

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 17, 2018 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 SPECIAL CALLED MARCH 27, 2018, PLANNING AND ZONING COMMISSION MEETING AND MARCH 28, 2018 PLANNING AND ZONING COMMISSION TRAINING WORKSHOP.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 9, 13 & 20)**

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

5. **1426 W. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Economic Development Corporation (Owners), Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers), Schueler Group, Bill Chester (Representative) and FedEx Freight (Tenant) concerning the property located at 1426 West FM 1417 (Heritage Parkway), being 23.115 acres in the William Martin Survey, Abstract No. 765, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.1 Subsection (4) to allow the office area to be tilt panel construction and the distribution area architectural metal panels in lieu of the required masonry in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.1 Subsection (7)(d)(ii) to allow overhead doors on the west elevation facing South FM 1417 (Heritage Parkway) in lieu of the required screening in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.
- Exception and Variance under Ordinance No. 2280, Section 6.8.1 Subsection (7) to allow a security fence 1' off the east, west and south property lines and 45' off the front (north) property line in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

6. **1103 N. LESLIE AVENUE**
The request of Michael Shelley (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1103 North Leslie Avenue, being 0.258 acres in the JB McAnair Survey, Abstract No. 763, as follows
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence, 2' from the side street property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
7. **1330 W. TAYLOR STREET**
The request of Charles E. Anderson (Owner) and Travis Baca (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;
Board of Adjustments
(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.
8. **1625 N. U.S. HIGHWAY 75**
The request of Spirit Master Funding III LLC (Owners), RGB Eye Associates (Tenant), Karyn Jones (Representative) and Signs Now Dallas (Sign Contractor) concerning the property at 1625 North U.S. Highway 75, being Lot 4A1, Block 1, Crescent Oaks Plaza, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) to allow a 427 square foot wall sign on the west elevation in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
9. *** 3000-3100 BLOCKS E. LAMAR STREET & THE 200-500 BLOCKS BETHANY ROAD**
The request of Harold Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.858 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;
Planning and Zoning Commission
Final Plat approval of Bethany Road Estates II in the City of Sherman's Extraterritorial Jurisdiction (ETJ)
10. **220 N. SUNSET BOULEVARD, SUITE A**
The request of Westwood Village Retail LLC (Owners) LaCinda Hollis, Hollis Unlimited (Tenant/Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 220 North Sunset Boulevard, Suite A, being Lot 1, Block 1 and part of Block 2, of the Second Replat of part of Block 2 of the Replat of Westwood Village Subdivision, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a resale shop in a C-1 (Retail Business) District.

11. **124 N. WALNUT STREET**
The request of Vanderveer Group LLC (Owners) and Sean Vanderveer (Representative), concerning the property located at 124 North Walnut Street, being Lots 8 & 10, Block 3, OTP Sherman, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an event center in a C-2 (General Commercial) District/Central Business District.
12. **1305 S. FM 1417 (HERITAGE PARKWAY)**
The request of 1305 S FM 1417 LP (Owners), Joe Gilbert (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), as follows:
Planning and Zoning Commission
Amended zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.
- **Tract 1** – 0.011 acres in the Elizabeth Jones Survey, Abstract No. 625
 - **Tract 2** – 0.070 acres in the Elizabeth Jones Survey, Abstract No. 625
13. * **527 S. RUSK STREET**
The request of Jimmy D. Hawkins and Eddie Ballard (Owners/Developers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 527 South Rusk Street, being 0.451 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Planning and Zoning Commission
Final Plat approval of Hawkins-Ballard Addition
14. **2600-2700 BLOCKS S. U.S. HIGHWAY 75**
The request of SSCGC Holdings LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2600-2700 Blocks of South U.S. Highway 75, being 48.617 acres in the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Zone change and conceptual site plan approval for the Bluffs at Stone Creek under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.
15. **2932 PRESTON CLUB DRIVE**
The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 2932 Preston Club Drive, being Lot 21, Block 1, Preston Club, The Classics Subdivision, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 19' 8" front setback and a 16' 8" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

16. **3218 PRESTON CLUB DRIVE**
The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3218 Preston Club Drive, being Lot13R, Block 11, Preston Club , The Legends, Phase 1, Replat Lots 11, 12 & 13, Block 11, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 23' 5" front setback and a 12' 7" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.
17. **3315 PRESTON CLUB DRIVE**
The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3315 Preston Club Drive, being Lot 12, Preston Club, The Legends, Phase 3, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.
18. **5010 BUFFALO RIDGE TRAIL**
The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 5010 Buffalo Ridge Trail, being Lot 8, Block 1, Preston Club, The Classics, Phase Two, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback in lieu of the required 7'5" in an R-1 (One Family Residential) District
19. **3323 PRESTON CLUB DRIVE**
The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3323 Preston Club Drive, being Lot 10, Preston Club, The Legends, Phase 3, as follows;
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' 3" side yard setback in lieu of the required 6' 5" in an R-1 (One Family Residential) District.
20. * **100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S. U.S. HIGHWAY 75**
The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer), Vilbig and Associates (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75, being 13.215 acres in the Sherod Dunman Survey, Abstract No. 329, as follows
Planning and Zoning Commission
Final Plat approval MBG Sherman Addition

21. **ADJOURNMENT**

22. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 12, 2018 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, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 04/17/2018

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

Issue:

**APPROVE MINUTES OF THE SPECIAL CALLED MARCH 27, 2018, PLANNING AND
ZONING COMMISSION MEETING AND MARCH 28, 2018 PLANNING AND ZONING
COMMISSION TRAINING WORKSHOP.**

List of Agenda Items:

Attachments

March 27, 2018 Draft P&Z Minutes
March 28, 2018 Draft Minutes

STATE OF TEXAS §

March 27, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Special Called Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 27, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DAVIS, ADAMS, DOWNTAIN,
BRIDGES AND SIMS

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

WELCOME NEW COMMISSION MEMBER SIMS

Chairman Mahone welcomed new Commission Member Leigh Ann Sims to the Planning and Zoning Commission.

WELCOME NEW
COMMISSION
MEMBER LEIGH ANN
SIMS

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 20, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member DOWNTAIN. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 13, 14, 16 & 19)

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

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), BROOKSTONE ESTATES DEVELOPMENT JOINT VENTURE (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING

FINAL PLAT –
BROOKSTONE
ESTATES ADDITION
1400-1600 BLKS. S.
FM 1417 (HERITAGE

(SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400-1600 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 23.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BROOKSTONE ESTATES ADDITION

PARKWAY)
(SSCGC HOLDINGS, LLC)

The property is located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), between Quail Run Road and Park Avenue; north of the Pebblebrook subdivision. The owner would like to plat the property into (87) eighty-seven lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN (OWNERS), MARK SCHULMAN (DEVELOPER) AND VILBIG AND ASSOCIATES (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST FM 1417 (VIETNAM VETERAN'S PARKWAY) AND THE 3700 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 22.330 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL MOVIE BOWL GRILLE – SHERMAN

PRELIMINARY PLAT
– MOVIE BOWL
GRILLE – SHERMAN
100-200 BLKS. E. FM
1417 (VIETNAM
VETERAN'S
PARKWAY) & 3700
BLK. S. U.S.
HIGHWAY 75
(MARK SCHULMAN)

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). The owners would like to plat the property into (5) five lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) AND CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS QUAIL RUN ROAD, BEING 26.656 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF QUAIL RUN ADDITION (NAMED CHANGED TO THE PRESERVE, PHASE II)

PRELIMINARY PLAT
– QUAIL RUN
ADDITION (NAME
CHANGED TO THE
PRESERVE,
PHASE II)
4100-4300 BLKS.
QUAIL RUN ROAD
(WESTAR HOME
BUILDERS, LLC)

The property is located in the 4100-4300 Blocks of Quail Run Road off South FM 1417 (Heritage Parkway). The owner would like to plat the property into (98) ninety-eight lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 AND 1609 TEXOMA PARKWAY, BEING 1.572 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CHEN ADDITION

**FINAL PLAT – CHEN
ADDITION**

**1523 & 1609 TEXOMA
PARKWAY
(SHOU-HUNG CHEN
& TAO-MIN CHEN)**

The property is located at 1523 and 1609 Texoma Parkway, between Highway 75 and Broughton Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots for future development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT

THE REQUEST OF S&W-AL LLC (OWNERS), ORSCHELN'S FARM & HOME (TENANT), JAKE LONG, GLOVE CON, INC. (REPRESENTATIVE), 21 DESIGN GROUP (CIVIL ENGINEER/SURVEYOR) AND PW ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2725 NORTH U.S. HIGHWAY 75, BEING LOT 5, BLOCK 1 OF THE TEXOMA CROSSING ADDITION, REPLAT LOT 5 & 5A, 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 FARM EQUIPMENT SALES, SERVICE, REPAIRS, FEED STORE WITH OUTDOOR STORAGE /DISPLAYS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

**SUP – FARM
EQUIPMENT SALES,
SERVICE, REPAIRS
FEED STORE WITH
OUTDOOR
STORAGE/DISPLAYS
2725 N. U.S.
HIGHWAY 75
(S&W-AL LLC)**

Ron Volske, 2725 N. Highway 75, Sherman, TX

Mr. Volske appeared to represent the request and answer any questions. The property is located at 2725 North U.S. Highway 75, the southeast corner of Highways 75 and 82; formerly Gander Mountain. The property is zoned a C-2 (General Commercial) District and is located in the O-1 (75 & 82 Overlay) District.

Mr. Volske explained Orscheln's Farm and Home sells a variety of small farm implements, farm equipment parts,

animal feed, seed, tools, hardware, clothing, plumbing, electrical, etc., similar to Tractor Supply. They would like to utilize approximately 17,181 square foot of the existing parking lot for an outdoor storage/display area and bulk storage and some of the rear of the building for bulk storage (mulch, feed, seed, etc.) Items in these areas will be purchased within the store and picked up outside. Some of these items include 3-point hitch items, trailers, mowers, fencing, cattle fencing, cattle panels, roll fencing and Quikrete under cover. In addition, items are expected to be displayed in a similar fashion under the store's front canopy. Minor modifications to the store's exterior are planned for the purpose of esthetics, signage and a flag pole. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated he has a new site plan; what is different.

Mr. Volske explained the flag pole has been added.

Scott Shadden, Developmental Services Director asked what would be displayed on the flag pole.

Mr. Volske explained "a United States flag would be flown; it will be thirty foot tall. We would also like to fly a Texas flag; right now we will just have one pole."

Mr. Shadden stated "no advertising could be on the flag pole."

Commission Member Bridges asked if the storage area on the side of the building where there are parking spaces, there is a lot of traffic, will your people be going where the cars travel back and forth.

Mr. Volske explained "the items planned there will be the full line of trailers that they sell, there will be traffic out there and there is a gate where there is a fenced area; we will store significant items in there; we will have to come off that loading dock in the back to come in with a forklift through the gate to stock things in that area. We only have one truck a week, so it will be light traffic."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a farm equipment sales, service, repairs, feed store with outdoor storage/displays in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 2725 North U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF LYNN & KIM VESSELS (OWNERS) CONCERNING THE PROPERTY AT 4103 WEST LAMBERTH ROAD, BEING LOT 1, REPLAT TRACT 3, WEST CANYON CREEK ESTATES, SECTION 3, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2)(3) AND SECTION 6.2, SUBSECTION (6) TO ALLOW A 5' STONE COLUMN AND CEDAR RAIL FENCE WITH A 6' WROUGHT IRON GATE ON THE FRONT PROPERTY LINE ALONG LAMBERTH ROAD IN LIEU OF THE PERMITTED 3' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET WITH A SPECIAL SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE - FENCE
4103 W. LAMBERTH
RD.
(LYNN & KIM
VESSELS)

Lynn Vessels, 4103 W. Lamberth, Sherman, TX

Mr. Vessels appeared to represent the request and answer any questions. The property is located at 4103 West Lamberth Road, west of the new park off West Canyon Creek. The property is zoned an R-1 (One Family Residential) District.

Mr. Vessels explained he is in the process of building a new home at this location and would like to erect a (5') five foot stone column and cedar rail fence with a (6') six foot wrought iron gate on the front property line along Lamberth Road for aesthetics and security. "The fence will be setback off the pavement approximately 20' and there is a new right-of-way dedication for future expansion of Lamberth Road. I think it is about 15-20 feet back from the existing fence row. Once I turn the corner to the rear of the property, I will do away with the stone columns and it will just be cedar post, cedar rail from the front of the house to the rear and across the back. The fence will be a three strand wood fence. The gate in the front will be an electric gate, swinging in. The fence will have stone columns for the gates to be mounted and then it will come out to another stone column, once it turns across the front, it will be a thirty-two foot span between stone columns with wood cedar post in between; you will be able to see through the three rails." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Exception and Variance to allow a 5' stone column and cedar rail fence with a 6' wrought iron gate on the front property line along Lamberth Road in lieu of the permitted 3' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District at 4103 West Lamberth Road subject to the Staff Review Letter and the fence as submitted. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF SHERMAN TAX LLC (OWNER) AND SAM THORPE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 122 SOUTH RICKETTS STREET, BEING THE SOUTH 75' OF LOTS 23-24, BLOCK 3, G Y GRAY'S 2ND ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) AND (5)(D) TO ALLOW A 6' PRIVACY FENCE, 14' FROM THE LAMAR STREET PROPERTY IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET WITH A SPECIAL SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE - FENCE
122 S RICKETTS
(SHERMAN TAX LLC)

Sam Thorpe, 516 W. Belden Street, Sherman, TX

Mr. Thorpe appeared to represent the request and answer any questions. The property is located at 122 South Ricketts Street, the northwest corner of Ricketts and Lamar Streets and is zoned an R-1 (One Family Residential) District.

Mr. Thorpe explained "I would like to make a little bit bigger backyard for the new owner of this property. I would like to come out thirteen feet from the side of the house where the house and the carport come together; there will be fifty one feet from where the fence will start to Ricketts Street and the south property line will be about thirty-four feet from Lamar; there is a twenty foot setback easement on Lamar. The fence will be a (6') six foot cedar privacy fence, fourteen foot (14') from the side street (Lamar) property line." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Exception and Variance to allow a 6' privacy fence, 14' from the Lamar Street property in lieu of the permitted 4' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District at 122 South Ricketts Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF ADVANCED BINARY LLC (OWNERS), CHARLES MALEC (REPRESENTATIVE) AND BROHARD ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 5615 NORTH FM 1417 (HERITAGE PARKWAY), BEING 3 ACRES IN THE JOHN GOODE SURVEY, ABSTRACT NO. 468, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND ACCESSORIES IN THE EXISTING BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

**SUP – AUTOMOBILE
SALES &
ACCESSORIES
5615 N. FM 1417
(HERITAGE
PARKWAY)
(ADVANCED BINARY
LLC)**

Charles Malec, 5615 N. FM 1417 (Heritage Parkway),
Sherman, TX

Mr. Malec appeared to represent the request and answer any questions. The property is located at 5615 North FM 1417 (Heritage Parkway), near FM 691; formerly Mr. L's Restaurant. The property is zoned a C-1 (Retail Business) District and is located in the O-1.1 (FM Highway 1417) District.

Mr. Malec explained "Advanced Binary LLC proposes to revitalize and repurpose this location by restoration of the existing building structure and landscaping. The business would be indoor automotive sales (primarily classic cars) and automotive accessories in the existing building. As a modern internet-based operation, the business will attract sales from all over the United States." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there would be any storage outside.

Mr. Malec explained "there might be display vehicles on occasion outside."

Chairman Mahone asked Mr. Shadden if there were any guidelines that tells us what the difference between display and storage or any timelines.

