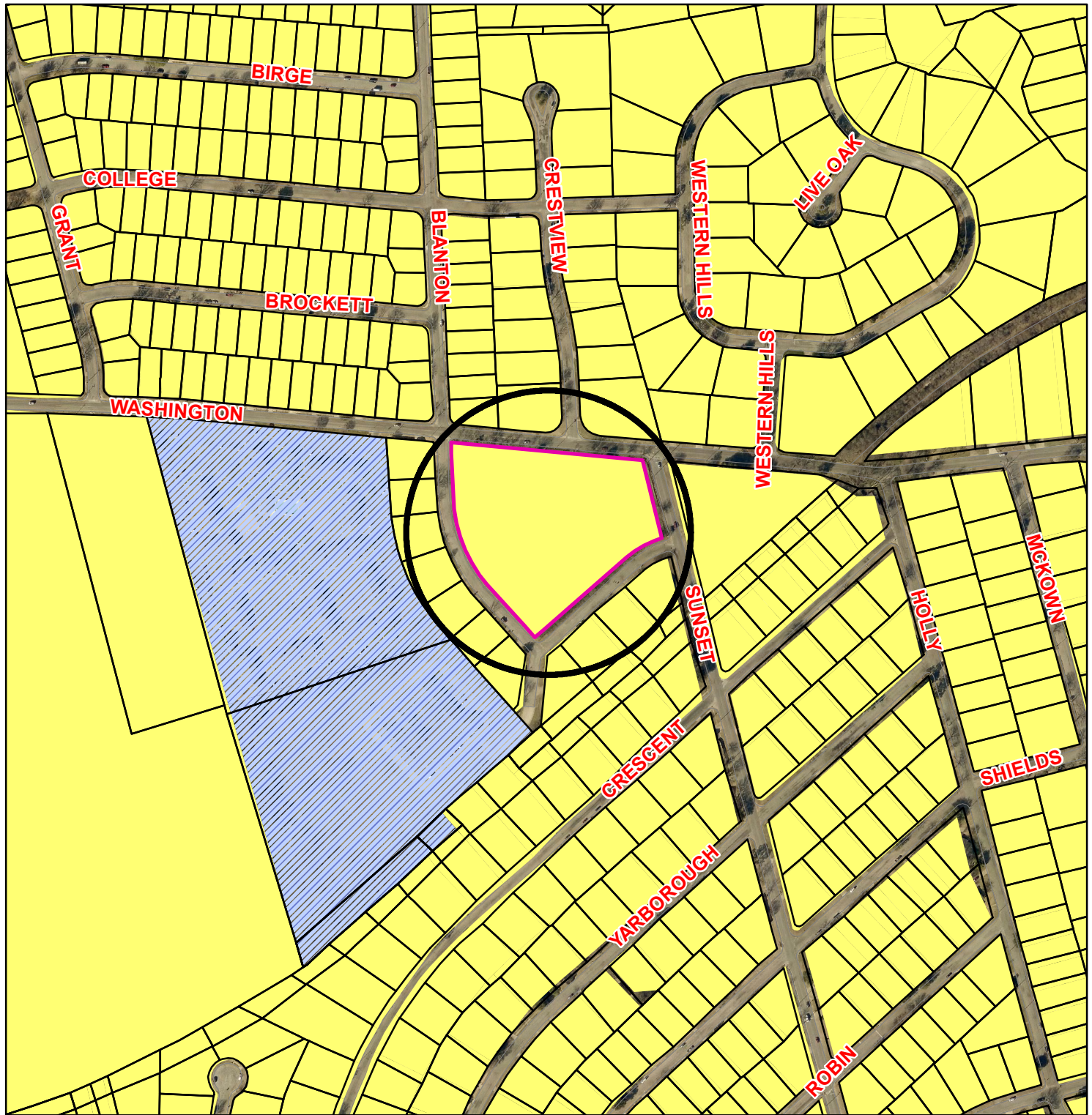
Staff Review Letter



1600 W. Washington Sunset Crossing



1 in = 968 ft



Zoning - 1600 W. Washington Preliminary Plat - Sunset Crossing

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



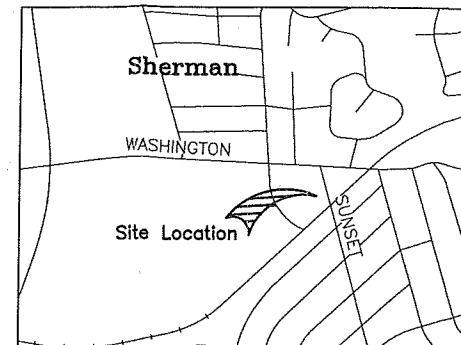
City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 387 ft

Vicinity Map
(not to scale)



General Notes:

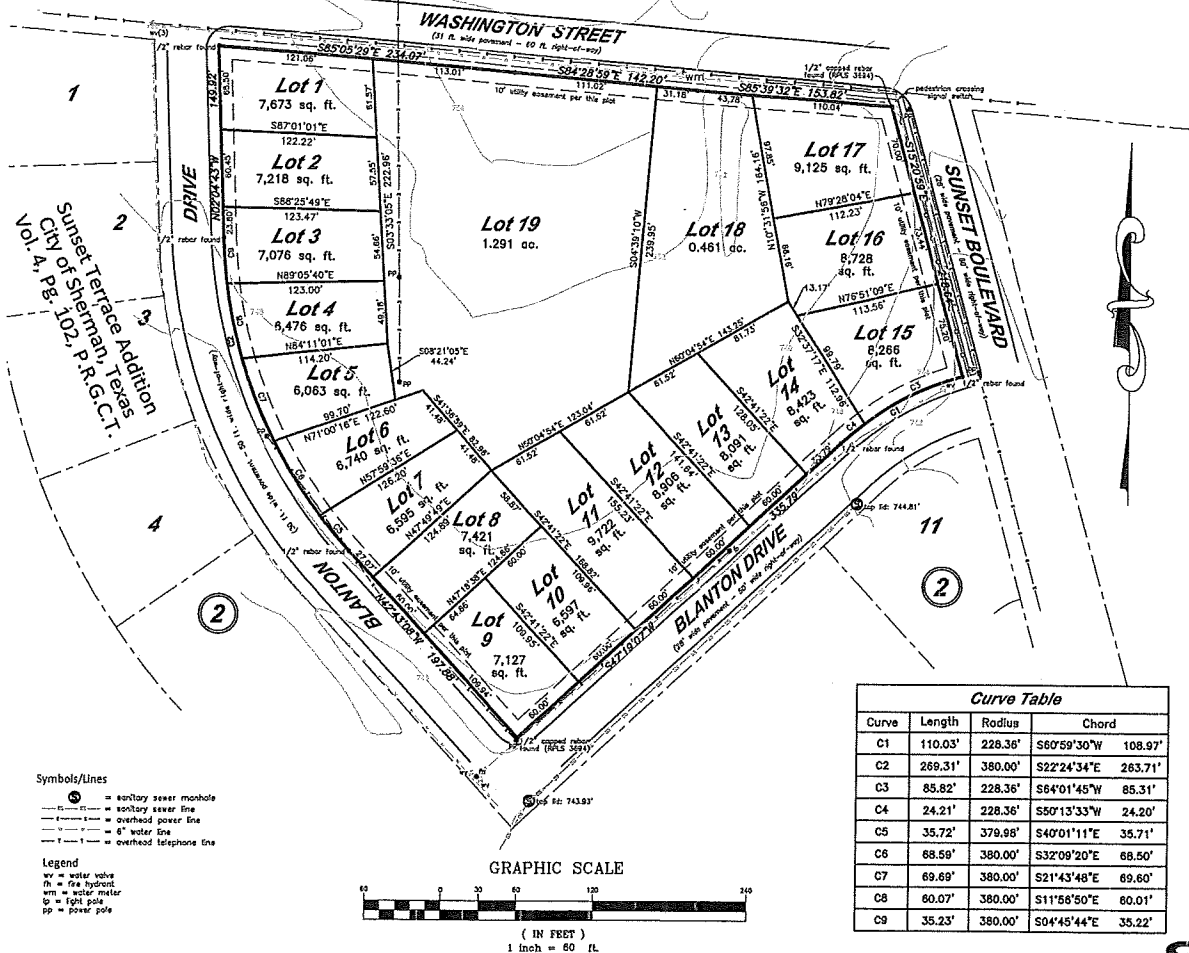
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

APPROVED FOR PREPARATION OF FINAL PLAT

Chairman, City of Sherman Planning & Zoning Commission

Date

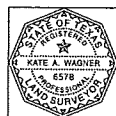
**Preliminary Plat of
Sunset Crossing
to
City of Sherman, Texas
4.742 Acres
in the
J.B. McAnair Survey
Abstract No. 763**



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

Kate A. Wagner, R. P. L. S. No. 6578

Date:



Job No. CGS38317

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

Owner/Developer:
Risen Properties, LLC
PO Box 3062
Sherman, Texas 75090

NOTICE:
THIS IS A PRELIMINARY PLAT ONLY. THE SUBDIVIDER HAS NOT YET FULLY COMPLIED WITH THE STATE AND COUNTY REQUIREMENTS FOR SUBDIVISIONS. THIS PRELIMINARY PLAT IS FOR REVIEW PURPOSES ONLY AND NOT SUFFICIENT FOR FILING, RECORDING, DEDICATION, ACCEPTANCE OR FOR THE SELLING OR MARKETING OF LOTS SHOWN HEREIN.

TOPOGRAPHIC DATA SHOWN HEREON AS PER CITY OF SHERMAN GIS MAPS AND HAS NOT BEEN FIELD VERIFIED.

STAFF REVIEW LETTER

April 10, 2017

Risen Properties, LLC
P.O. Box 3062
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Sunset Crossing has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Lots must be a minimum of 60' wide.
6. Sewer shall be extended to serve the development and capacity shall be verified for proposed use.
7. Water Pro-Rata will be due at the time of development.
8. Require 10 foot Utility Easement on front and rear property lines.
9. A utility, drainage, and grading plan shall be provided and approved by the City Engineer. A site development meeting is recommended.
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager



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

13.