Mr. Shadden explained “in the Staff Review Letter, we have that no wrecks or dismantled vehicles can be on the lot outside; you could limit the number that could be outside if you wanted to; I like a good full parking lot, a lot of sales tax and taxes come to the City.”

Mr. Malec explained “the building has been vacant for ten years, it has been looted and in pretty bad shape.”

Commission Member Bridges stated you are primarily internet based; do you have any brick and mortar anywhere?

Mr. Malec explained “we are currently in Dallas, we will be moving our operations to Sherman. Once we are in full operation, we plan to have between 5-10 employees, all hired from the area. The location we have in Dallas is too small and real estate is on fire; we were fortunate to find this location.”

Mr. Shadden asked “will this would be operated like the Gas Monkey where they do burn outs all day.”

Mr. Malec explained “there will not be banners hanging everywhere; it is a high end deal, it is not low budget car buying.”

Commission Member Davis asked about the chain link fence; “does it have to come down if it’s a business.”

Mr. Malec asked if they could keep the chain link fence for a little while; “eventually we would like to put up a wrought iron fence.”

Chairman Mahone asked his time frame for that.

Mr. Malec responded “a year would be fair; the fence is in good shape right now, but we don’t want to put more on our backs than I have to.”

Commission Member Downtain asked if the existing fence could be cleaned up.

Mr. Malec explained “I have started that process.”

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 automobile sales and accessories in the existing building in a C-1

(Retail Business) District/O-1.1 (FM 1417 Overlay)
District at 5615 North FM 1417 (Heritage Parkway)
subject to the Staff Review Letter and to replace the
chain link fence with a wrought iron fence within
eighteen months from now. Second by Commission
Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT,
BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF TIMOTHY AND LORI MONSON
(OWNERS) AND WYLDEWOOD HOMES (GENERAL
CONTRACTOR) CONCERNING THE PROPERTY AT 3519
HANAN STREET, BEING LOT 32, BLOCK D,
PEBBLEBROOK SOUTH, PHASE III, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7,
SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE
ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF
THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN
25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY
RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
3519 HANAN ST.
(TIMOTHY & LORI
MONSON)

Timothy Monson, 3519 Hanan Street, Sherman, TX and Al
Denson, 4091 Ward Neal Rd., Bells, TX

Mr. Monson and Mr. Denson appeared to represent the
request and answer any questions. The property is located
at 3519 Hanan Street, the northeast corner of Peggey's
Cove and Hanan Street and is zoned an R-1 (One Family
Residential) District.

Mr. Monson explained he is requesting an exception to
allow a six foot privacy fence on the Peggey's Cove
property line. "This is a new house and the fence was
installed by the builder; the fence was required by the
mortgage company to be installed before we could close
on the property." He had seen the Staff Review Letter and
would abide by the Recommendations.

Commission Member Davis wanted to talk to the builder;
"why are we asking for this after the fence has already
been installed."

Mr. Denson explained "when he bought the house he used
Wells Fargo Mortgage and the appraiser came out, they
were ready to move, they had already moved out of their
place, they had a set closing day. Two days before, Wells
Fargo called and asked why the fence was not put up. I
told them they did not buy a fence, they bought the house
and there is no fence, he is going to put his fence in when
he is done. Wells Fargo explained they included a fence in

the appraisal so they cannot close on the house unless you put the fence in. We told them we haven't permitted the fence and that is two days from now, I don't know how we are going to get it; the owners stated they have to be in our house; so we put up the fence."

Vice-Chairman Elliott asked why they put up a six foot fence versus a four foot fence.

Mr. Denson explained "we matched the neighborhood; the two streets that abut to our neighborhood, when you turn in, we matched all those houses."

Vice-Chairman Elliott asked if they were made aware at the time of what the requirements were.

Mr. Denson explained "we were made aware that we would have to file for a variance to erect a six foot tall fence instead of a four foot tall fence. I told the City we would naturally comply, we want to honor you guys, we enjoy building in Sherman, so we want to honor you but at the same time I have a client who is going to be homeless or stuck in an RV, so I didn't have a choice and we want to keep everybody happy."

Commission Member Davis explained "you did have a choice; you could put up a four foot fence to be in compliance."

Mr. Denson explained "I complied with everything that was around me and there are a bunch of houses that are around me and beside me; I made our neighborhood look like the neighborhood that is already there. I told the person that I spoke to at the City if I didn't get the variance that I could change within thirty days. If the fence was not in the appraisal, this would not have happened."

Commission Member Adams asked what is the intent of the four foot fence requirement on a corner lot?

Mr. Shadden explained "I believe if there was a house behind you with a front yard and they were trying to back out of their driveway so that they could see to get out is a reasonable explanation we thought about over the years."

Commission Member Bridges explained "the homes in this neighborhood are backyard to backyard, so there are no visibility issues. I'm very familiar with the neighborhood and the entire neighborhood both sides of the home are six foot fences."

Mr. Shadden explained "it is labeled a front facing street because of the houses across the street not on the same side. We may need to amend that definition some time."

Chairman Mahone felt it was a reasonable request that we

have seen before, but we have recently seen several ask for it after the fact, so that is obviously a concern.

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 3519 Hanan Street subject to the Staff Review Letter.

Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS) AND AL DENSON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3525 BALLAM STREET, BEING LOT 1, BLOCK C, PEBBLEBROOK SOUTH, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
3525 BALLAM ST.
(WYLDEWOOD
HOMES LLC)

Al Denson, Wyldewood Homes, 4091 Ward Neal Rd., Bells, TX

Mr. Denson appeared to represent the request and answer any questions. The property is located at 3525 Ballam Street, the northeast corner of Peggey's Cove and Ballam Street and is zoned an R-1 (One Family Residential) District.

Mr. Denson explained he is now asking for permission for an exception to allow a six foot privacy fence on the Peggey's Cove property line. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the

permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 3525 Ballam Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ZNZI HOMES LLC (OWNERS), CHRIS NOAH, PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND SULLIVAN HOME PLANS (DESIGNER) CONCERNING THE PROPERTY AT 2913 PRESTON CLUB DRIVE, BEING LOT 2, BLOCK 6, PRESTON CLUB THE CLASSICS, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.1, SUBSECTION (1) & (4) TO ALLOW A 5' SIDE YARD SETBACK AND A 25' FRONT SETBACK IN LIEU OF THE REQUIRED SETBACKS IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT.

**VARIANCE –
SETBACKS
2913 PRESTON
CLUB DR.
(ZNZI HOMES LLC)**

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

Mr. Noah appeared to represent the request and answer any questions. The property is located at 2913 Preston Club Drive off West U.S. Highway 82 in the Preston Club Subdivision. The property was annexed into the City, May 22, 2017 and is zoned an R-A (Single Family Agricultural) District.

Mr. Noah explained "this is an existing platted lot in the Preston Club subdivision. The owner would like to construct a new residential dwelling on the lot, 5' from the side property lines and 25' from the front property line. In discussion with City Staff, in regards to the zoning setbacks, the R-A (Single Family Agricultural) District has a minimum lot area of two acres, 200 foot frontage and minimum setback of thirty foot in the front and twenty-five in the rear with a side setback of at least fifty feet, so that is not practicable for a lot of this size or many of the other lots out there that are already platted and recently annexed. After further discussion we were told we could use the R-1 (One Family Residential) District setbacks, which is what we used to develop our site plan, but we need to request a variance on the side for five foot instead of six foot required."

Mr. Shadden explained "this was newly annexed; the six foot is the minimum side yard setback in an R-1 (One Family Residential) District. It is my understanding that there are a lot of close setbacks out there."

Mr. Noah explained “the setbacks prior to the annexation were five foot side yard setbacks and twenty foot front per the homeowner’s association deed restrictions. The house will be a two-story, 3,024 square foot under roof.”

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

Letters were received from:

David & Peggy Blair, 2920 Preston Club Drive, Sherman, TX

“The front of the neighborhood (off Hwy. 82) has houses shoved up against each other. I am (we are) opposed to having this property across from us, looking so crowded! I can imagine how my neighbors would feel, having this house up against them. We prefer the rural look! That lot is too small for any house!”

John & Tawnee Hammett, 2909 Preston Club Drive, Sherman, TX

“Please consider this property as a greenway in the Preston Club neighborhood. Either neighbor of this property would be willing to purchase this lot from the new owner to keep a home off this small property. We are not able to attend the next public hearing but wanted to share our concern. Also, we have seen the blueprint of this home. We do appreciate the angle of the placement if there has to be a home here. Specifically, that the house does not sit 5.0’ in distance from the backyard to the front of the driveway (14.8’ from property line). The angle is okay. Thank you for your consideration and for looking out for our community.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 5’ side yard setback and a 25’ front setback in lieu of the required setbacks in an R-A (Single Family Agricultural) District at 2913 Preston Club Drive. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

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

SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN LOFTS LLC (OWNERS), HANNA MARTIN (APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 225 NORTH TRAVIS STREET, SUITE 300, BEING LOT 1 AND PART OF LOT 2, 11, 12, BLOCK D, TJ SHANNON SUPPLEMENT, AS FOLLOWS

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

**SUP – PERMANENT
MAKEUP (TATTO
STUDIO)
225 N. TRAVIS, STE.
300
(SHERMAN LOFTS
LLC)**

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW MICRO-BLADING, PERMANENT MAKE-UP (TATTOO STUDIO) IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Hanna Martin, 5295 N. Travis, Sherman, TX

Ms. Martin appeared to represent the request and answer any questions. The property is located at 225 North Travis Street, Suite 300; the southeast corner of Travis and Pecan Streets; Travis Lofts. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District.

Ms. Martin explained she would like to open a micro-blading, permanent makeup (Tattoo Studio) at this location. She has been in business (The Beauty Bar) at this location for two years and would like to offer another service; micro-blading. She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked what micro-blading was.

Ms. Martin explained “it’s not with a tattoo gun, it’s with a very fine blade that is dipped in ink and it scratches open the first layer of your skin; it’s temporary, it will last one to two years.”

Commission Member Bridges explained “it’s eyebrows that don’t wash off.”

Chairman Mahone asked since its makeup, I’m assuming it’s only on the face, so you won’t be doing any other types of tattoos.

Ms. Martin responded “that is correct; just eyebrows.”

Sean Vanderveer, 113 N. Travis, Sherman, TX

Mr. Vanderveer explained he has no problem with the request but ask that the board continue the historical precedence of limiting to her and if she leaves the business the Specific Use Permit goes away, so that no one else can move in and do it or some other type of tattoo establishment.

Chairman Mahone agreed they have done that in the past, tying it to the specific business owner, are you agreeable to that.

Ms. Martin agreed.

Chairman Mahone, it’s only makeup, it’s only from the head up and it’s only for you, are you in agreement to that.

Ms. Martin agreed.

No other citizens appeared before the Planning and Zoning

Commission to discuss the Specific Use Permit.

Letters were received from:

Thomas Shields, 402 W. Lamar, Sherman, TX

"As property owner I would not want a tattoo studio in downtown."

Los Hermanos Partnership, LLC, 402 W. Lamar, Sherman, TX

"We do not want a Tattoo Parlor downtown."

ACTION TAKEN.

Motion by Commission Member Bridges to approve the Specific Use Permit to allow micro-blading, permanent make-up (Tattoo Studio) in a C-1 (Retail Business) District/Central Business District at 225 North Travis Street, Suite 300 subject to the Staff Review Letter and limited to Hanna Martin. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTION

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN (OWNERS), MARK SCHULMAN (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER/SURVEYOR) AND HODGES ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST FM 1417 (VIETNAM VETERAN'S PARKWAY) AND THE 3700 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 22.330 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT, SITE PLAN APPROVAL AND EXCEPTION UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(J) AND ORDINANCE NO. 2280 SECTION 8, SUBSECTION (5)(A) TO ALLOW A MOVIE THEATER/BOWLING ALLEY/ARCADE (COMMERCIAL AMUSEMENT CENTER) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/ O-1.1 (FM 1417 OVERLAY) DISTRICT, C-1 (RETAIL BUSINESS) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP , SITE PLAN & EXCEPTION – MOVIE THEATER, BOWLING ALLEY, ARCADE (COMMERCIAL AMUSEMENT CENTER

100-200 BLKS. E. FM 1417 (VIETNAM VETERAN'S PARKWAY) (MARK SCHULMAN)

David Vilbig, 517 W. Woodard St., Denison, TX and Mark Schulman, 4565 Lake Shore Drive, Waco, TX

Mr. Vilbig and Mr. Schulman appeared to represent the request and answer any questions. The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417

(Vietnam Veteran's Parkway).

Mr. Vilbig explained a portion of this property is in the Blalock Overlay District and the Blalock Industrial Park, as well as the C-1 (Retail Business) District and C-2 (General Commercial) District and both Overlay Districts. "The Blalock Overlay does not allow movie theaters, so that is what the exception is for. We have the developer here and site plans and color elevations." He had seen the Staff Review Letter and would abide by the Recommendations.

Jeffrey Bates, 209 Arizona, Sherman, TX

Mr. Bates wanted to see the site plan for the development. He was concerned with fencing, trash and traffic. "Right now we have two gas stations, a Jack in the Box, and a motel that generate a lot of trash that ends up in our neighborhood; is there going to be any type of fencing around the property to keep the trash contained. Also is there going to be any traffic improvements at FM 1417 (Heritage Parkway) and South Dakota such as a traffic light."

Mr. Vilbig explained "the trash issue is an ongoing issue, there will be a convenience store at the corner and two out parcels with probably some restaurants there, the Movie Bowl Grille itself will have an entertainment facility, there will be people and it will generate trash. The problem with his location is this project is south of his property and the winds are usually from the south and it's an ongoing problem and there is not much we can do about it, but the operators will make sure to keep the sites as clean as they can. As far as the traffic goes, we are working with City Staff to have a Traffic Impact Analysis going right now. Next month, we will have the Final Plat; we will have a traffic impact analysis to work with the City Engineer to talk about the driveways, entrances and to get TXDOT a copy of it."

Peter Tracy, 705 Valentine, Sherman, TX

"I brought this up at the City Council Meeting and I believe this is the current location of Fire Station #4 and that is being relocated. The concern I raised at City Council is the fact that there is going to be considerable traffic at this location and you are moving the Fire Station from directly across from two housing additions to the west side of Highway 75 and a concern I had is: has a request been put into the Federal Highway Commission and the State Commission to be able to have a light controller for the Fire Station to come through that Interstate 75, because when they come along and someone has a green light, they don't care if it is a Fire Truck or not, they are going to go. There is the ability to have the Fire Department regulate the light when they come up that will change that they can come through without being inhibited. Is the City doing something to request to get that light controlled by the Fire Department when they have to make an

emergency run through there and also on FM 1417 (Heritage Parkway) where the station is going to be relocated, will there be a warning light on FM 1417 (Heritage Parkway) to warn traffic that the fire truck is entering the intersection.”

Clint Philpott, Director of Engineering explained “after the City Council Meeting when you brought that up, we had a discussion with the Fire Department and nothing is set in stone, they are working to figure out those issues. They tested a system for the light ability to turn them all red at Highways 82 and 75; it’s a matter of budget money on those types of systems; it is definitely a concern that they are looking into before we get to the point where everything is open and running for business.”

Tom Debner, 622 Midway Acres, Howe, TX

“Are any of these entertainment businesses open twenty-four hours a day, seven days a week?”

Mr. Schulman explained “no sir, we do not stay open twenty-four hours a day, seven days a week, any component of it. We might have a school lock in, but that would be a special occasion.”

“We are excited about being in the City of Sherman for this high level of entertainment project. To address the concerns about the trash, we keep our places exceptionally clean at all times. As far as the restaurants it is our agreement that they have to maintain that high quality. We don’t want popcorn buckets running down the street into the neighborhoods.”

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Downtain to approve the a Specific Use Permit, site plan and exception to allow a movie theater/bowling alley/arcade (commercial amusement center) in the Blalock Industrial Park/Blalock Commercial Overlay District/ O-1.1 (FM 1417 Overlay) District, C-1 (Retail Business) District and C-2 (General Commercial) District in the 100-200 blocks of East FM 1417 (Vietnam Veteran’s Parkway) and 3700 Block South U.S. Highway 75 subject to the Staff Review Letter.

Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ELLIOTT, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF LEGEND BANK NA (OWNERS), TODD YOUNG, YOUNG ENTERPRISES, (REPRESENTATIVE) LEGEND BANK (TENANT), CONDUIT ARCHITECTURE + DESIGN LLC (ARCHITECT) AND FREEMAN-MILLICAN, INC. (ENGINEER/PLANNER) CONCERNING THE PROPERTY LOCATED AT 3608 FM HIGHWAY 691, BEING LOT 1, LEGEND BANK ADDITION, AS FOLLOWS:

ZONE CHANGE – R-A
TO C-1

SITE PLAN –
LEGEND BANK

3608 FM 691
(LEGEND BANK NA)

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR LEGEND BANK.

Commission Member Sims abstained from this request because of a conflict of interest.

Todd Young, 3113 Bandera Drive, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 3608 FM Highway 691 between Highway 75 and Loy Lake Road; it is zoned an SF-1 (Single Family Residential) District and also located in the O-1.3 (FM Highway 691) District.

Mr. Young explained "Legend Bank is a north Texas bank; they are a full service bank. They purchased a lot on FM Highway 691 next to where QuikTrip will be going to the west to construct to construct a 696.5 square foot bank with three drive-thru lanes." They had seen the Staff Review Letter and would abide by the Recommendations.

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District and site plan for Legend Bank at 3608 FM Highway 691 subject to the Staff Review Letter.
Second by Commission Member Downtain.

VOTING AYE: MAHONE, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

ABSTAIN: SIMS

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNER), LAURA MEYERS (APPLICANT), TRACTOR SUPPLY (TENANT) AND OXFORD ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R1, BLOCK 1, SHERMAN CROSSING ADDITION, REPLAT LOT 1R, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(B) TO ALLOW AN OVERHEAD DOOR FACING THE FRONT OF RESIDENTIALLY ZONED PROPERTY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION –
OVERHEAD DOOR
3201 N. U.S.
HIGHWAY 75,
STE. 101
(TRACTOR SUPPLY)

Laura Meyers, 5401 Virginia Way, Brentwood, TN

Ms. Meyers appeared to represent the request and answer any questions. The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of Highways 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

Ms. Meyers explained “Tractor Supply would like to install a new overhead door on the backside (east) of their building facing Loy Lake Road. The door will be 10' x 10' painted white; cement bollards painted yellow will be installed. The current location of the overhead door on the south side will be removed and infilled with masonry and painted to match the current exterior color (white); the bollards will remain.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow an overhead door facing the front of residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 3201 North U.S. Highway 75, Suite 101 subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE

ZONE CHANGE – C-2
TO R-2
SITE PLAN –
DUPLEXES
EXCEPTION – FENCE

PROPERTY LOCATED AT 1522 NORTH BROUGHTON STREET, BEING 0.558 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOT 2, BLOCK 1, OF THE PROPOSED CHEN ADDITION, AS FOLLOWS:

1522 N. BROUGHTON
(SHOU-HUNG CHEN
& TAO-MIN CHEN)

(TABLED)

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- SITE PLAN APPROVAL FOR FOUR DUPLEXES.

BOARD OF ADJUSTMENTS

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

Danny Chen, 2008 Post Oak Dr., Sherman, TX

Mr. Chen appeared to represent the request and answer any questions. The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street.

Mr. Chen explained "I would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct four duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. We are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Shadden if there were any duplexes in this area.

Mr. Shadden explained the Sherman Housing Authority is next door to this property and there are duplexes across the street.

Commission Member Davis asked if the duplexes would face Broughton Street.

Mr. Chen explained "the duplexes will face each other, two on each side with a shared driveway down the middle. The side of the duplexes will face Broughton Street."

Commission Member Davis asked about parking.

Mr. Chen explained "parking will be provided for two parking spaces in the driveway, double stacked parking and there will also be a garage for each unit for a total of three parking spaces for each unit for. The duplexes will have three bedrooms per unit."

Commission Member Davis asked on the south end of the

property, what does it back up to, the Housing Authority. Is there an existing fence between the properties?

Mr. Chen responded there is a fence between the Sherman Housing Authority and his property.

Chairman Mahone explained in the past, they have asked for masonry columns with the wood fence, most people seem to be agreeable to that.

Commission Member Downtain explained "the site plan shows the parking complies, it really is not very functional when they are trying to double stack the cars, how would you back the first vehicle out to turn around, my concern would be the fire lane would be utilized for parking."

Commission Member Davis explained "I wouldn't pull up to the end of the parking space at the back of the house and walk back around to go in, I'd park right there in that 100' x 25' driveway at an angle and walk into my house."

Mr. Chen explained originally "the fire lane was all the way down to the end of the property but when I spoke to the Fire Marshal, he said it was fine to be 100'."

Mr. Shadden explained the request may need to be tabled to revise the site plan for the parking. "It would take a lot of scissoring to get out of the end parking spaces; there is nowhere to back to, cut it to get out to the street, it's going to take three people to get one car out."

Mr. Chen agreed.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to table the request at 1522 North Broughton Street. Second by Commission Member Downtain.

VOTING AYE: MAHONE, SIMS, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:29 p.m.

ADJOURNMENT

CHAIRMAN

Scott Shadden

SECRETARY

DRAFT

STATE OF TEXAS

§

March 28, 2018

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Called Meeting of the Sherman Planning and Zoning Commission and Board of Adjustments was begun and held in the City Council Chambers at City Hall, 220 W. Mulberry Street, Sherman, Texas, on March 28, 2018, when a quorum of Planning and Zoning Commission and Board of Adjustment Members attended the Training Seminar given by E. Allen Taylor, Jr.

MEMBERS PRESENT:

Chairman Clay Mahone and Vice-Chairman Eric Elliott.
Commission Members: Shawn Davis, David Downtain,
Trish Bridges and Leigh Ann Sims

MEMBERS ABSENT:

Commission Members: Jeff Adams

CITY STAFF PRESENT:

Scott Shadden, Director of Developmental Services; and
Patsy Reeves, Developmental Services Coordinator.

PURPOSE:

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

There was a quorum of City Planning and Zoning Commission and Board of Adjustments Members present at the Planning and Zoning Commission and Board of Adjustments Training Seminar on March 28, 2018, at 11:00 a.m.

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

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

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



SECRETARY

CHAIRMAN



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

4.

Meeting Date: 04/17/2018

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

Issue:

CONSENT AGENDA (ITEMS 9, 13 & 20)

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

List of Agenda Items:

9. * 3000-3100 BLOCKS E. LAMAR STREET & THE 200-500 BLOCKS BETHANY ROAD

The request of Harold Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.858 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Final Plat approval of Bethany Road Estates II in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

13. * 527 S. RUSK STREET

The request of Jimmy D. Hawkins and Eddie Ballard (Owners/Developers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 527 South Rusk Street, being 0.451 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat approval of Hawkins-Ballard Addition

20. * 100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S. U.S. HIGHWAY 75

The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer), Vilbig and Associates (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75, being 13.215 acres in the Sherod Dunman Survey, Abstract No. 329, as follows

Planning and Zoning Commission

Final Plat approval of MBG Sherman Addition



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1426 W. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Economic Development Corporation (Owners), Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers), Schueler Group, Bill Chester (Representative) and FedEx Freight (Tenant) concerning the property located at 1426 West FM 1417 (Heritage Parkway), being 23.115 acres in the William Martin Survey, Abstract No. 765, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.1 Subsection (4) to allow the office area to be tilt panel construction and the distribution area architectural metal panels in lieu of the required masonry in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.1 Subsection (7)(d)(ii) to allow overhead doors on the west elevation facing South FM 1417 (Heritage Parkway) in lieu of the required screening in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.
- Exception and Variance under Ordinance No. 2280, Section 6.8.1 Subsection (7) to allow a security fence 1' off the east, west and south property lines and 45' off the front (north) property line in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Site plan approval for FedEx Freight in Progress Park II

Background:

The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District. FedEx Freight would like to build a new building including an office area (5,818 sq. ft.), warehouse area (19,250 sq. ft.), service area (2,080 sq. ft.) and lube shed (182 sq. ft.) for a total of 27,340 square foot. The exterior of the office complex will be tilt-wall construction and the dock portion will be pre-finished metal panels. Eighty parking spaces will be provided. They are requesting an exception to allow a 6' chain link fence to surround the facility.

Adjacent Zoning:

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

Origination:

Sherman Economic Development Corporation (Owners)
Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers)
FedEx Freight (Tenant)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

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

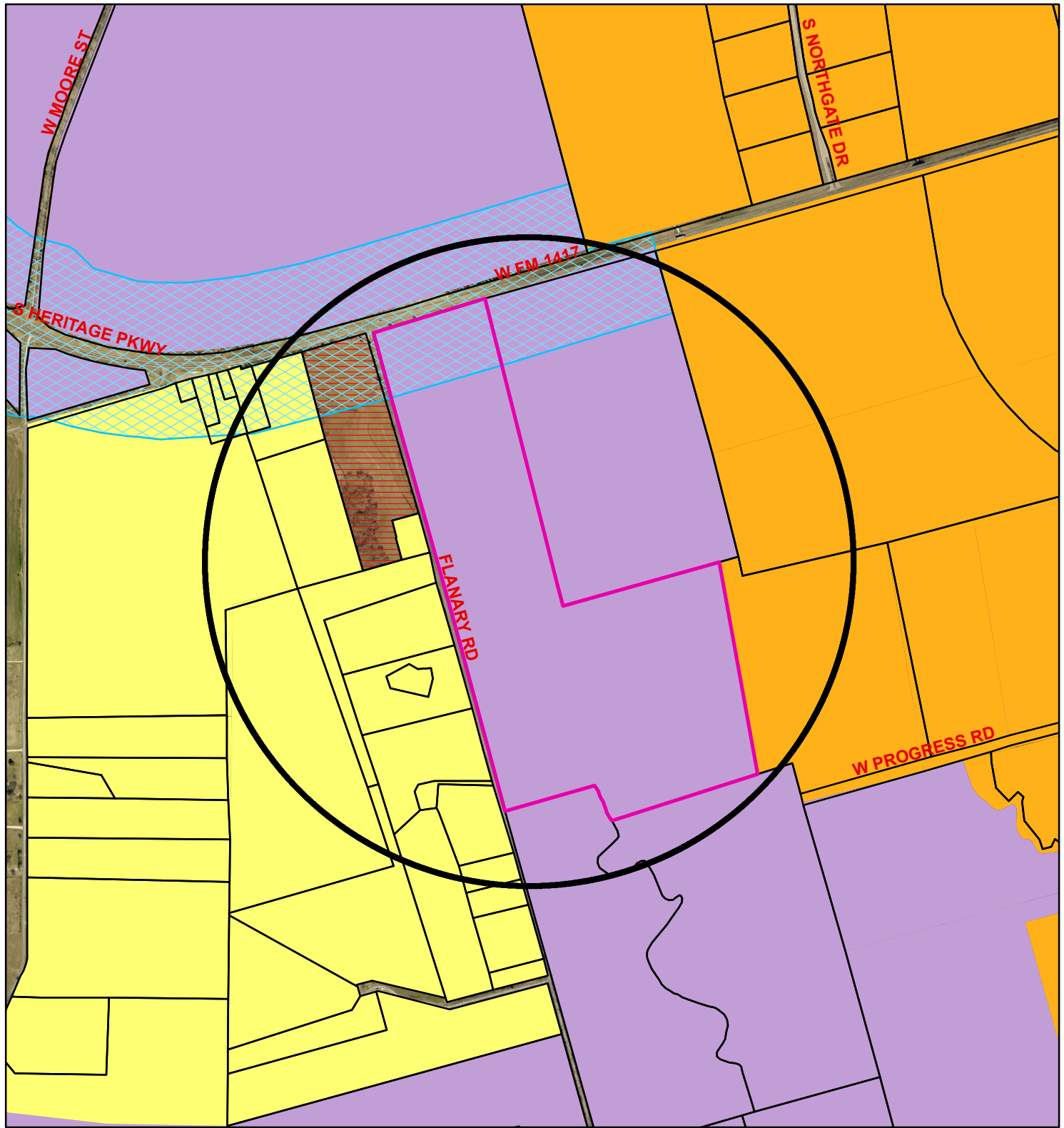


1426 West FM 1417 (Heritage Parkway)



1 in = 1,947 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1426 West FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

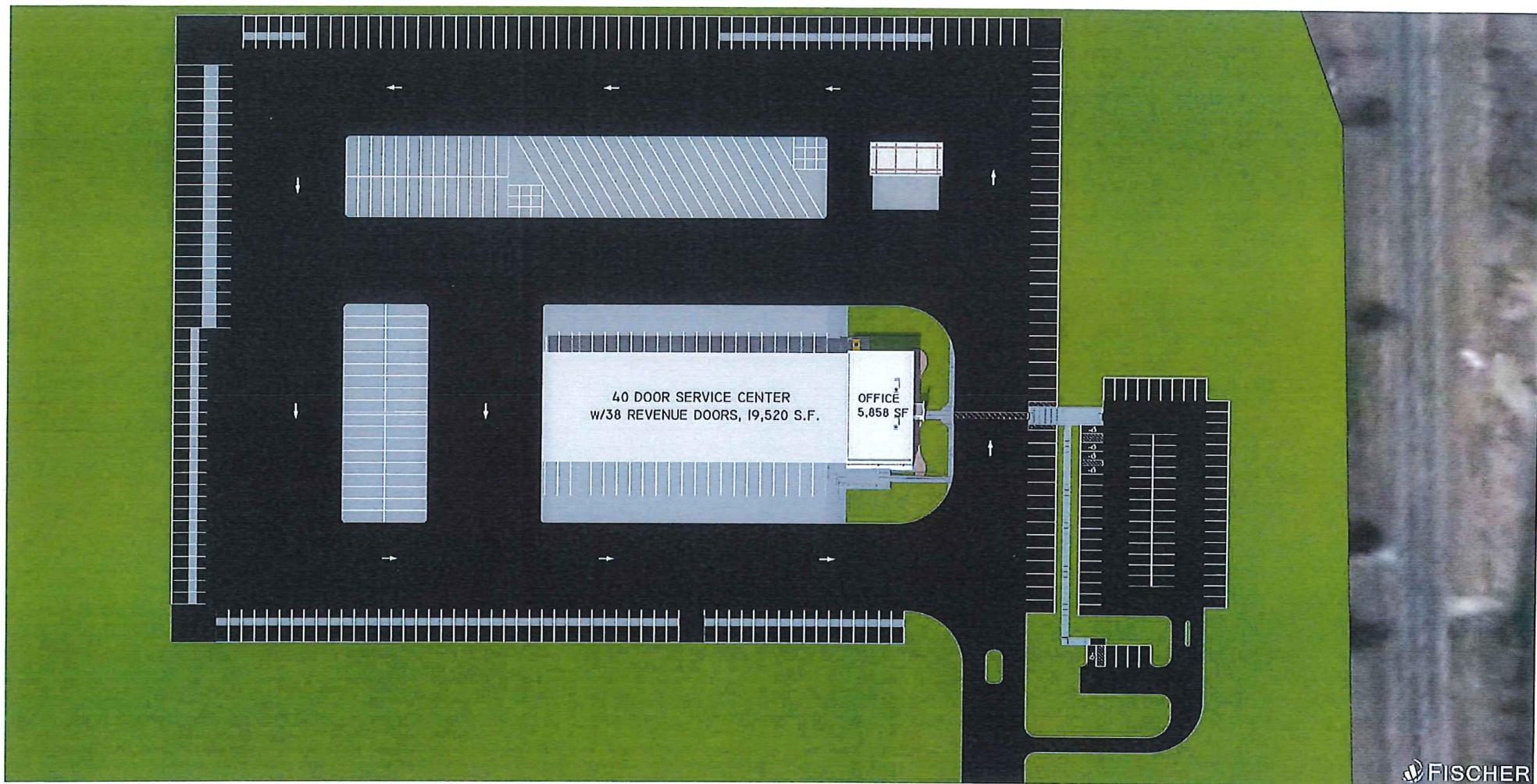
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