Meeting Date: 04/18/2017

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:

*** 5209 TEXOMA PARKWAY**

The request of Flanagan Outdoor Power Equipment & Services, Inc. (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5209 Texoma Parkway, being 4.33 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Board

Replat approval of CAJC Addition

Background:

The property is located at 5209 Texoma Parkway between Fallon Drive and Woodlake Road and is zoned a C-2 (General Commercial) District. The applicant would like to plat the property into one lot for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Flanagan Outdoor Power Equipment & Services, Inc. (Owner)

Helvey-Wagner Surveying, Inc. (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

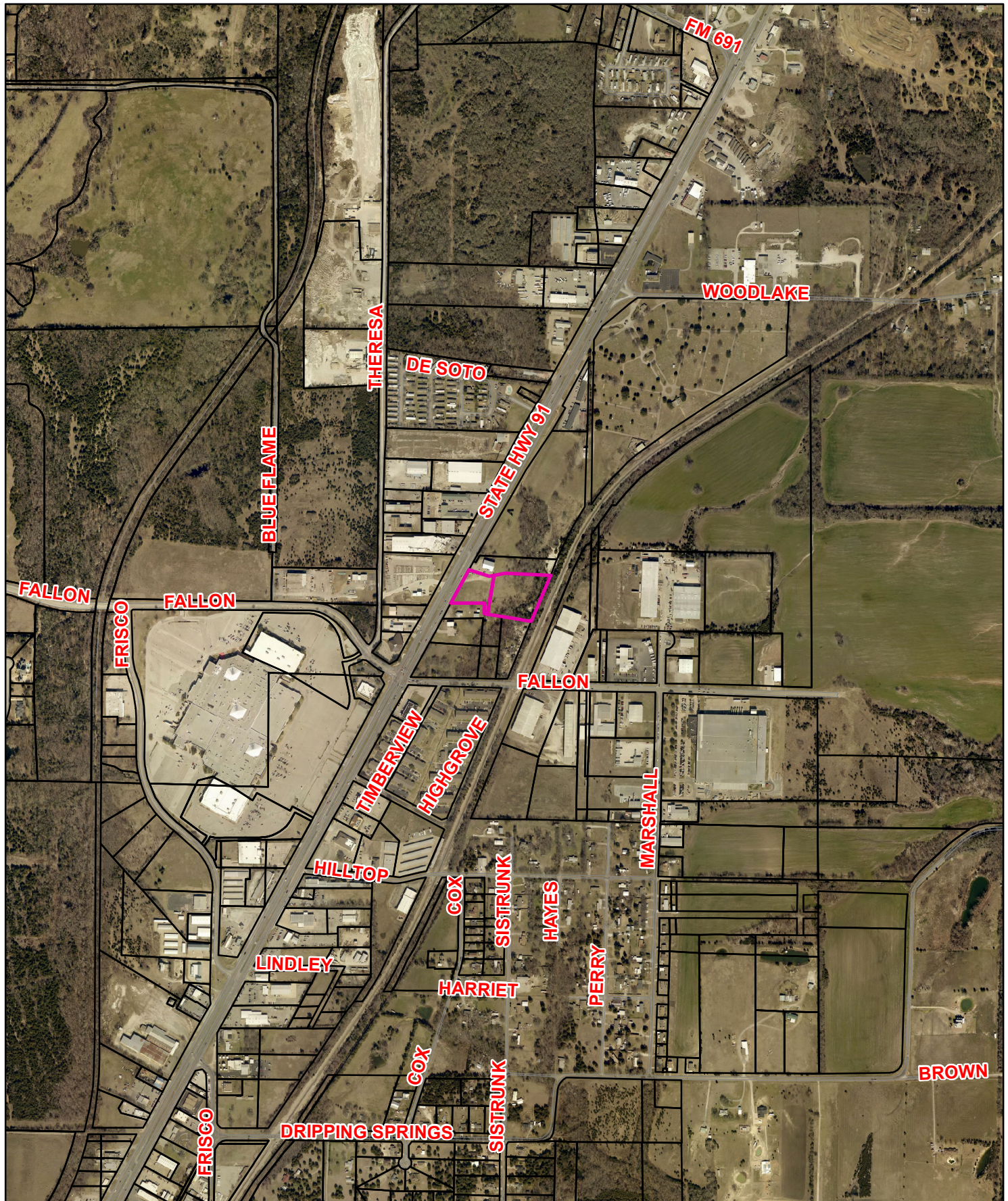
Attachments

Location Map

Zoning Map

Replat

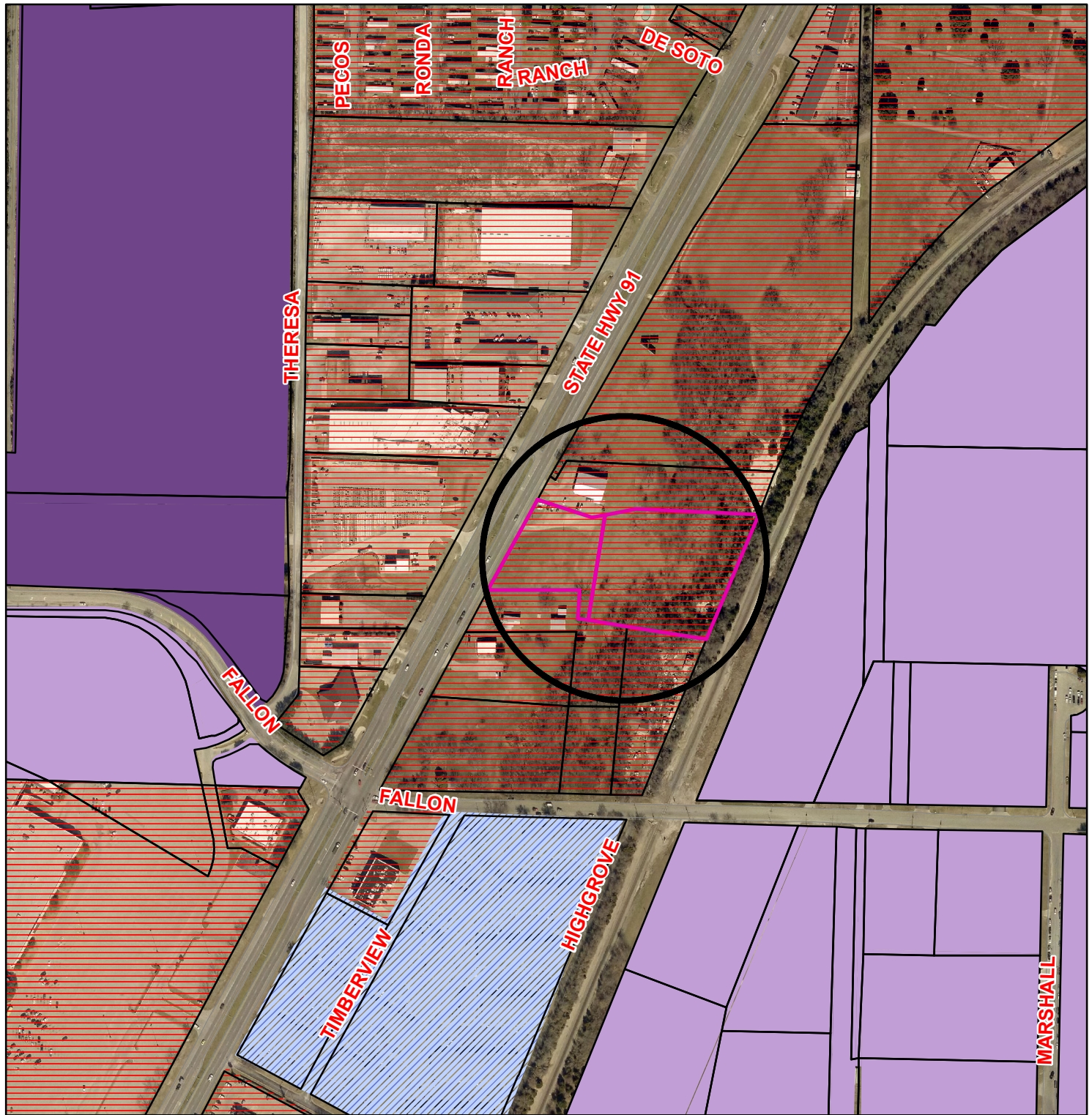
Staff Review Letter



**5209 Texoma Parkway
CAJC Addition**



1 in = 968 ft



Zoning - 5209 Texoma Parkway Amended Plat - CAJC Addition

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

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

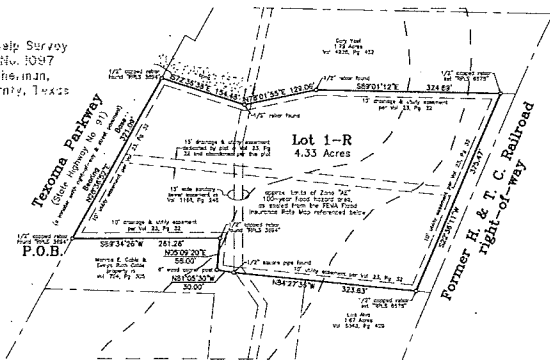


City of Sherman, Texas
Developmental Services Department



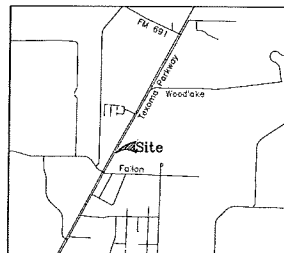
1 in = 387 ft

Daniel C. Shelp Survey
Abstract No. 1097
City of Sherman,
Grayson County, Texas



**Amended Plat of
CAJC Addition
to
the City of Sherman, Texas
4.33 Acres
in the
Daniel C. Shelp Survey
Abstract No. 1097**

Location Map
(not to scale)



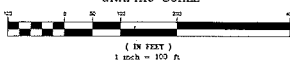
General Notes:

1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. District service is provided by Oncor Electric Delivery Co.
4. A portion of the property shown on this plat herein lies within a Zone "NE" 100-Year Flood Hazard Area Designation, as noted from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 45160C0050 F, Revised Date September 20, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (803) 463-6181 Fax (803) 463-4088
Email: helveysurvey@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

Owner:
Flanagan Outdoor Power
Equipment & Services, Inc.
5517 Camino Dos Lagos
Sherman, Texas 75090
Ph: 903-271-1320

GRAPHIC SCALE



FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas and being a part of the Daniel C. Shelp Survey, Abstract No. 1097 and being an amended plat of Lots 1 and 2, CAJC Addition to the City of Sherman, Texas, as per plat of record in Volume 23, Pages 32 and 33, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped "RPLS 3694" in the East right-of-way line of Texoma Parkway, at the Northwest corner of the property conveyed to Monroe E. Cable and Evelyn Ruth Cable in Volume 794, Page 305, Deed Records, Grayson County, Texas, at the most Westerly Southwest corner of said CAJC Addition;

THENCE North 28 deg. 36 min. 52 sec. East, with the East right-of-way line of said Texoma Parkway and a West line of said CAJC Addition, a distance of 321.09 ft. to a 1/2 inch capped rebar found stamped "RPLS 3694" at the Southwest corner of the 1.79 ac. tract of land conveyed to Gary Yost in Volume 4926, Page 452, Official Public Records, Grayson County, Texas, at the Northwest corner of said CAJC Addition;