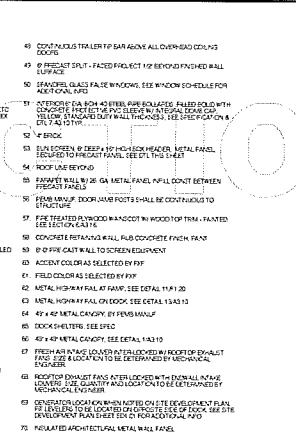
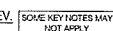
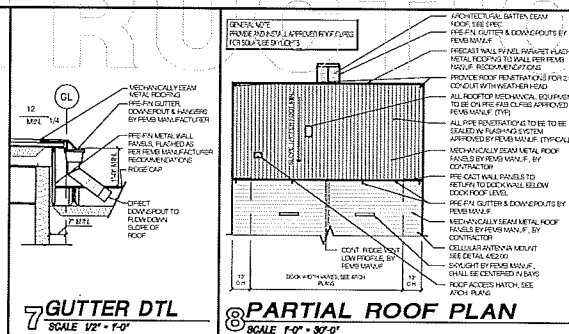
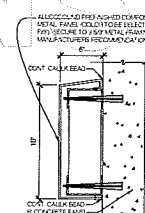
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



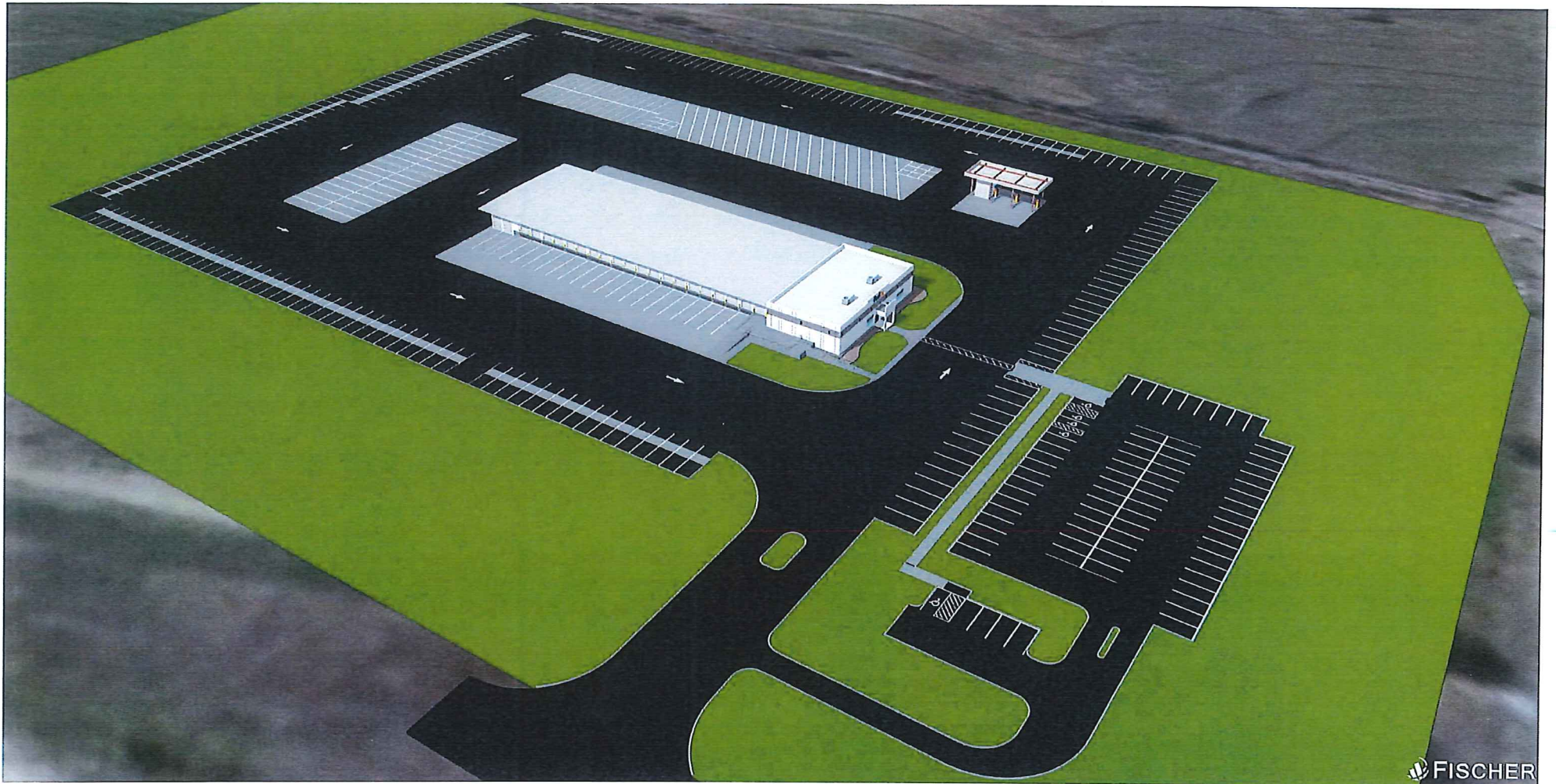
1426 W. FM 1417 (Heritage Parkway)

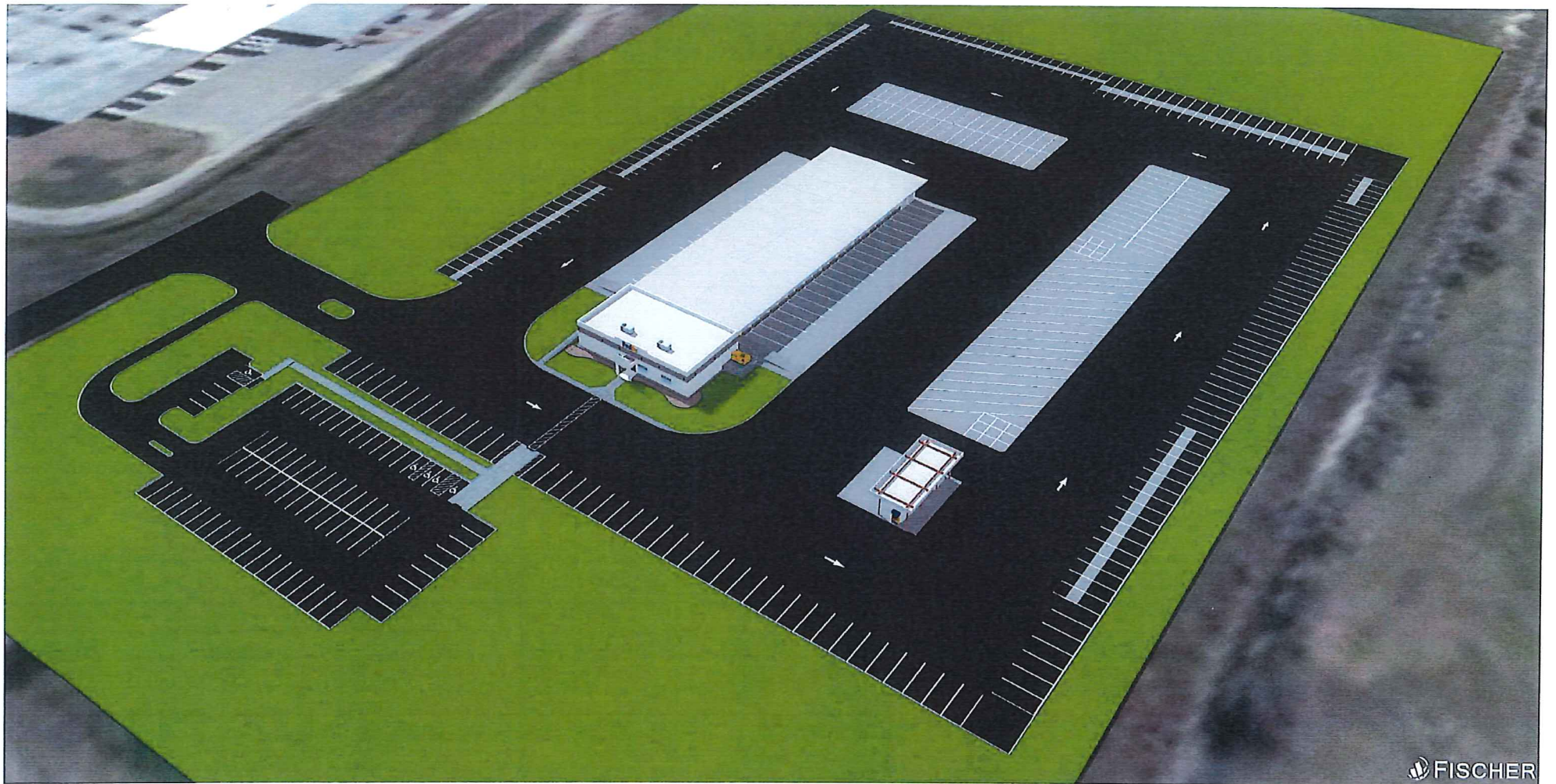


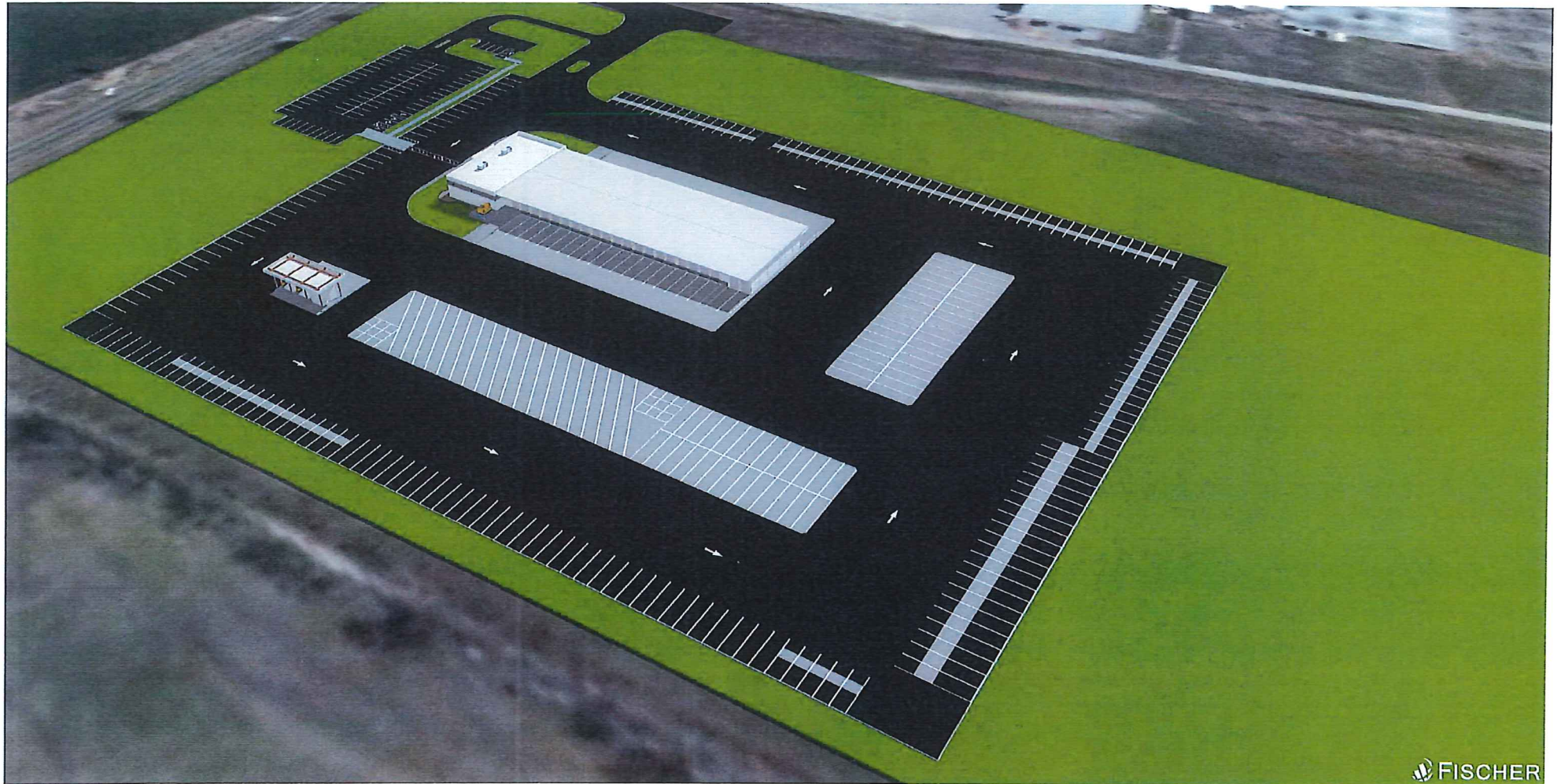


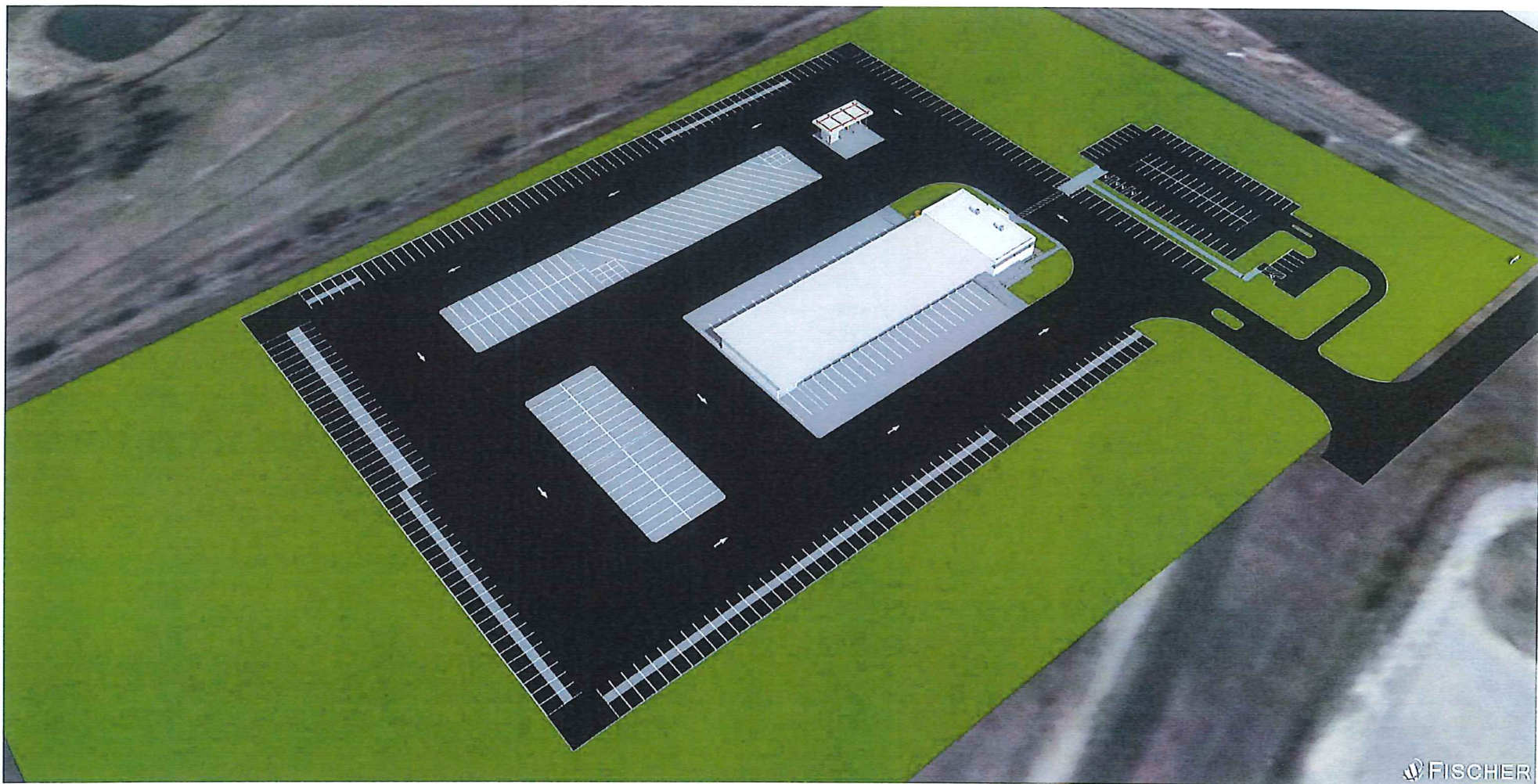














AD2.0


$$3/32^{\circ} = 1'-0''$$

$$3/32^n = 1^1 - 0^n$$

CAD: 0:\DROHOK\Dropbox\Data Files\DRAWING\EXP FREIGHT\BRETCHT CHELSEA TOWER\DOCKING SHEET.DWG, DOCK BLDG ELEVATIONS AD2.1, 4/5/2018 12:07:38 PM, COPYRIGHT 2017 - BILL THOMAS DESIGN

WILLIAM R THOMAS JR
20272

BILL THOMAS
ARCHITECT
PO BOX 23718 STANLEY, KANSAS 66224
913-682-4300

A NEW CROSS DOCK FACILITY FOR:
FEDEX FREIGHT
P.M. 1417 & PLANARY ROAD
SHERMAN, TEXAS
SHM

DESIGNER:	
DRAWN BY:	WRT
JOB NO.:	20180314
DATE:	03-30-18

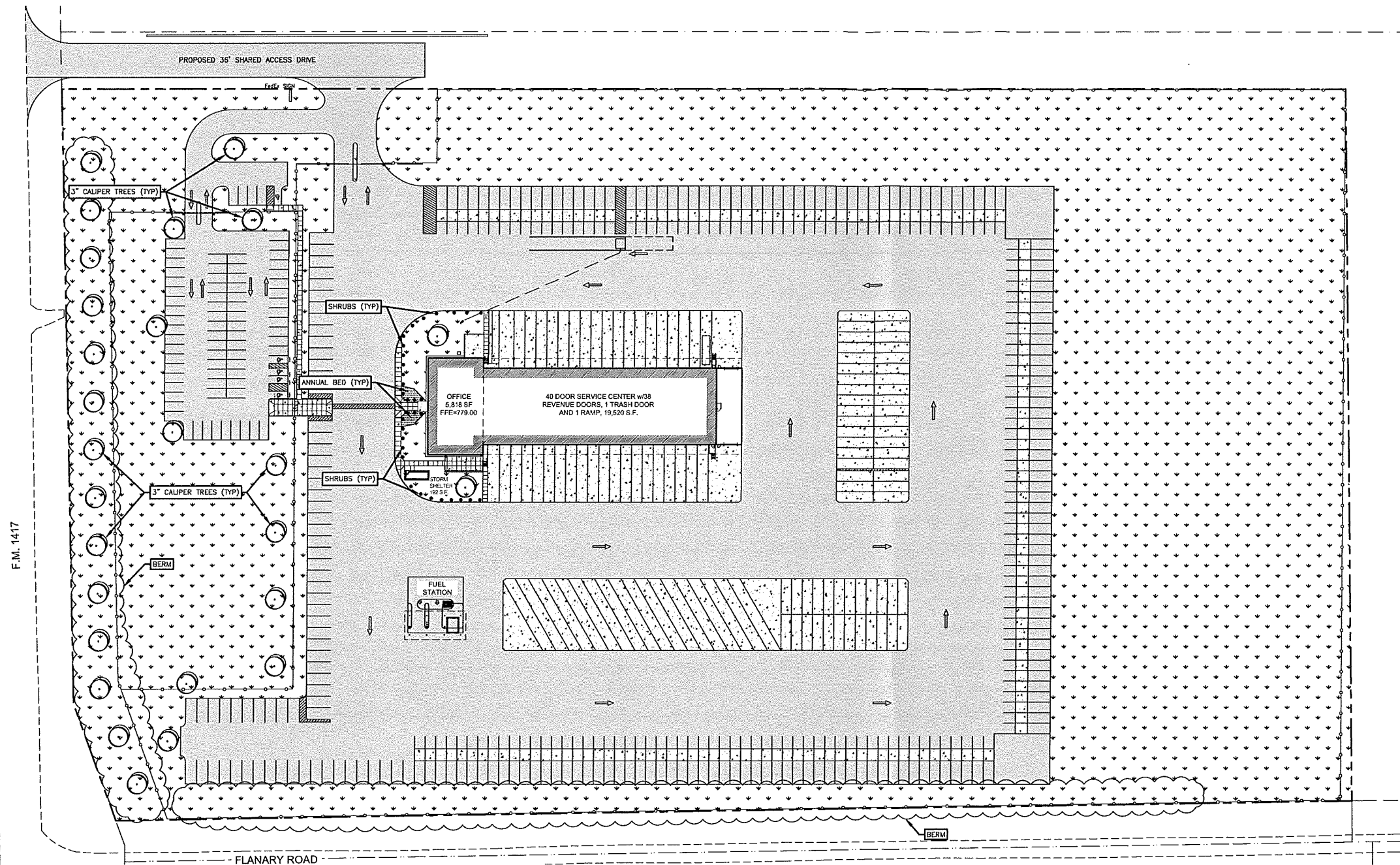
PROJECT REVISIONS

SHEET NUMBER

AD2.1

•

F.M. 1417



GENERAL LANDSCAPE NOTES:

TREES OVERHANGING SIDEWALKS, DRIVEWAYS OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS. HARDWOOD MULCH SHALL BE PLACED AT A MINIMUM 4" DEPTH THROUGHOUT LANDSCAPED BEDS. NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(ES).

- NOTES:
1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN IRRIGATION SYSTEM.
 2. INSTALLATION HAS TO COMPLY WITH ALL F&P SPECIFIC REQUIREMENTS.

- 1) ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER".
- 2) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED ACCORDING TO SEEDING SPECIFICATIONS.
- 3) UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE STABILIZED.

- NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN AND WILL HAVE TO MEET ALL CITY CODES AND FEDEX FREIGHT SPECIFICATIONS.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.O	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	PROPERTY LINE
	ANNUAL BED
	GRASS (SEE PLANT LIST)



*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (TEXAS 811), MUST BE CONDUCTED AT LEAST 7 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS 811. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The topographic information shown hereon is a reflection of the information provided by THOMPSON & ASSOCIATES, TYLER, TEXAS. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
4. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:
 - Telephone cable
 - Stormwater lines
 - Sanitary sewer lines
 - Water lines
 - Sanitary sewer lines
 - Pipes
 - Gas lines
 - Oil Production lines
5. Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall oblige owner and engineer of liability and associated costs.

IRRIGATION NOTES

VERIFY "STATIC" PRESSURE AVAILABLE AT THE SITE AND NOTIFY THE ENGINEER IF LESS THAN 55 P.S.I.

AN 18" DEPTH TRENCH SHALL BE REQUIRED FOR ALL PRESSURE LINES. A 12" DEPTH TRENCH SHALL BE REQUIRED FOR ALL LATERAL LINES.

PURPLE PRIMER SHALL BE REQUIRED ON ALL WELDS BEFORE GLUING.

SNAKE PRESSURE LINE IN TRENCH AT LEAST ONE (1') FOOT PER 100', TO ALLOW FOR THERMAL EXPANSION.

ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN APPROPRIATE BOXES AS PER MANUFACTURERS RECOMMENDATIONS.

ALL IRRIGATION PRODUCTS SHOWN ON THIS PLAN SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

ALL LATERAL LINES SHALL BE CLASS 200 PVC.

ADJUSTMENTS TO HEADS MAY BE REQUIRED DURING CONSTRUCTION.

ALL IRRIGATION LINES ARE TO BE LOCATED WITHIN LANDSCAPED AREAS AND PLACED ADJACENT TO CURBS WHENEVER POSSIBLE.

NO IRRIGATION LINES SHALL BE PLACED IN POSSIBLE CONFLICT WITH OTHER TRADES OR UTILITIES.

ALL LINES UNDER PAVEMENT SHALL BE SLEEVED WITH SCH 40 WITH IRRIGATION WIRING IN A SEPARATE 2" SCH 40 SLEEVE.

IRRIGATION CONTRACTOR IS TO ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS.

110 VOLT AC TO BE PROVIDED BY GENERAL CONTRACTOR TO THE CONTROLLER.

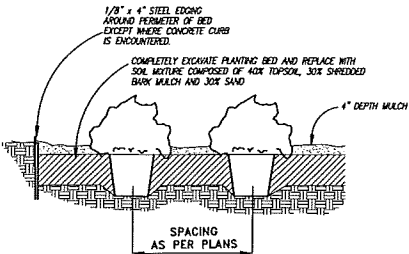
BACKFLOW PREVENTION DEVICE TO BE PER CITY REQUIREMENTS - 1" FBECO BODY- LOCATED IN HOT-BOX FIBERGLASS, FLAP-TOP ENCLOSURE OR APPROVED EQUAL, ENCLOSURE MUST COMPLY WITH ASSE 1060.

NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER SHOWN ON THESE PLANS.

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS IN THE WORK AREA.

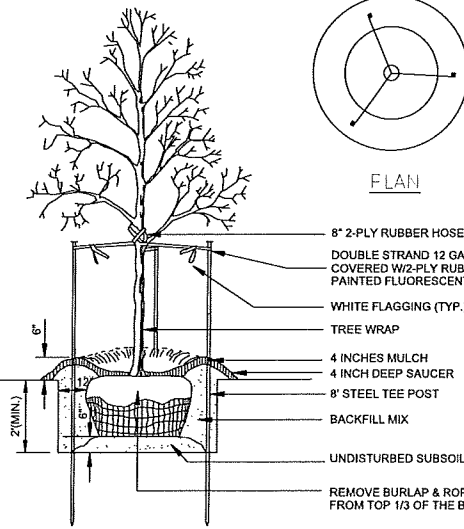
ALL SLEEVES UNDER PAVEMENT TO EXTEND A MINIMUM 12" BEYOND PAVING.

THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THIS PLAN WHEN IT IS OBVIOUS THAT THE IRRIGATION DESIGN IS IN CONFLICT WITH ON-SITE FEATURES THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN. IN THE EVENT THAT THIS HAPPENS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY REVISIONS.



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW ONLY AND COMMENTS UNDER THE AUTHORITY OF EDWARD L. SHODGRASS, P.E., REGISTRATION NO. 72441. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OF BIDDING PURPOSES.

FED EX FREIGHT
SHERMAN, TEXAS
PRELIMINARY LANDSCAPE PLAN

BENCHMARK
DESIGN GROUP

DRAWN BY: RWD

CHECKED BY: ELS

DATE: NOVEMBER 2017

JOB NO: 2017.052

SHEET NO.
L-1

STAFF REVIEW LETTER

April 11, 2018

Sherman Economic Development Corporation
307 W. Washington, Ste. 102
Sherman, TX 75090

Schueler Group
Bill Chester
3000-G Henkle Drive
Lebanon, OH 45036

Benchmark Design Group, LLC
Ed Snodgrass
2026-B Republic Dr.
Tyler, TX 75701

Dear Applicants,

The request for site plan approval for FedEx Freight for the property located at 1426 West FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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 M-1 (Light Manufacturing) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance, and the screening ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete.
5. A parking space is considered to be 9' x 20'.
6. The shared access drive will need to be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. The fence shall be maintained at all times.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Platting of the property is required. Right of Way will need to be dedicated at time of platting.
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
15. Show all easements on plat.
16. Verify existing water lines along Flanary Road and FM 1417. Dedicate utility easement over all existing water lines.

17. Detention pond must not encroach over existing waterlines or easements.
18. The location of the trash receptors must be approved by the Public Works Department.
19. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
20. Water Pro-Rata will be due at the time of development.
21. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
22. Development Agreement required for Public Infrastructures.
23. Internal water and sewer lines will be privately owned and maintained.
24. Additional Right-of-Way will be required upon widening of FM 1417.
25. Entrances/Exits off of FM 1417 will be Right-in, Right-out upon widening of FM 1417.

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
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1103 N. LESLIE AVENUE

The request of Michael Shelley (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1103 North Leslie Avenue, being 0.258 acres in the JB McAnair Survey, Abstract No. 763, as follows

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence, 2' from the side street property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

Background:

The property is located at 1103 North Leslie Avenue, the northeast corner of Leslie Avenue and Easy Street; it is zoned an R-1 (One Family Residential) District. The owner would like to erect a six foot (6') privacy fence with a top plate, 2' from the Easy Street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Michael Shelley (Owner)

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:

16

Objections Received:

0

Attachments

Location Map

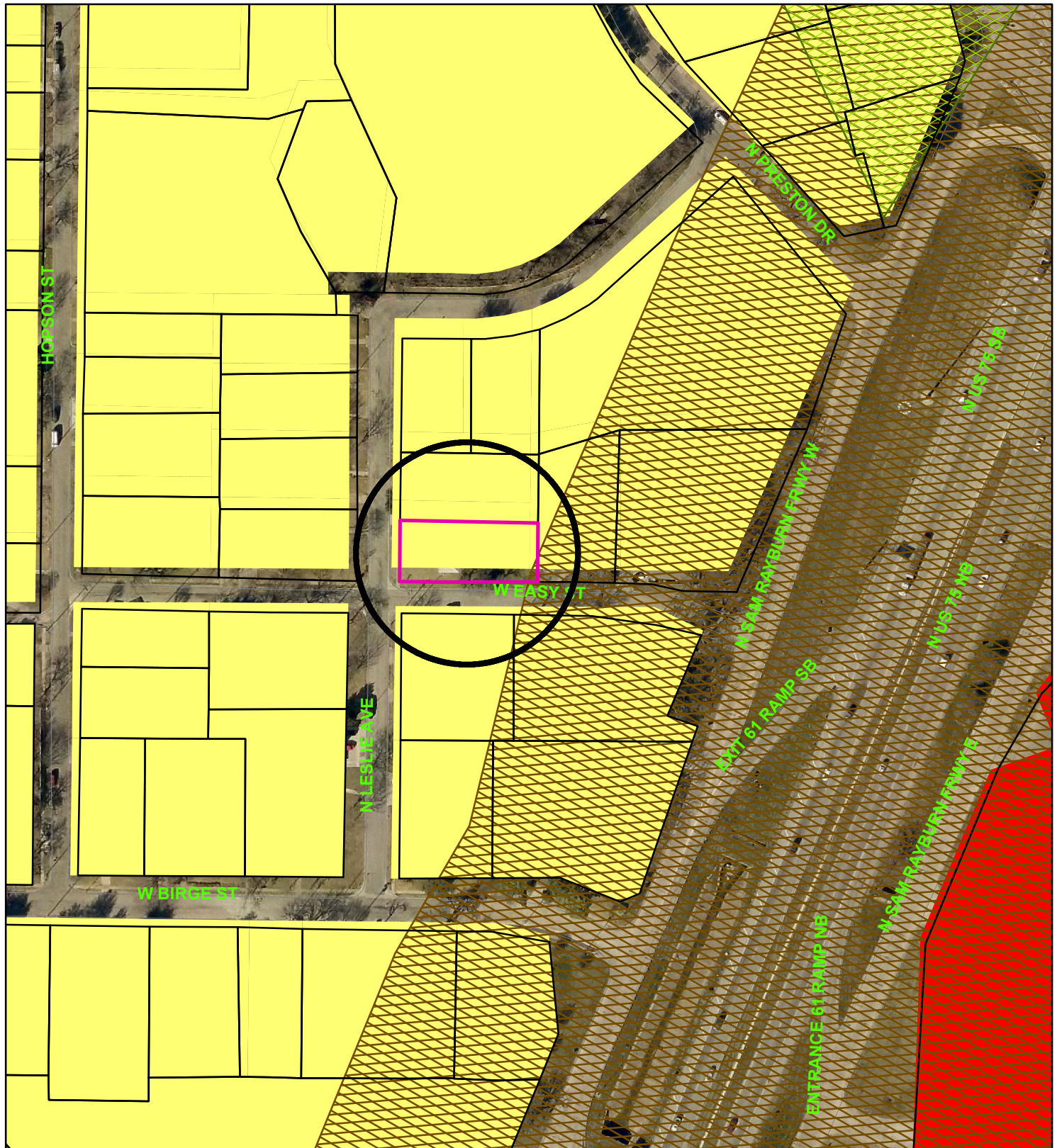
Zoning Map

Zoning Sign Photo

Site Plan

Staff Review Letter





Zoning - 1103 N. Leslie Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 150 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 N.Leslie