THENCE South 72 deg. 36 min. 38 sec. East, with the South line of said Yost 1.79 ac. and the North line of said CAJC Addition, a distance of 154.48 ft. to a 1/2 inch rebar found at an angle point;

THENCE North 78 deg. 01 min. 55 sec. East, continuing with the South line of said Yost 1.79 ac. and the North line of said CAJC Addition, a distance of 129.06 ft. to a 1/2 inch rebar found at an angle point;

THENCE South 69 deg. 01 min. 12 sec. East, continuing with the South line of said Yost 1.79 ac. and the North line of said CAJC Addition, a distance of 324.89 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said CAJC Addition;

THENCE South 22 deg. 36 min. 11 sec. West, with the East line of said CAJC Addition, a distance of 375.47 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the North line of the 1.67 ac. tract of land conveyed to Luis Alva in Volume 5543, Page 409, said Official Public Records, at the Southeast corner of said CAJC Addition;

THENCE North 84 deg. 27 min. 36 sec. West, with the North line of said Alva 1.67 ac. and a South line of said CAJC Addition, passing the Northwest corner of said Alva 1.67 ac. and the most Easterly Northeast corner of said Cable tract and continuing now with a North line of said Cable tract for a total a distance of 323.63 ft. to a 1/2 inch square pipe found at an angle point;

THENCE North 81 deg. 05 min. 30 sec. West, continuing with a North line of said Cable tract and a South line of said CAJC Addition, a distance of 30.00 ft. to a 6 inch wood corner post at an Ell corner of said Cable tract, at the most Southerly Southwest corner of said CAJC Addition;

THENCE North 05 deg. 09 min. 20 sec. East, with an East line of said Cable tract and a West line of said CAJC Addition, a distance of 56.00 ft. to a 1/2 inch capped rebar found stamped "RPLS 3694" at the most Northerly Northeast corner of said Cable Tract, at an Ell corner of said CAJC Addition;

THENCE South 89 deg. 34 min. 26 sec. West, with a North line of said Cable tract and a South line of said CAJC Addition, a distance of 261.26 ft. to the **PLACE OF BEGINNING** and containing **4.33 ACRES** of land.

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

Kate A. Wagner, R. P. L. S. No. 6578

Date:



I, _____, Authorized Agent for Flanagan Outdoor Power Equipment & Services, Inc., owner of the Amended Plat of CAJC Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Agent for Flanagan Outdoor Power Equipment & Services, Inc.

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

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public, Grayson County, Texas

City of Sherman

This, the Amended Plat of CAJC Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the Amended Plat of CAJC Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Amended Plat of CAJC Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2017, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (803) 463-6181 Fax (803) 463-4088
Email: helveysurvey@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

STAFF REVIEW LETTER

April 10, 2017

Flanagan Outdoor Power
Equipment & Services, Inc.
5517 Camino Dos Lagos
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of CAJC Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 04/18/2017

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:

1400 BLOCK OF PARK PLACE

The request of Shreetejas, LLC, Sudhakar Allada (Owner) and Robert Boyd Architects, Inc. (Architect) concerning the property in the 1400 Block of Park Place, being Lots 3 & 4, Block 1, Fairview Park Patio Homes Replat Lot 1-7, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow cement siding on three sides of two apartment buildings in lieu of the required masonry or masonry veneer in an R-2 (Multi-family Residential) District.

Planning and Zoning Board

Site plan approval for a multi-family apartment complex

Background:

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

The project will consist of two apartment buildings; one building will have 12 units, the second building will have 9 units, all units will have two bedrooms. They are also requesting an exception to allow siding on the sides and rear of the buildings in lieu of the required masonry or masonry veneer. Forty-two (42) parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Shreetejas, LLC, Sudhakar Allada (Owner)
Robert Boyd Architects, Inc. (Architect)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

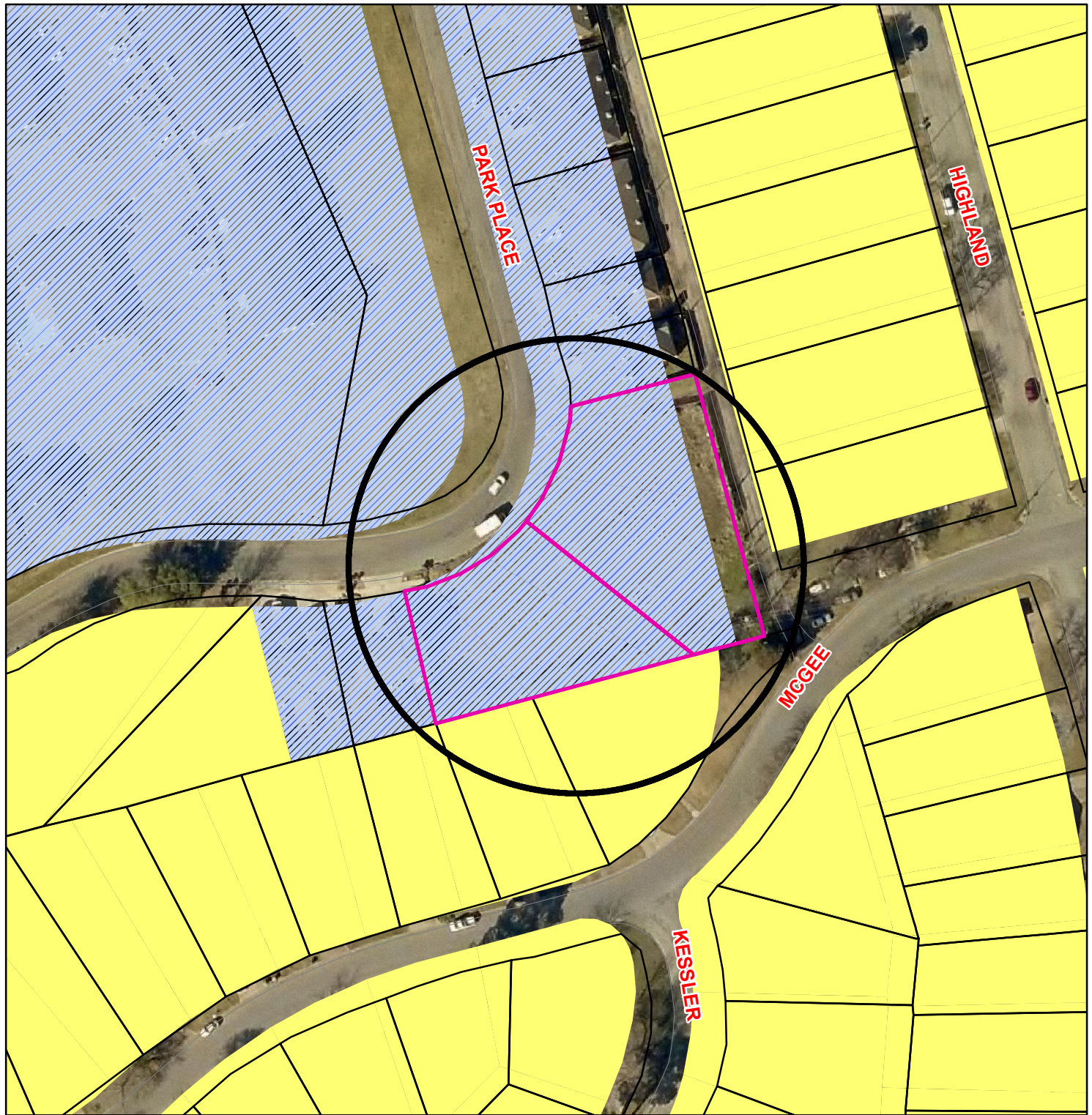
Attachments

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



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department



Zoning - 1400 Block Park Place

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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



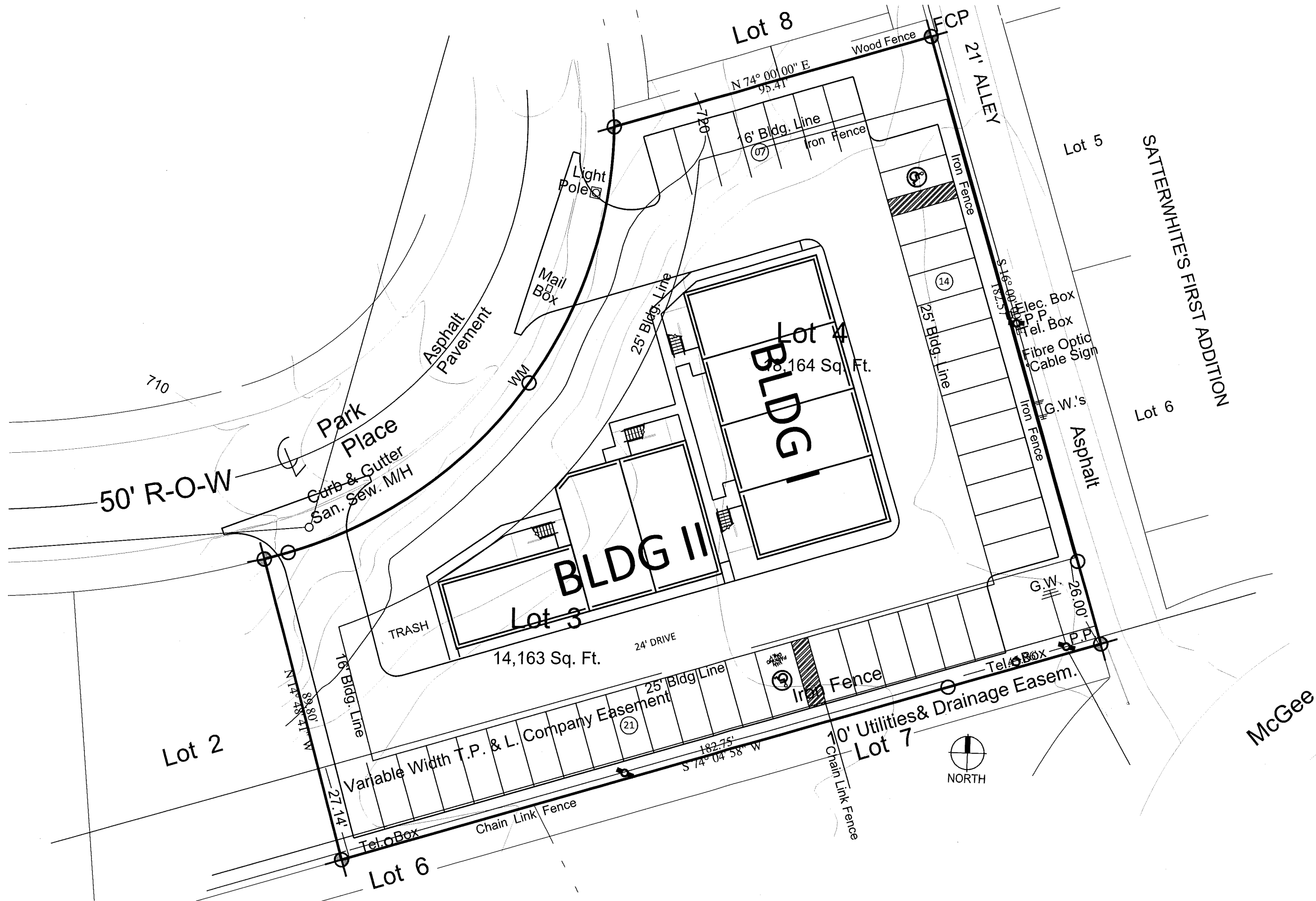
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1400 Block Park Place