J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas

Jack G. Mealy & Laurie Steed Mealy
75' X 150' tract
Vol. 2109, Pg. 614, R.P.R.G.C.T.
"July 18, 1990"

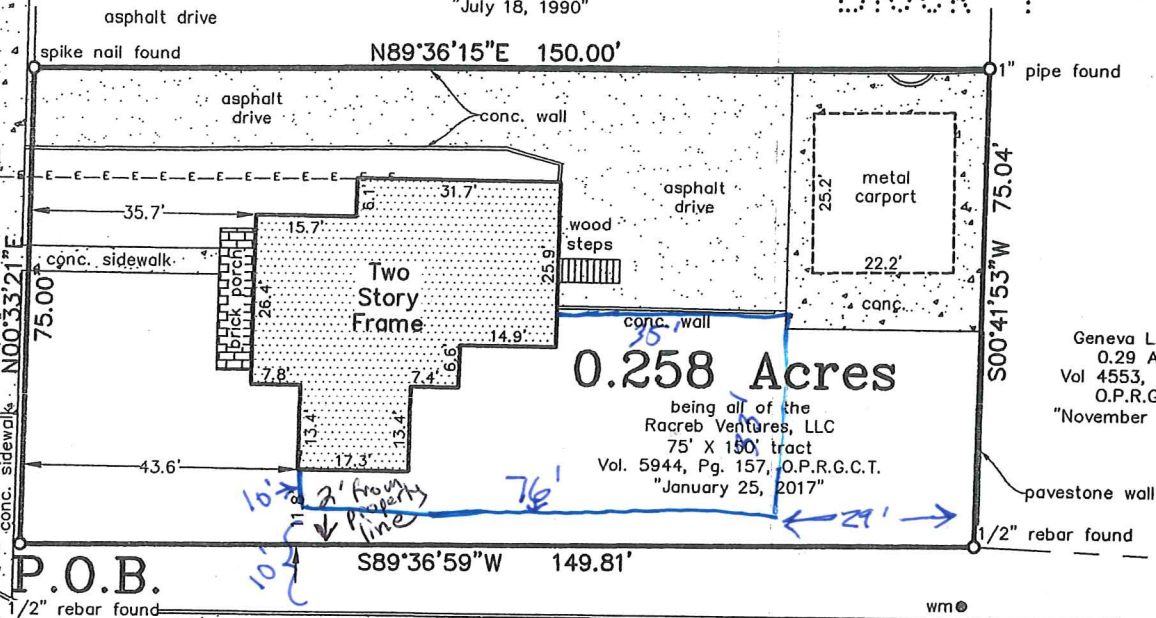
Block "F"

Scale:
1"=30'



Leslie Avenue

a public street - conc. curb & gutter w/ asphalt paving



Geneva L. Yeary
0.29 Acres
Vol 4553, Pg. 634,
O.P.R.G.C.T.,
"November 6, 2008"

Easy Street

a public street - conc. curb & gutter w/ asphalt paving

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

Legend:

pp = power pole
wm = water meter

Owner: Racreb Ventures, LLC
Buyer: Michael Shelly &
Kate Shelly
Address: 1103 N. Leslie Avenue
Sherman, Texas

This survey is for the sole benefit of the Owners and Buyers
Stated hereon and is null and void for any other transaction.
Any unauthorized use of this survey without the sole consent of
the undersigned surveyor will infringe upon state and federal
copyright statutes. Any violation of said statutes will be
aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date:

STAFF REVIEW LETTER

April 11, 2018

Michael Shelley
1103 N. Leslie Avenue
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a 6' privacy fence, 2' from the side street property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 1103 North Leslie Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Leslie Avenue or Easy Street.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

7.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1330 W. TAYLOR STREET

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

Board of Adjustments

(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.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Charles E. Anderson (Owner)

Travis Baca (Applicant)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

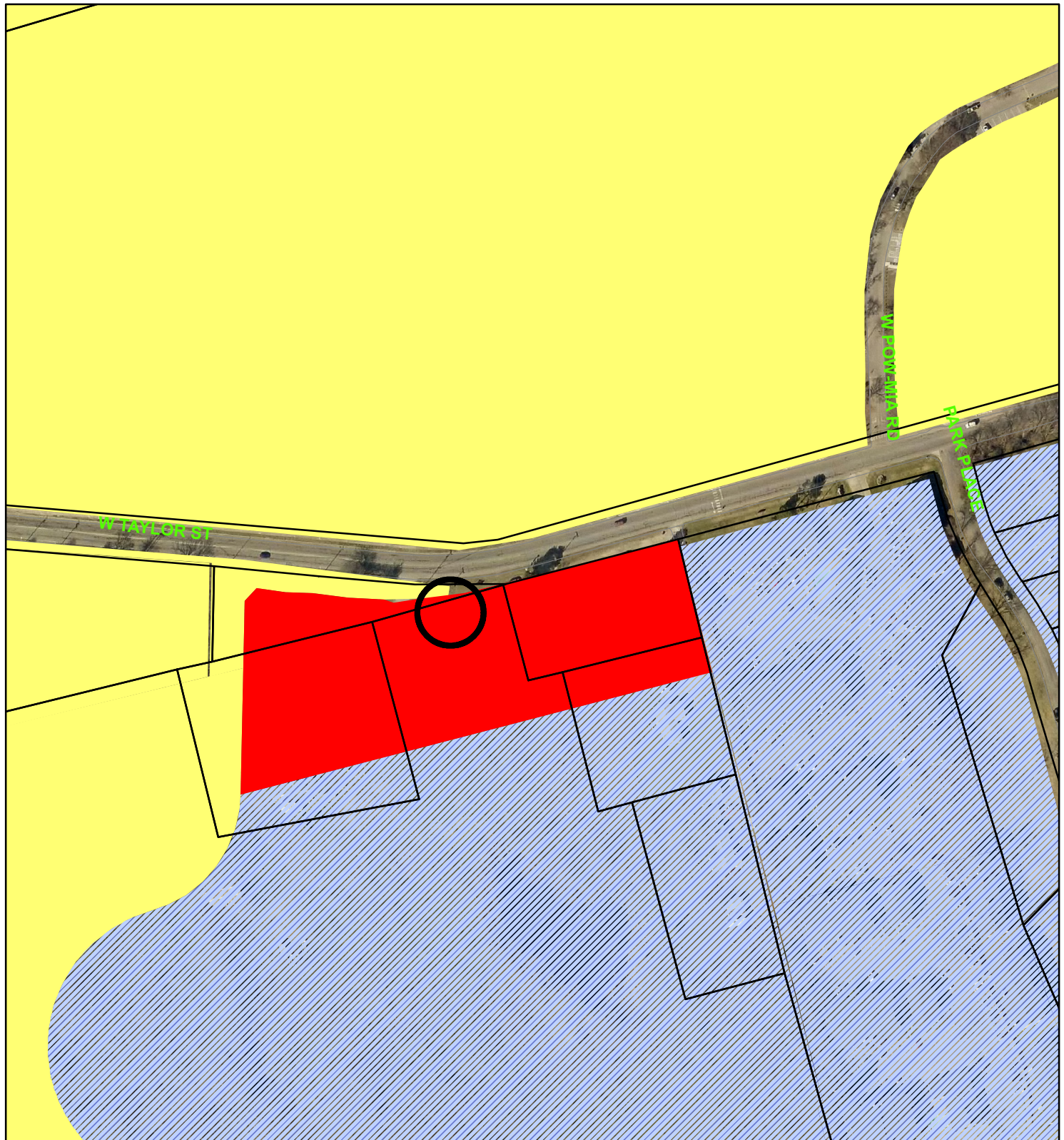
1330 W. Taylor Street



NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1330 W. Taylor Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

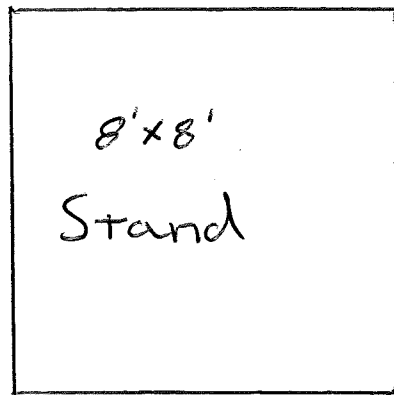
1 in = 200 ft



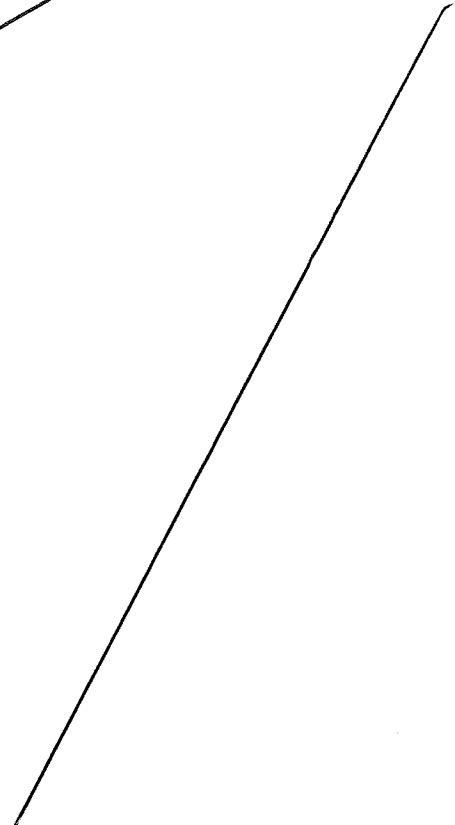
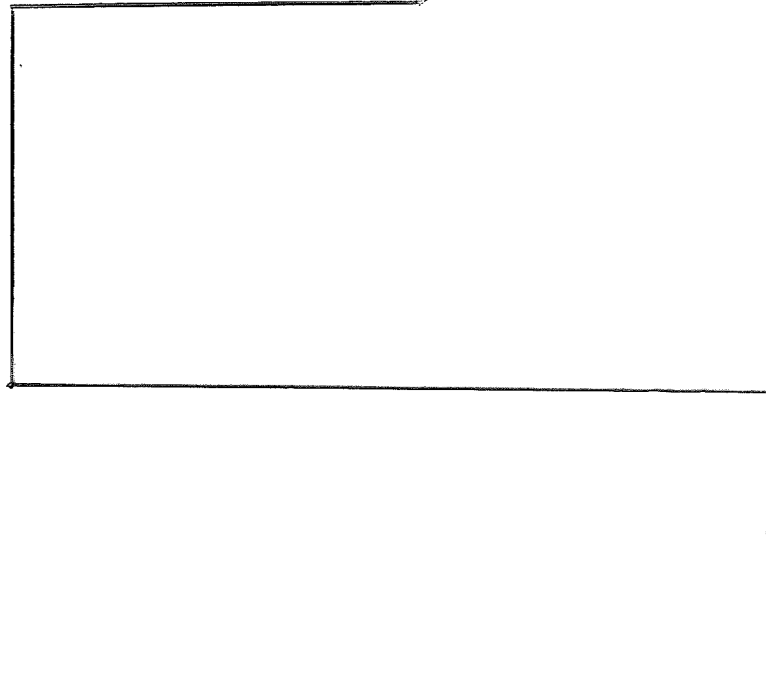
City of Sherman, Texas
Developmental Services Department

1330 W. Taylor Street





parking





STAFF REVIEW LETTER

April 11, 2018

Travis Baca
PO Box 317
Bells, TX 75414

Eddie Anderson
1300 W. Taylor Street
Sherman, TX 75092

Dear Applicants,

The request for a (Renewal) Temporary Use Permit to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District for the property located at 1330 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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 must be followed.
2. Area must be kept neat and clean at all times; no outside storage allowed.
3. Must comply with all Grayson County Health Department requirements.
4. If ice is stored in container outside of the building, the container must be kept locked at all times.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Parking will be permitted on private property only.
7. Parking will be permitted on improved surfaces only (concrete or asphalt).