MULTI-FAMILY
 Park Place
 Lot 3 & Lot 4
 Fairview Park Patio Homes
 Sherman, Texas

Plat Date: Oct. 28, 2016
 Owner:
 Sudhakar Allada



Robert Boyd
ARCHITECTS
Inc.
 (214) 969-7000
 rba@rbastudios.com

PROJECT No.
 17727

ISSUE DATE:
 03/23/17

SITE
 PLAN

A0

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



03/23/17

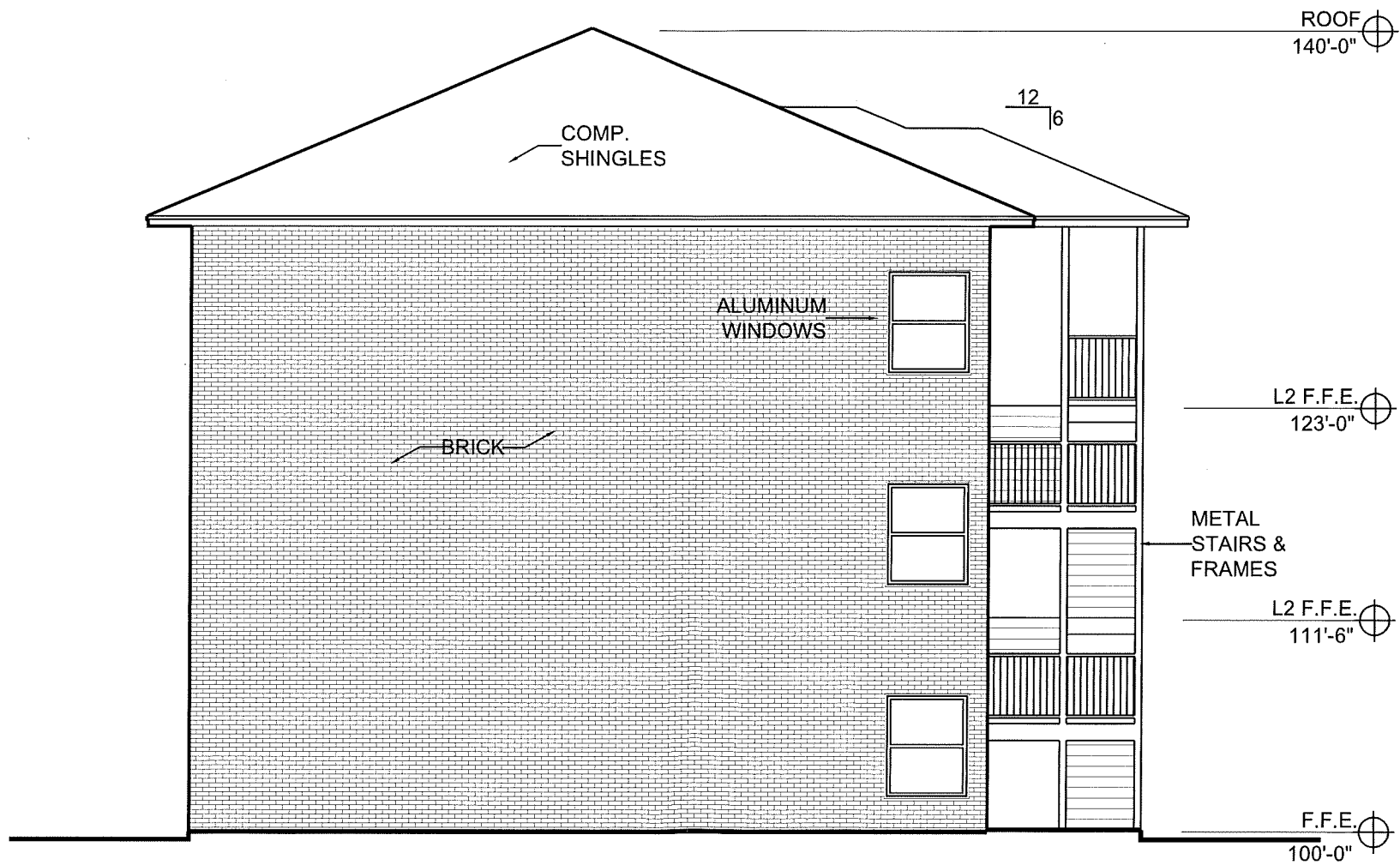
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727

ISSUE DATE:
03/23/17

BUILDING I
NORTH
ELEVATION



1 BUILDING I NORTH ELEVATION

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

A1

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



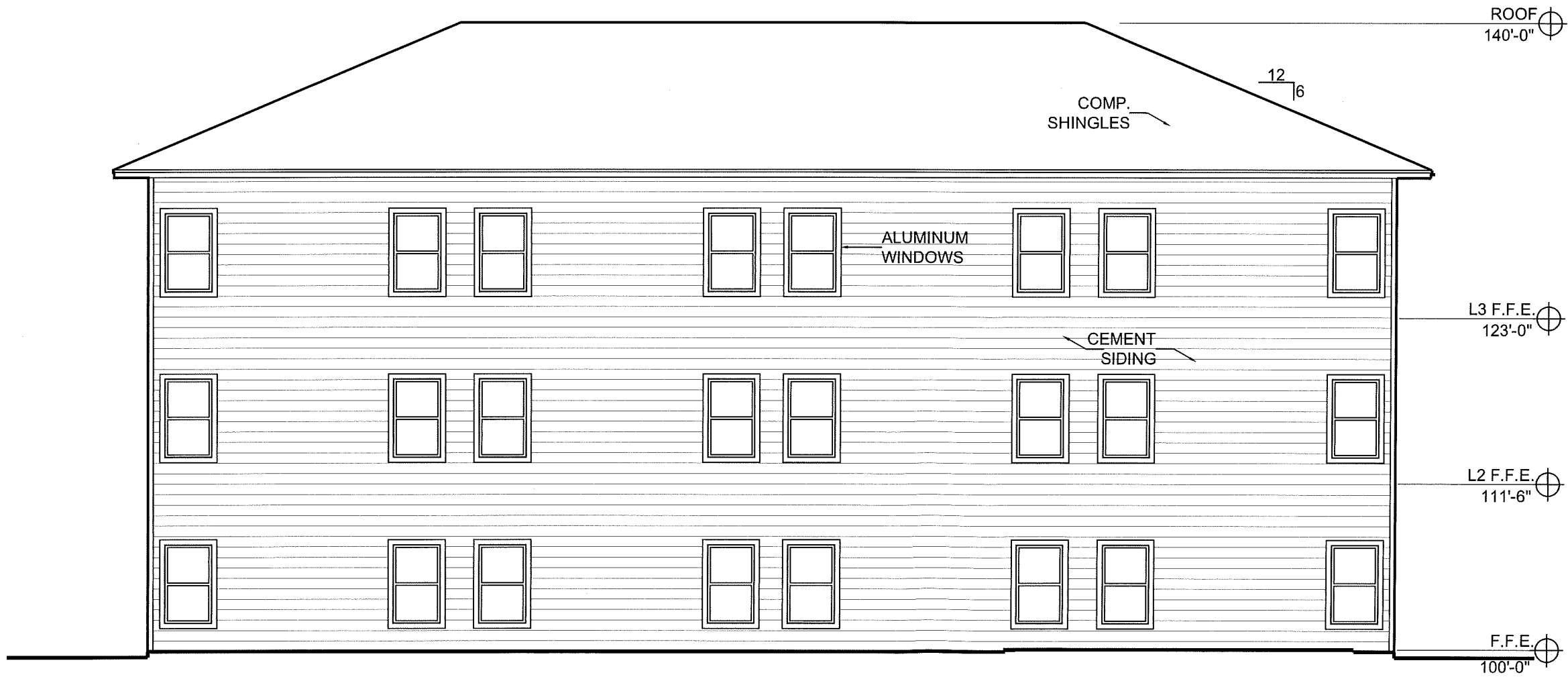
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727
ISSUE DATE:
03/23/17

BUILDING I
EAST
ELEVATION

A2



2 BUILDING I EAST ELEVATION
SCALE: 1/8" = 1'-0"

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



03/23/17

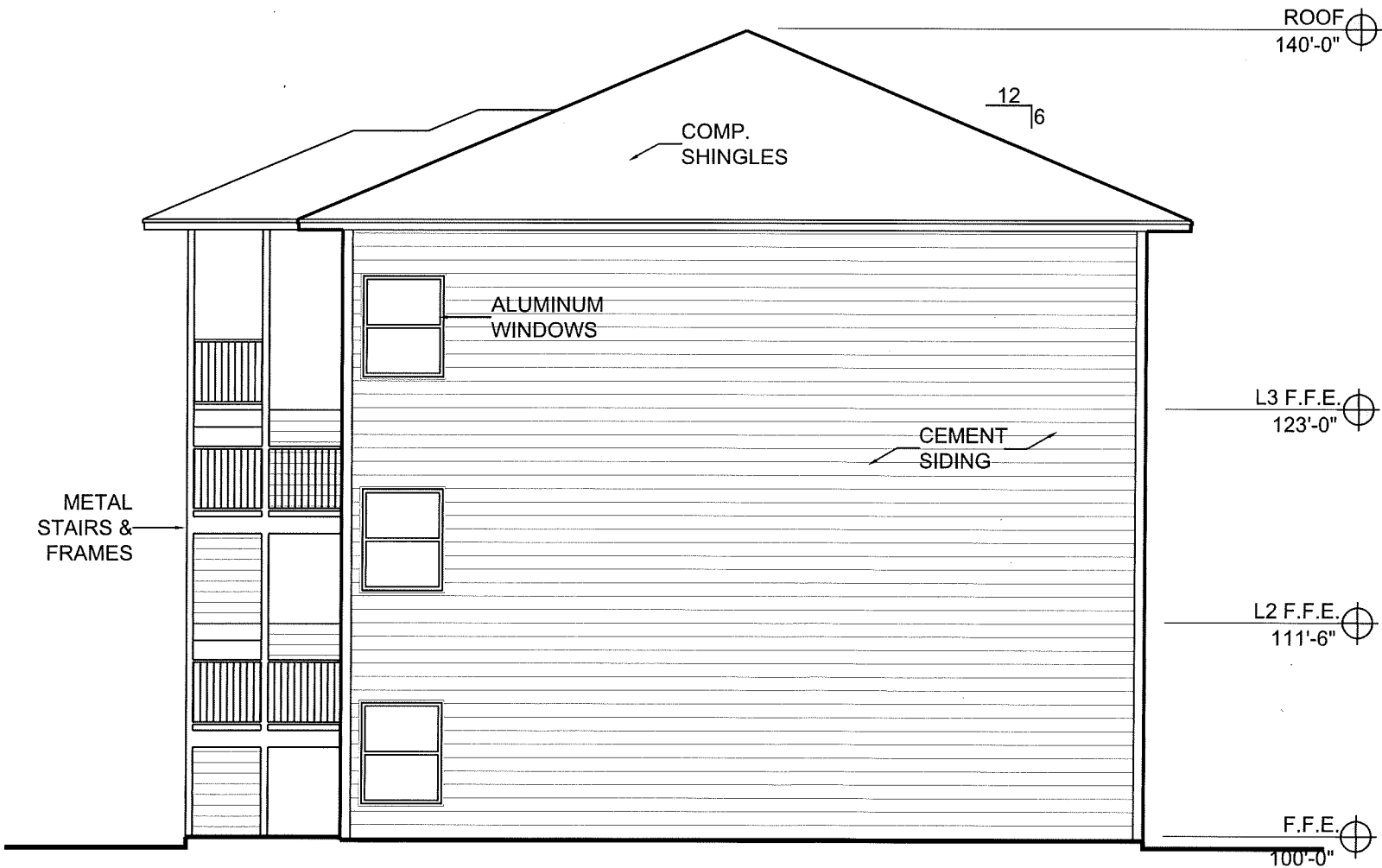
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727

ISSUE DATE:
03/23/17

BUILDING I
SOUTH
ELEVATION



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

A3

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



03/23/17

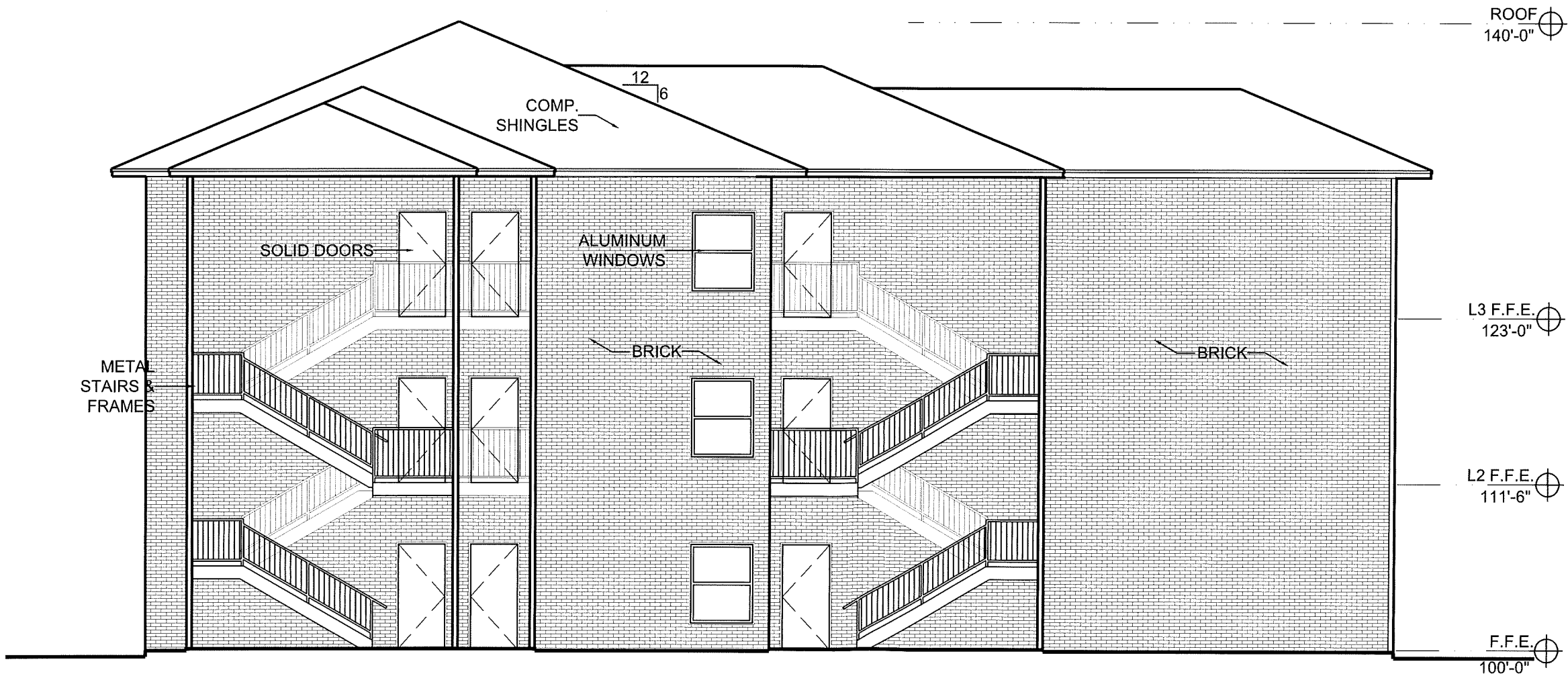
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727

ISSUE DATE:
03/23/17

BUILDING II
NORTH
ELEVATION



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

A5

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



03/23/17

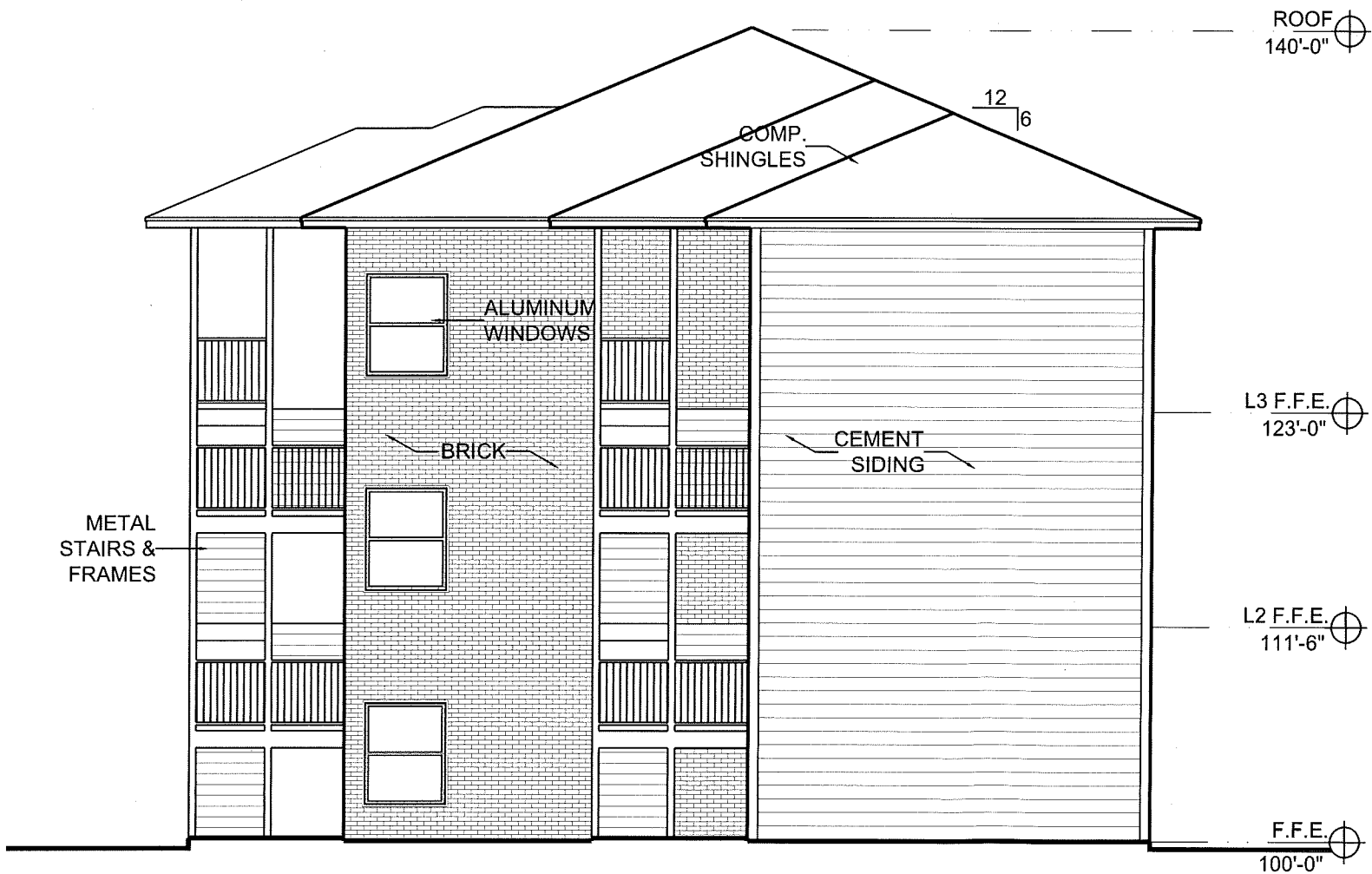
Robert
Boyd
ARCHITECTS
Inc.

(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727

ISSUE DATE:
03/23/17

BUILDING II
EAST
ELEVATION



2 BUILDING II EAST ELEVATION
SCALE: 1/8" = 1'-0"

A6

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MULTI-FAMILY

Park Place
Lot 3 & Lot 4
Fairview Park Patio Homes
Sherman, Texas

Plat Date: Oct. 28, 2016
Owner:
Sudhakar Allada



03/23/17

Robert
Boyd
ARCHITECTS
Inc.