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
Amber Doan, Engineering Coordinator
PO Box 1106 | Sherman, TX 75091-1106 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

8.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1625 N. U.S. HIGHWAY 75

The request of Spirit Master Funding III LLC (Owners), RGB Eye Associates (Tenant), Karyn Jones (Representative) and Signs Now Dallas (Sign Contractor) concerning the property at 1625 North U.S. Highway 75, being Lot 4A1, Block 1, Crescent Oaks Plaza, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) to allow a 427 square foot wall sign on the west elevation in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 1625 North U.S. Highway 75 between Texoma Parkway (S.H. 91) and Taylor Street; RGB Eye Associates is the tenant. The property is zoned to a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. RGB Eye Associates would like to erect a 427 square foot wall sign on the west elevation of the building.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Spirit Master Funding III LLC (Owners)

RGB Eye Associates (Tenant)

Karyn Jones (Representative)

Signs Now Dallas (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

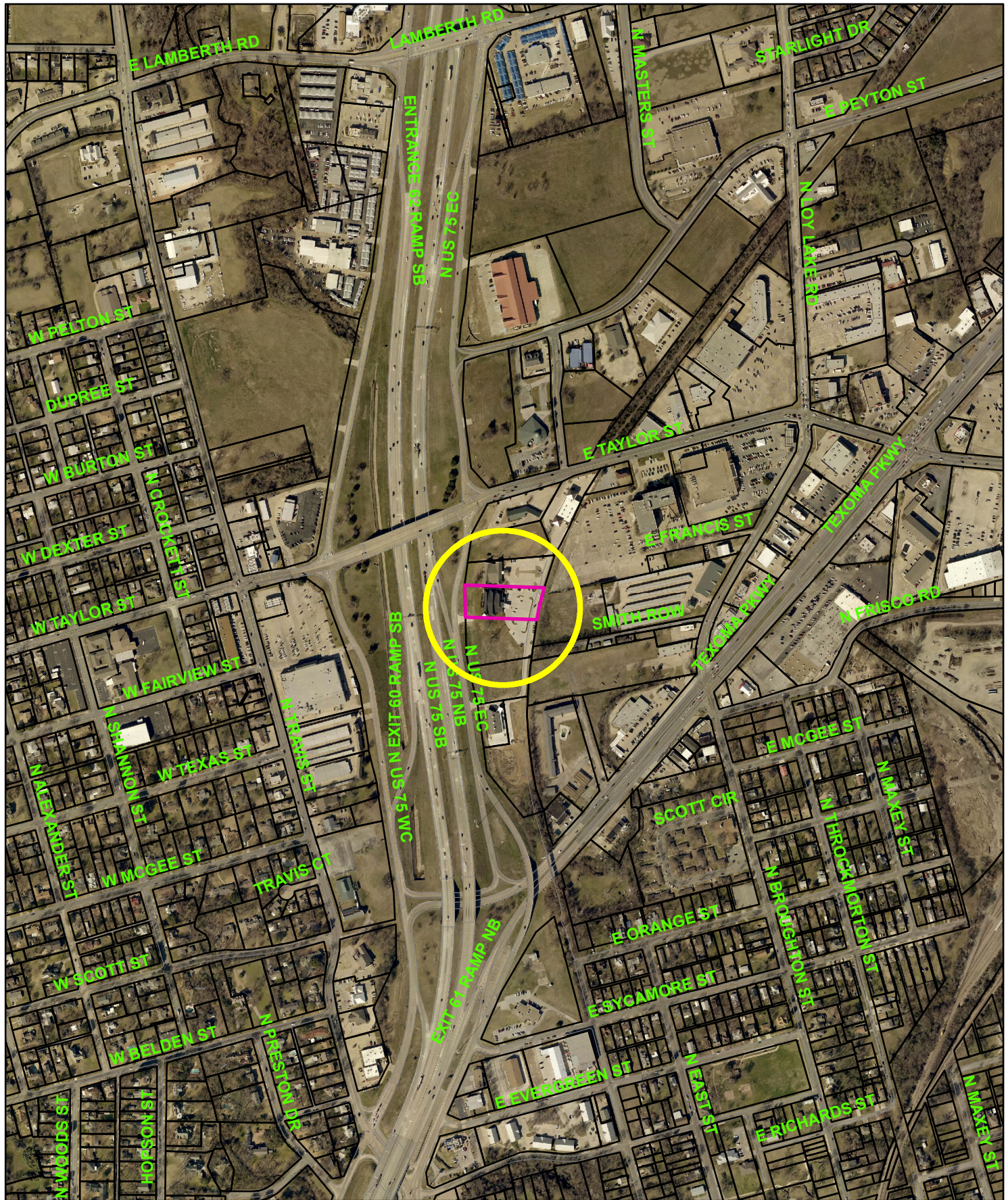
Zoning Map

Zoning Sign Photo

Site Plan

Sign Elevations

Revised Sign Elevations



1625 North U.S. Highway 75

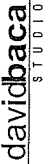


1 in = 649 ft

City of Sherman, Texas
Developmental Services Department

1625 N. U.S. Highway 75





e david@davidbacastudio.com

1903 893 5866

† 903 893 5800

75090

SHERMAN, TEXAS

SIREET, NO. 500A

YOU NORTH TRAVIS

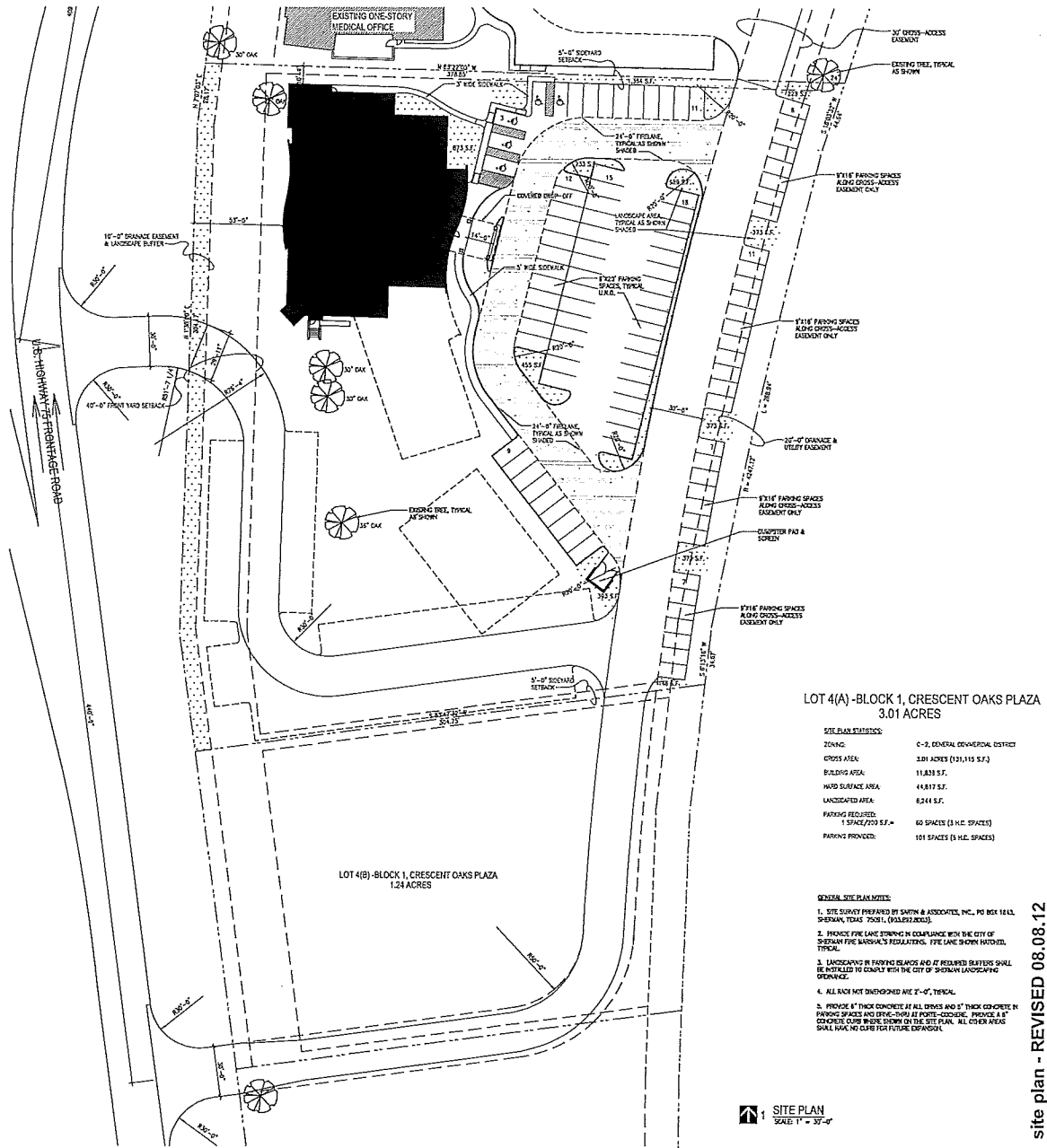


PROJECT NUMBER

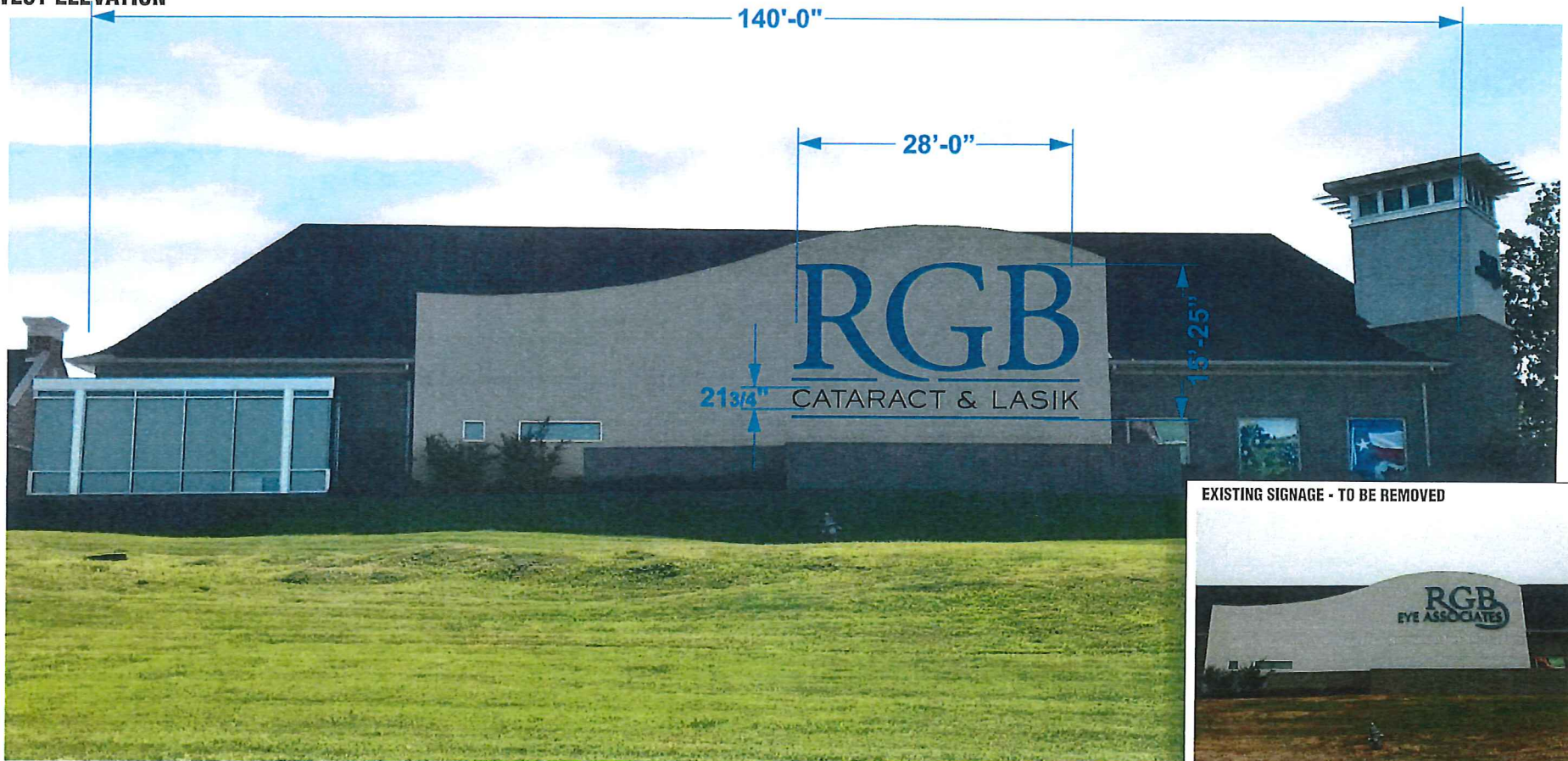
DATE _____

SHEET NUMBER

SP1.0



WEST ELEVATION



EXISTING SIGNAGE - TO BE REMOVED



REVERSE CHANNEL LETTERS

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

REMOVE EXISTING CHANNEL LETTERS AND DISCARD. PATCH WALL WHERE NECESSARY.
MANUFACTURE AND INSTALL, ONE (1) SET OF 90" REVERSE CHANNEL LETTERS WITH 29" & 32" SUNDRY COPY
STUD MOUNTED TO EXISTING BUILDING FASCIA AS SHOWN.

SPECIFICATIONS:

FACES: .090" Aluminum (RBB & Assoc: Painted to match Pantone 541c Blue / CATARACT & LASIK: Painted to match Matthews 313 Bronze

BACKS: Clear Polycarbonate

RETURNS: 3" Aluminum painted to match faced color.

MOUNT: Stud-Mounted to Existing Concrete Fascia

ILLUMINATION: White LED's - Remote Wired

Signs Now Dallas © 2018



Signs Now Dallas

1711 South I-35E
Carrollton, Tx 75006

972-243-5030 972-243-1710
PHONE FAX

www.signsnowdallas.com info@signsnowdallas.com

Job Name: RGB Eye Associates Building Signage

Client: RGB Eye Associates

Address: 1625 N. Hwy 75

City/State/Zip: Sherman, TX 75090

Customer Approval: X

Date: Jan. 19, 2018

Artist: JB

Drawing / Rev No: Rev2

Scale:

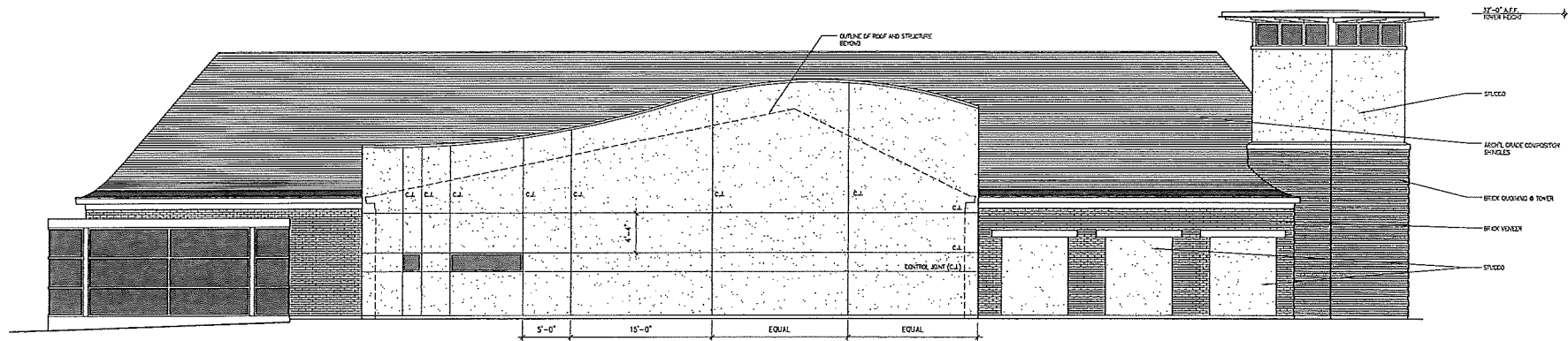
Sales Rep: Chris Freeman

Approval Date:

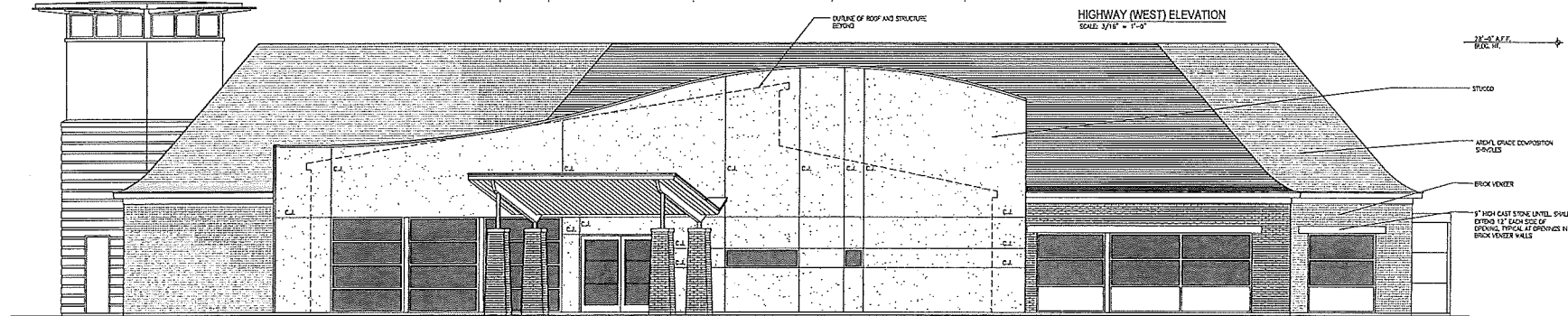
This original drawing is to remain the property of Signs Now Dallas until it is purchased by client and is not to be exhibited, copied, reproduced or distributed without expressed written consent. All electric signs are built according to the NEC (National Electric Code).