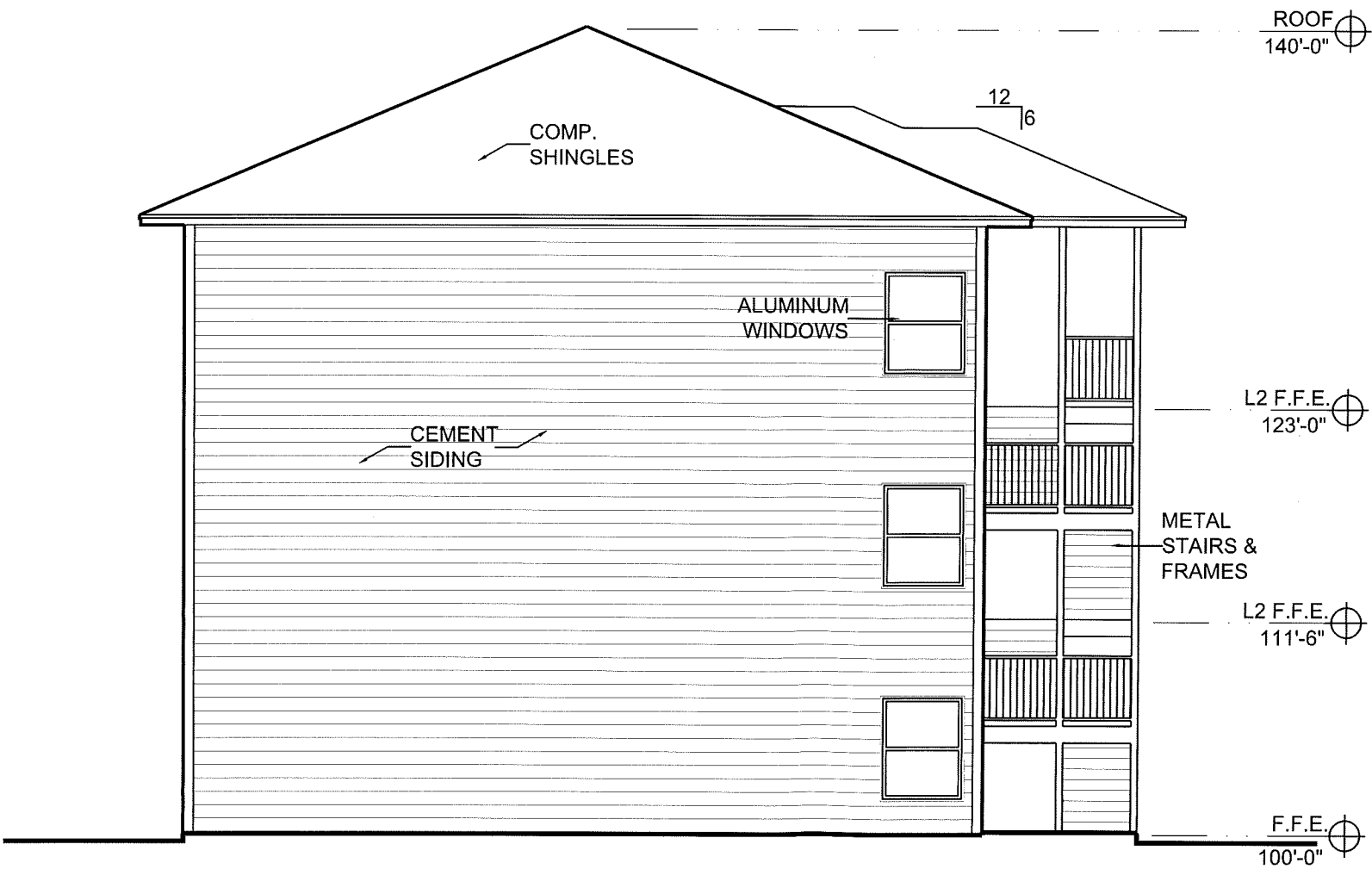
(214) 969-7000
rba@rbastudios.com

PROJECT No.
17727

ISSUE DATE:
03/23/17

BUILDING II
WEST
ELEVATION

A8



4 BUILDING II WEST ELEVATION
SCALE: 1/8" = 1'-0"

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STAFF REVIEW LETTER

April 12, 2017

Shreetejas, LLC
10007 Stone Harbor Way
Irving, TX 75063

Robert Boyd Architects
17300 Dallas Parkway, Ste. 3090
Dallas, TX 75248

Dear Applicants,

The request for a Site plan approval for a multi-family apartment complex for the property located in the 1400 block of Park Place, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The building height shall not exceed 45' in height.
3. The exterior finish on the building shall be masonry or masonry veneer unless an exception is granted.
4. All parking shall be on private property and shall not encroach into Park Place or McGee Street right-of-way.
5. Parking is permitted on improved surfaces only (concrete or asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. A minimum 6' ornamental iron fence with the planting of 4.5' Nellie Stevens or Red Tip Photinias with Pampas Grass to grow a minimum 6' tall along the ornamental iron fence shall be provided to surround the development per exception granted January 22, 2013.
8. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
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.

Engineering:

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
2. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
3. Water and Sewer Pro-Rata will be due at the time of development.
4. Internal water and sewer lines will be privately owned and maintained.
5. The City of Sherman does not maintain alleys.
6. The location of trash receptors must be approved by the Public Works Department.
7. Final site plans, utility, drainage, and grading plans shall be provided and approved by the City Engineering Department.
8. Platting of the property is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

15.

Meeting Date: 04/18/2017

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:

*** 1711 & 1715 N. WOODS**

The request of Mike and Gina Adams (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 1711 and 1715 North Woods Street, being part of Lots 7, 8, 9 and 10 and an abandoned alley in Block 3, W.M. Shannon's Supplement, containing 0.762 acres, as follows:

Planning and Zoning Board

Replat W.M. Shannon's Supplement, Block 3, Lot 7R

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Mike and Gina Adams (Owners)

Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

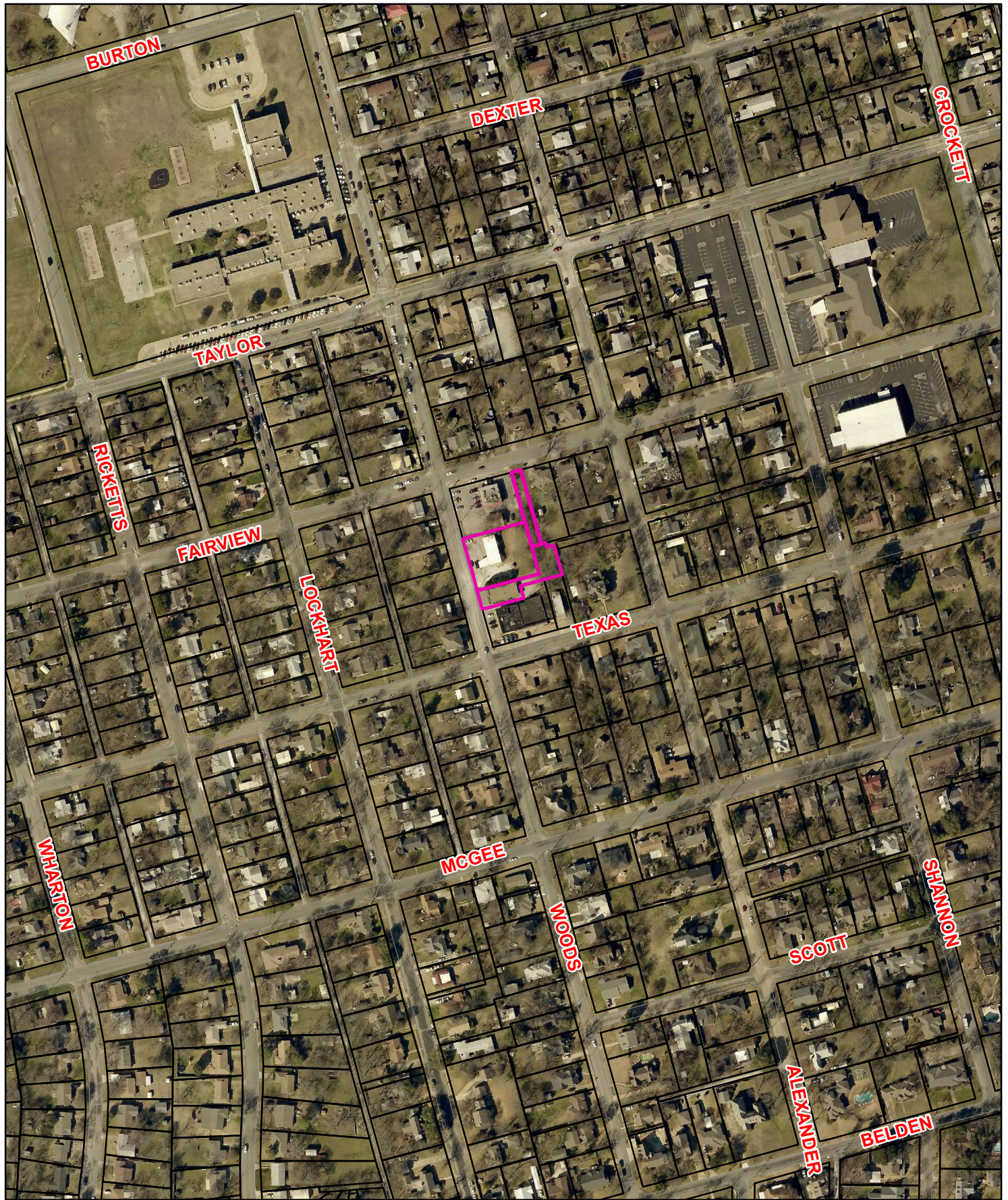
Attachments

Location Map

Zoning Map

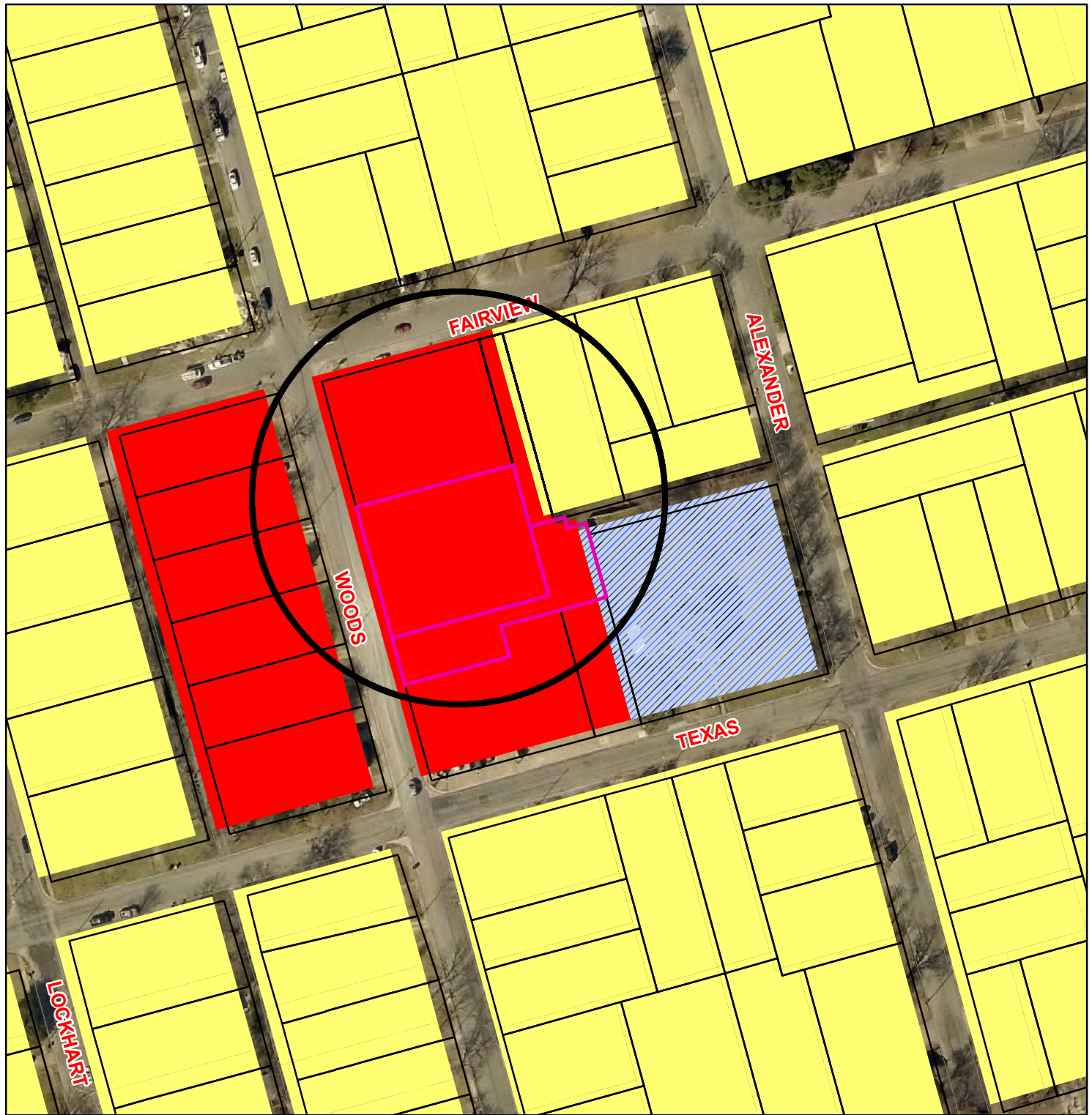
Replat

Staff Review Letter



**1711 & 1715 N. Woods
Replat W.M. Shannon's Supplement**





1711 & 1715 N. Woods Replat W.M. Shannon's Supplement, Block 3, Lot 7R

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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

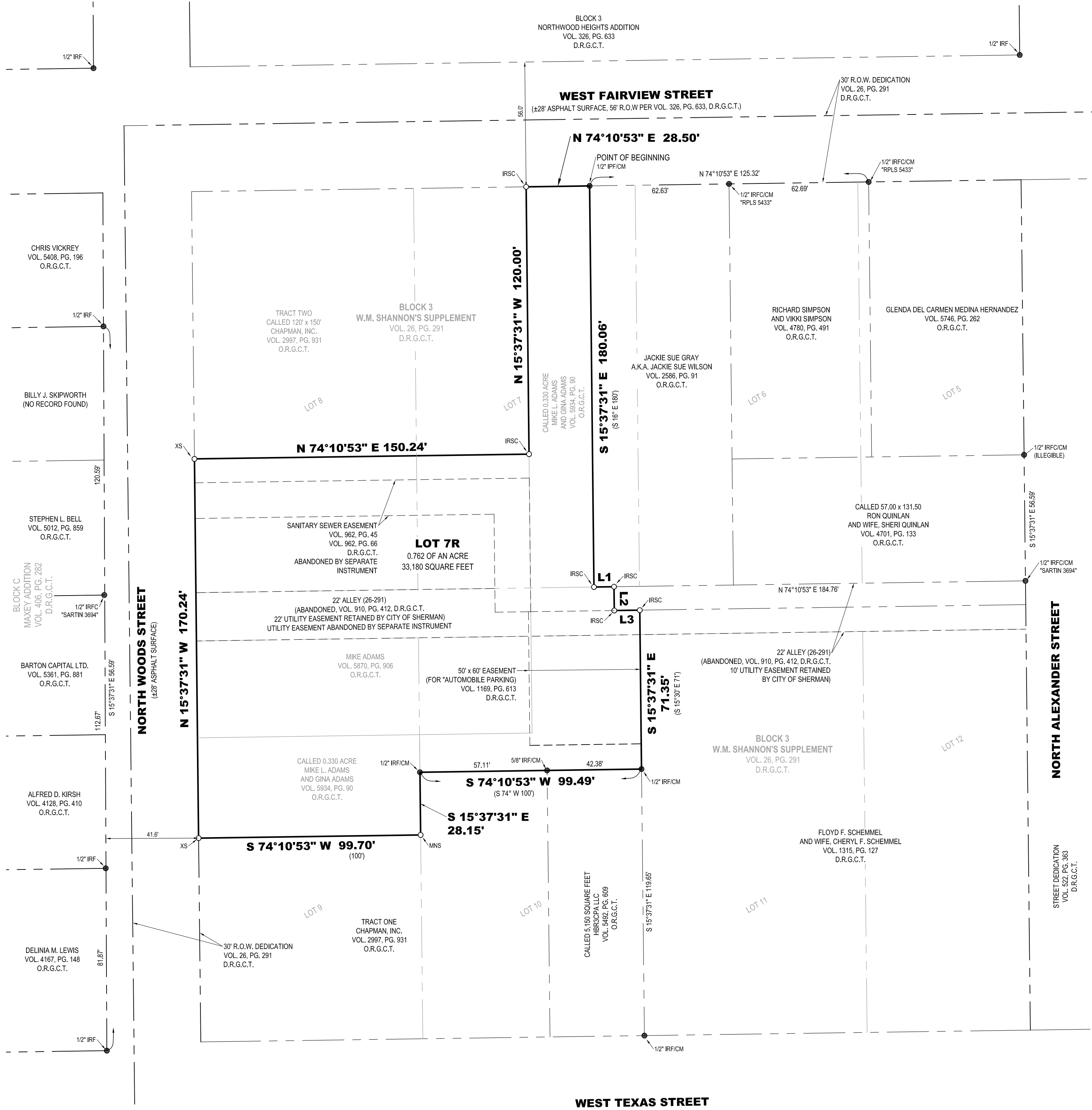
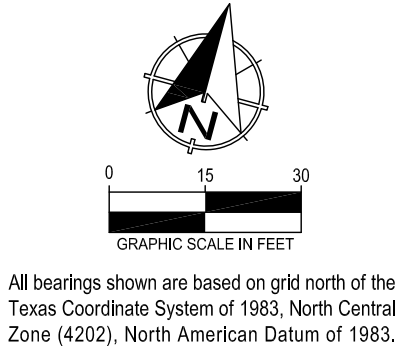


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 129 ft



LEGEND	
● FOUND MONUMENT	R.O.W. RIGHT-OF-WAY
○ SET MONUMENT	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
IRFC IRON ROD FOUND	VOL., PG. VOLUME, PAGE
IRFC IRON ROD FOUND W/ PLASTIC CAP	----- BOUNDARY LINE
MNS MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	----- ADJOINER LINE
XS "X" SCRIBED IN CONCRETE SET	----- EASEMENT
CM CONTROLLING MONUMENT	

LINE	BEARING	DISTANCE
L1	N 74°10'53" E	9.00'
L2	S 15°37'31" E	10.68'
L3	N 74°10'53" E	11.45'

REPLAT
W.M. SHANNON'S SUPPLEMENT
BLOCK 3, LOT 7R
0.762 OF AN ACRE
Being a part of Lots 7, 8, 9 and 10,
and an abandoned alley in Block 3
W.M. Shannon's Supplement
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-213-0033
TBPLS Firm No. 10164175	Drawn by: JEG Checked by: CRN	Scale: 1"=30' Date: 03-24-2017
		Project No: 16-0465.2 Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS MIKE L. ADAMS and GINA ADAMS are the rightful owners of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, being all of a tract of land described in the deed to Mike Adams, recorded in Volume 5870, Page 906, and all of a called 0.330 acre tract of land described in the deed to Mike L. Adams and Gina Adams, recorded in Volume 5934, Page 90, both of the Official Records of Grayson County, Texas, same being a part of Lots 7, 8, 9 and 10, Block 3, of W.M. Shannon's Supplement, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 26, Page 291, Deed Records of Grayson County, Texas, and a part of a 22-foot alley abandoned in Volume 910, Page 412, said Deed Records, and being and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the northeast corner of said 0.330 acre tract, common to the northwest corner of a tract of land described in the deed to Jackie Sue Gray A.K.A. Jackie Sue Wilson, recorded in Volume 2586, Page 91, said Official Records, and on the northerly line of Lot 7, and on the northerly line of said Block 3, and on the southerly right-of-way line of West Fairview Street, and from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the northeast corner of a tract of land described in the deed to Richard Simpson and Vikki Simpson, recorded in Volume 4780, Page 491, said Official Records, and on the northerly line of Lot 5 of said Block 3, bears North 74°10'53" East, a distance of 125.32 feet;

THENCE South 15°37'31" East, with the easterly line of said 0.330 acre tract, and with the westerly line of said Gray tract, crossing said Lot 7, a distance of 180.06 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for a re-entrant corner of said 0.330 acre tract, and on the northerly line of said abandoned 22-foot alley;

THENCE North 74°10'53" East, with a northerly line of said 0.330 acre tract, and with the southerly line of said Gray tract, with the southerly line of said Lot 7, and with the northerly line of said abandoned 22-foot alley, a distance of 9.00 feet to a Capped Iron Rod set for a salient corner of said 0.330 acre tract;

THENCE South 15°37'31" East, with an easterly line of said 0.330 acre tract, crossing said abandoned 22-foot alley, a distance of 10.68 feet to a Capped Iron Rod set for a re-entrant corner of said 0.330 acre tract, and at the centerline of said abandoned 22-foot alley;

THENCE North 74°10'53" East, with a northerly line of said 0.330 acre tract, and with the centerline of said abandoned 22-foot alley, a distance of 11.45 feet to a Capped Iron Rod set for a salient corner of said 0.330 acre tract, common to the northwest corner of a tract of land described in the deed to Floyd F. Schimmel and wife, Cheryl F. Schimmel, recorded in Volume 1315, Page 127, said Deed Records;

THENCE South 15°37'31" East, with an easterly line of said 0.330 acre tract, and with the westerly line of aforesaid Schimmel Tract, crossing said abandoned 22-foot alley part of the way, and with the easterly line of said Lot 10 and the westerly line of Lot 11 of said Block 3 part of the way, a distance of 71.35 feet to a 1/2-inch iron rod found for the southeast corner of said 0.330 acre tract, common to the northeast corner of a called 5,150 square feet tract of land described in the deed to HBR3CPA LLC, recorded in Volume 5492, Page 609, said Official Records, and from which a 1/2-inch iron rod found for the southeast corner of said 5,150 square feet tract, common to the southwest corner of said Schimmel tract, and common to the southeast corner of said Lot 10, and common to the southwest corner of said Lot 11, and on the northerly right-of-way line of West Texas Street, bears South 15°37'31" East, a distance of 119.65 feet;

THENCE South 74°10'53" West, with a southerly line of said 0.330 acre tract, and with the northerly line of said 5,150 square feet tract, crossing said Lot 10, passing en route at a distance of 42.38 feet a 5/8-inch iron rod found for the northwest corner of said 5,150 square feet tract, common to the northeast corner of a tract of land described as Tract One in said deed recorded in Volume 2997, Page 931, and continuing on said course with a northerly line of said Tract One, a total distance of 99.49 feet to a 1/2-inch iron rod found for a re-entrant corner of said 0.330 acre tract, common to the norther-most northwest corner of said Tract One, and on the westerly line of said Lot 10, and on the easterly line of aforesaid Lot 9;

THENCE South 15°37'31" East, with an easterly line of said 0.330 acre tract, and with a westerly line of said Tract One, and with the westerly line of said Lot 10, and with the easterly line of said Lot 9, a distance of 28.15 feet to a MAG nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for a salient corner of said 0.330 acre tract, common to a re-entrant corner on the northerly line of said Tract One;

THENCE South 74°10'53" West, with a southerly line of said 0.330 acre tract, and with a northerly line of said Tract One, crossing said Lot 9, a distance of 99.70 feet to an "X" cut scribed in concrete set for the southwest corner of said 0.330 acre tract, common to the northwest corner of said Tract One, and on the westerly line of said Lot 9, and on the easterly right-of-way line of North Woods Street;

THENCE North 15°37'31" West, with the westerly lines of said 0.330 acre tract, aforesaid Adams tract (5870-906) and with the westerly lines of said Lot 9, aforesaid abandoned 22-foot alley and aforesaid Lot 8, and with the westerly line of said Block 3, and with the easterly right-of-way line of said North Woods Street, a distance of 170.24 feet to an "X" cut scribed in concrete set for the northwest corner of said Adams tract (5870-906), common to the southwest corner of a called 120-foot x 150-foot tract of land described as Tract Two in the deed to Chapman, Inc., recorded in Volume 2997, Page 931, said Official Records;

THENCE North 74°10'53" East, with the northerly line of said Adams tract (5870-906), and with the southerly line of said Tract Two, a distance of 150.24 feet to a Capped Iron Rod set for the northeast corner of said Adams tract (5870-906), common to the southeast corner of said Tract One, and common to a re-entrant corner on the westerly line of said 0.330 acre tract;

THENCE North 15°37'31" West, with the westerly line of said 0.330 acre tract, and with the easterly line of said Tract Two, a distance of 120.00 feet to the POINT OF BEGINNING and enclosing 0.762 of an acre (33,180 square feet) of land, more or less.

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **MIKE L. ADAMS and GINA ADAMS and CHAPMAN, INC.**, do hereby adopt this plat designating the hereinbefore described property as **W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: **MIKE L. ADAMS**

By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

BY: **GINA ADAMS**

By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

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

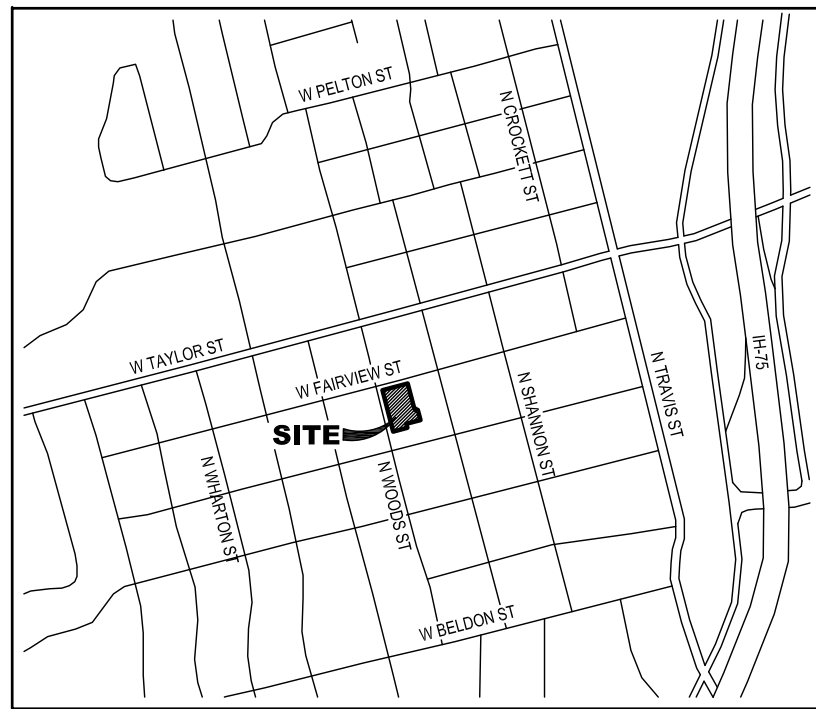
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

Chairman Secretary



VICINITY MAP
(NOT TO SCALE)

OWNER:
Mike L. and Gina Adams
1721 N. Woods Street
Sherman, TX 75091
Ph.

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0033

REPLAT
W.M. SHANNON'S SUPPLEMENT
BLOCK 3, LOT 7R
0.762 OF AN ACRE
Being a part of Lots 7, 8, 9 and 10,
and an abandoned alley in Block 3
W.M. Shannon's Supplement
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-213-0033
TBPLS Firm No. 10164175	Drawn by: JEG Checked by: CRN	Scale: 1"=30' Date: 03-24-2017
		Project No: 16-0465.2 Sheet No. 2 of 2

STAFF REVIEW LETTER

April 10, 2017

Mike L. & Gina Adams
1721 N. Woods Street
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Replat W.M. Shannon's Supplement Block 3, Lot 7R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 18, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager



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

17.

Meeting Date: 04/18/2017

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

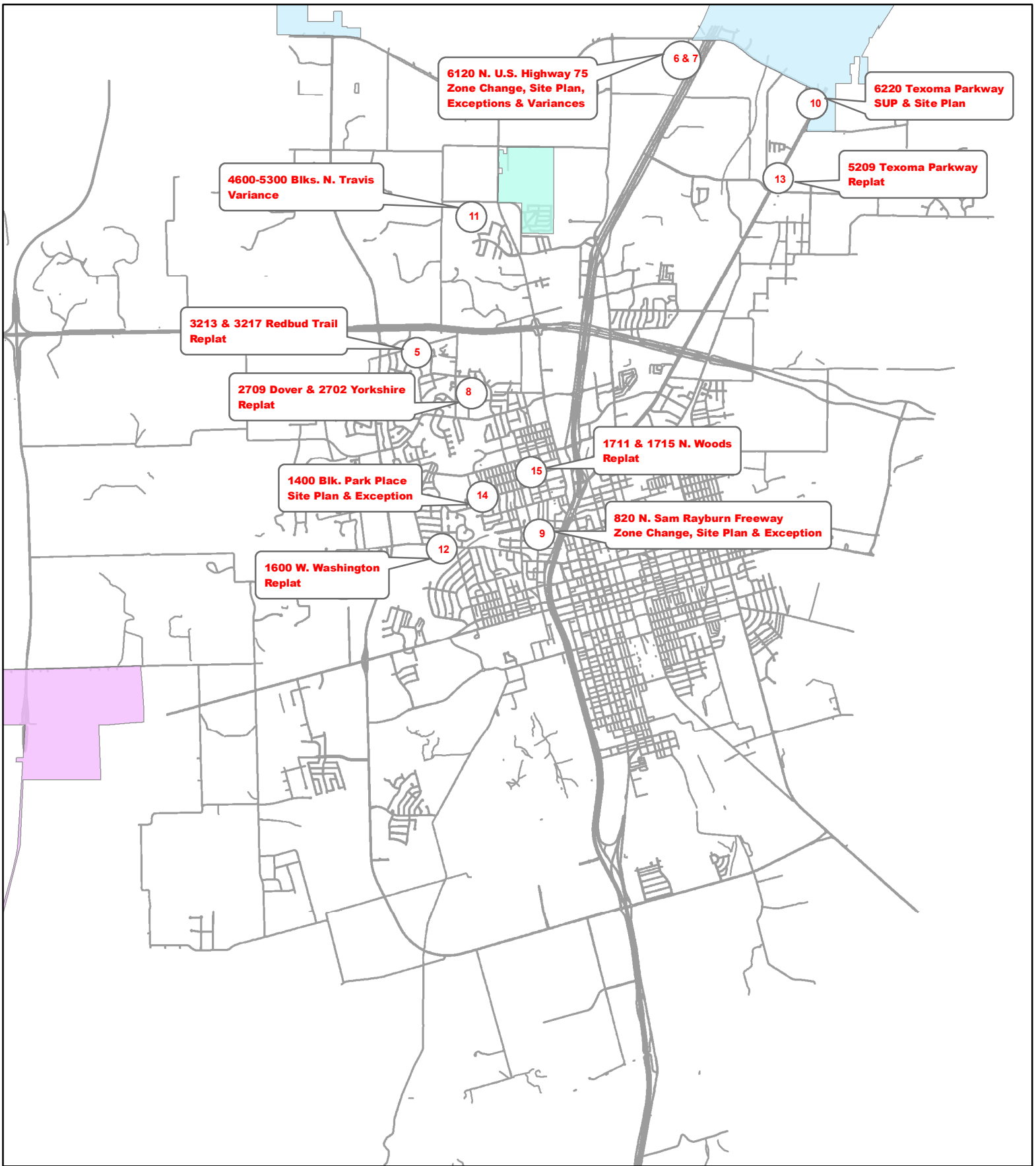
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting April 18, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,000 feet