WALL ATTACHMENT NOTE:

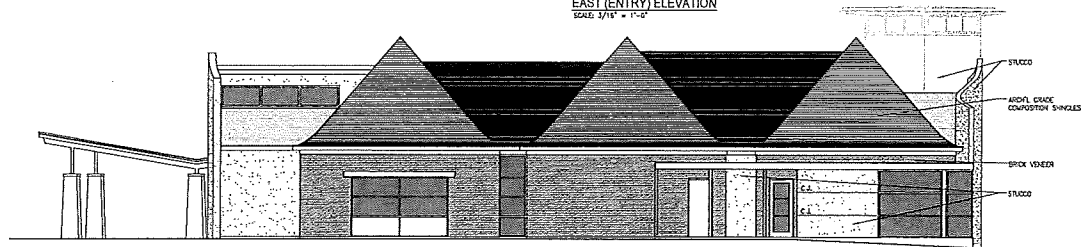
Installation details as shown do not always represent actual wall conditions. The proper attachment method for specific wall materials shall be verified in the field to provide for a safe and secure installation and must meet all of the local and state code requirements.



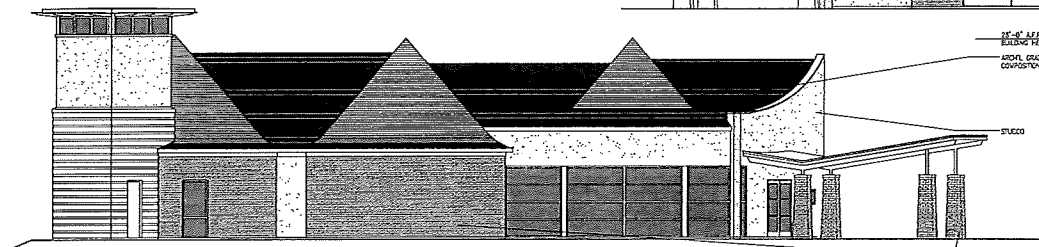
HIGHWAY (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



davidbaccastudio
STUDIO

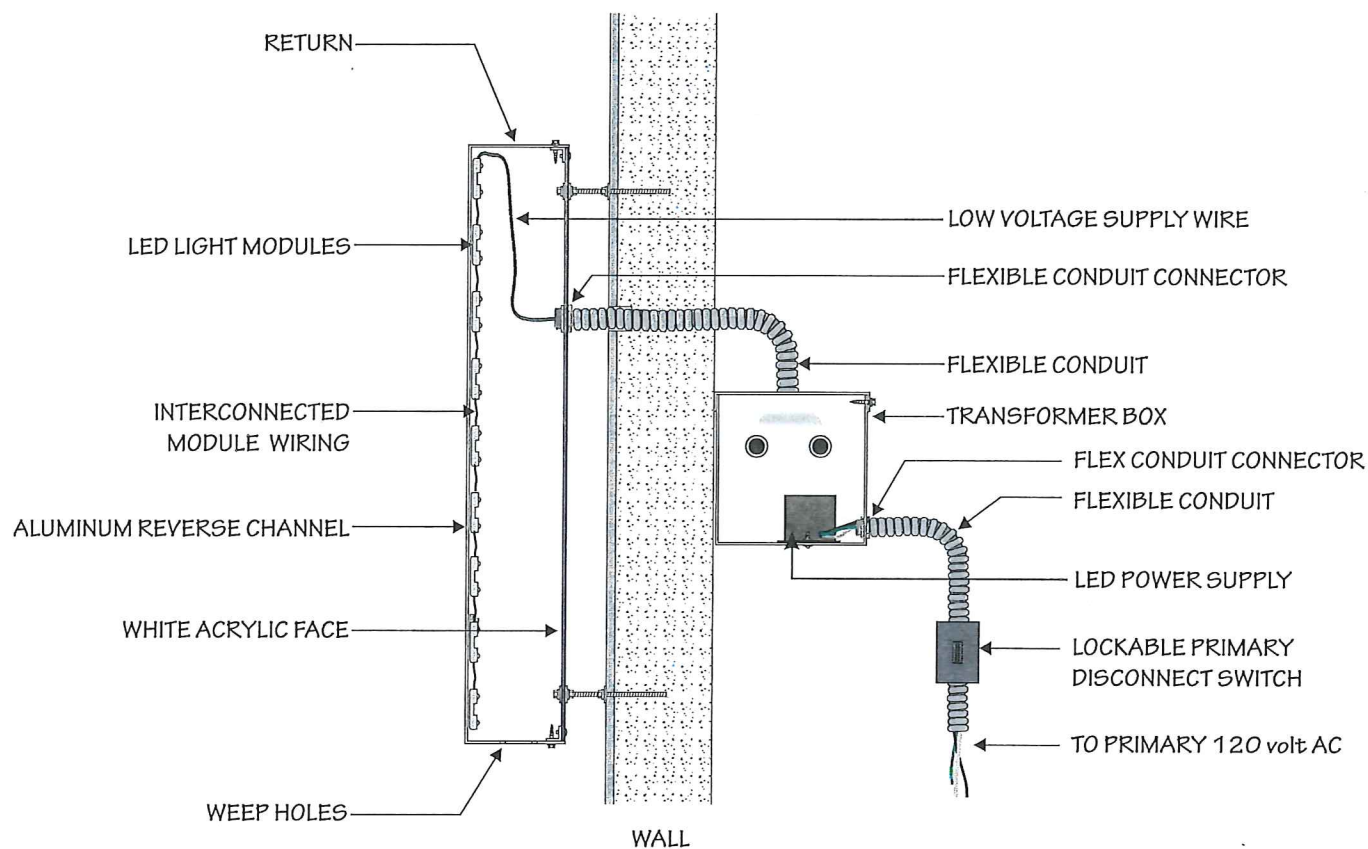
RGB Eye Associates
1625 Highway 75 North, Sherman, Texas 75090



100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090
I 903 893 5800 I 903 893 5800 I 903 893 5866 I david@davidbaccastudio.com

exterior elevations

PROJECT NUMBER	1204
DATE	11.07.12
SHEET NUMBER	A4.0



REVERSED CHANNEL LETTER / PIN-MOUNTED - REMOTE WIRED / LED Construction Detail

SCALE: NTS (proportional)

Signs Now Dallas © 2018



Signs Now Dallas
1711 South I-35E
Carrollton, Tx 75006

972-243-5030 **972-243-1710**
PHONE FAX

www.signsnowdallas.com | info@signsnowdallas.com

Job Name: RGB Eye Associates Building Signage

Client: RGB Eye Associates

Address: 1625 N. Hwy 75

City/State/Zip: Sherman, TX 75090

Customer Approval: X

Date: Jan. 19, 2018

Artist: JB

Drawing / Rev No: Rev2

Scale:

Sales Rep: Chris Freeman

Approval Date:

This original drawing is to remain the property of Signs Now Dallas until it is purchased by client and is not to be exhibited, copied, reproduced or distributed without expressed written consent. All electric signs are built according to the NEC (National Electric Code).

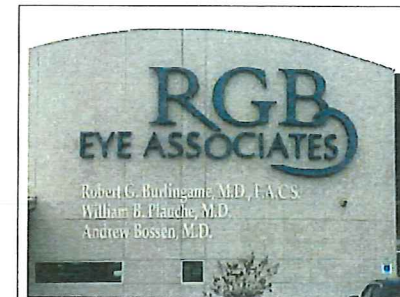
WALL ATTACHMENT NOTE:

Installation details as shown do not always represent actual wall conditions. The proper attachment method for specific wall materials shall be verified in the field to provide for a safe and secure installation and must meet all of the local and state code requirements.



EAST ELEVATION

EXISTING SIGNAGE - TO BE REMOVED



SCOPE OF WORK: FABRICATE & INSTALL (1) SET OF REVERSE CHANNEL LETTERS

SIGN AREA 101.39 SF

SCALE: 1/8" = 1'

SPECIFICATIONS:

1. .080 ALUMINUM FACES (BLUE & BRONZE)
2. .063 ALUMINUM RETURNS (BLUE & BRONZE)
3. .150 CLEAR LEXAN BACKS
4. LED INTERNAL ILLUMINATION



RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	REV 2
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

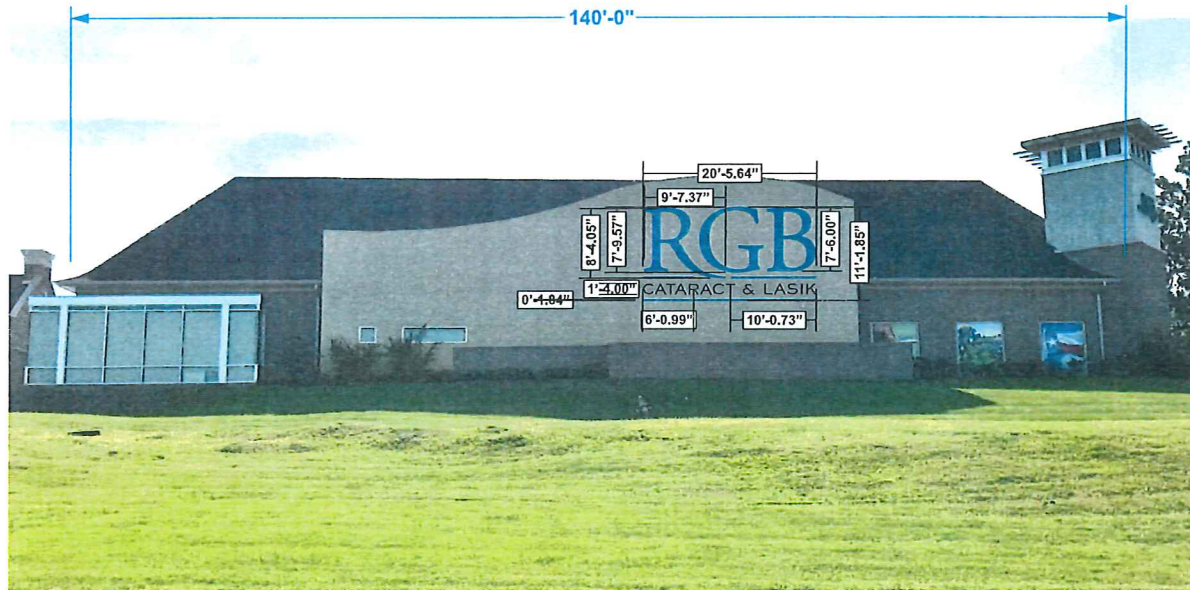
Date _____



7110 Burns Street
Richland Hills, Texas 76118
P: 817.222.0033 / F: 817.222.1329
TurnerSignSystems.com

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Turner Sign Systems Inc.



WEST ELEVATION

EXISTING SIGNAGE - TO BE REMOVED



SCOPE OF WORK: FABRICATE & INSTALL (1) SET OF REVERSE CHANNEL LETTERS

SIGN AREA 228.33 SF

SCALE: 1/16" = 1'

SPECIFICATIONS:

1. .080 ALUMINUM FACES (BLUE & BRONZE)
2. .063 ALUMINUM RETURNS (BLUE & BRONZE)
3. .150 CLEAR LEXAN BACKS
4. LED INTERNAL ILLUMINATION



PAGE 2 OF 3

RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	REV 2
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

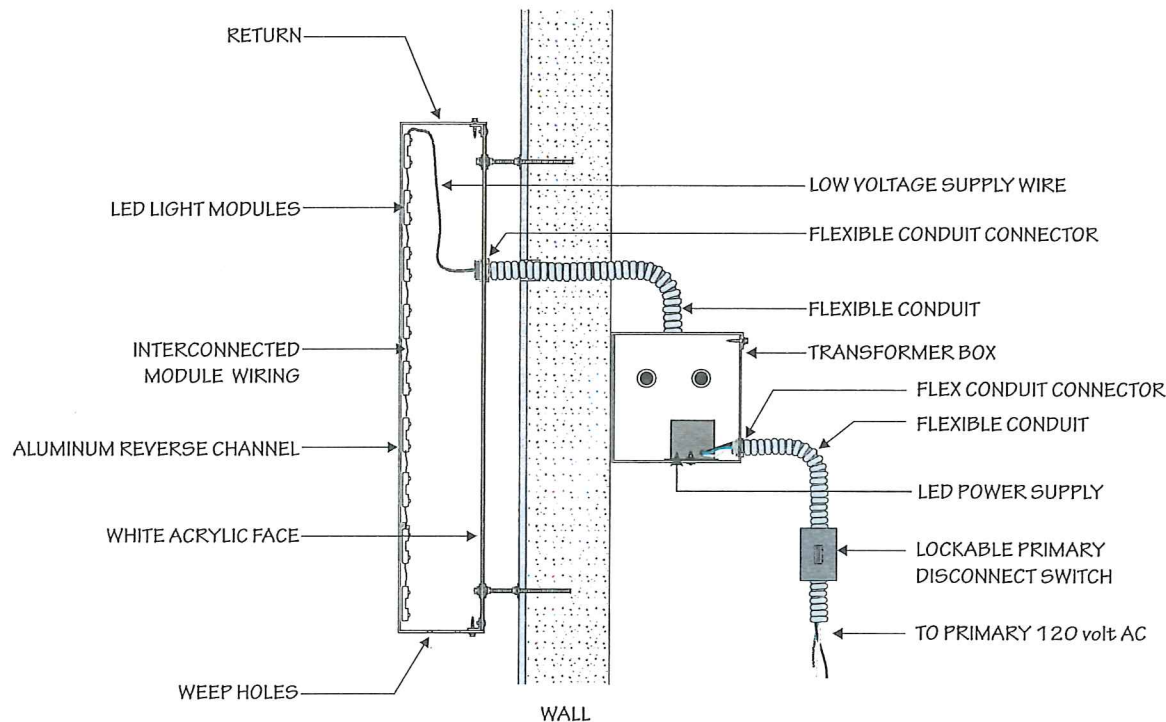
Date _____



7110 Burns Street
Richland Hills, Texas 76118
P: 817.222.0033 / F: 817.222.1329
TurnerSignSystems.com

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Turner Sign Systems Inc.



REVERSED CHANNEL LETTER / PIN-MOUNTED - REMOTE WIRED / LED Construction Detail

SCALE: NTS (proportional)

BLUE
PMS 541C

MATTHEWS
313 BRONZE

PAGE 3 OF 3

RGB
CATARACT & LASIK

1625 N. Hwy 75
Sherman, TX 75090

DRAWING NUMBER	T
INITIAL DATE	4-6-18
REV 1	REV 2
REV 3	REV 4
REV 5	REV 6
REV 7	REV 8

Sales: DAVID PEARSON
Design: LM

CUSTOMER APPROVAL

Print Name _____

Signature _____

Date _____



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Richland Hills, Texas 76118
P: 817.222.0033 / F: 817.222.1329
TurnerSignSystems.com

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Turner Sign Systems Inc.



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3000-3100 BLOCKS E. LAMAR STREET & THE 200-500 BLOCKS BETHANY ROAD**

The request of Harold Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.858 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Final Plat approval of Bethany Road Estates II in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

Background:

The property is located in the 3000-3100 Blocks of East Lamar Street and the 200-500 Blocks of Bethany Road in east Sherman just outside the City Limits in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat this property into eleven (11) lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Deane Munal (Owner)

KRG Civil Engineers, Inc. (Engineer)

David Fite Surveying (Surveyor)

Master Plan Designation:

Not part of Master Plan - Outside City

Number of notices mailed:

Not required.

Objections Received:

0

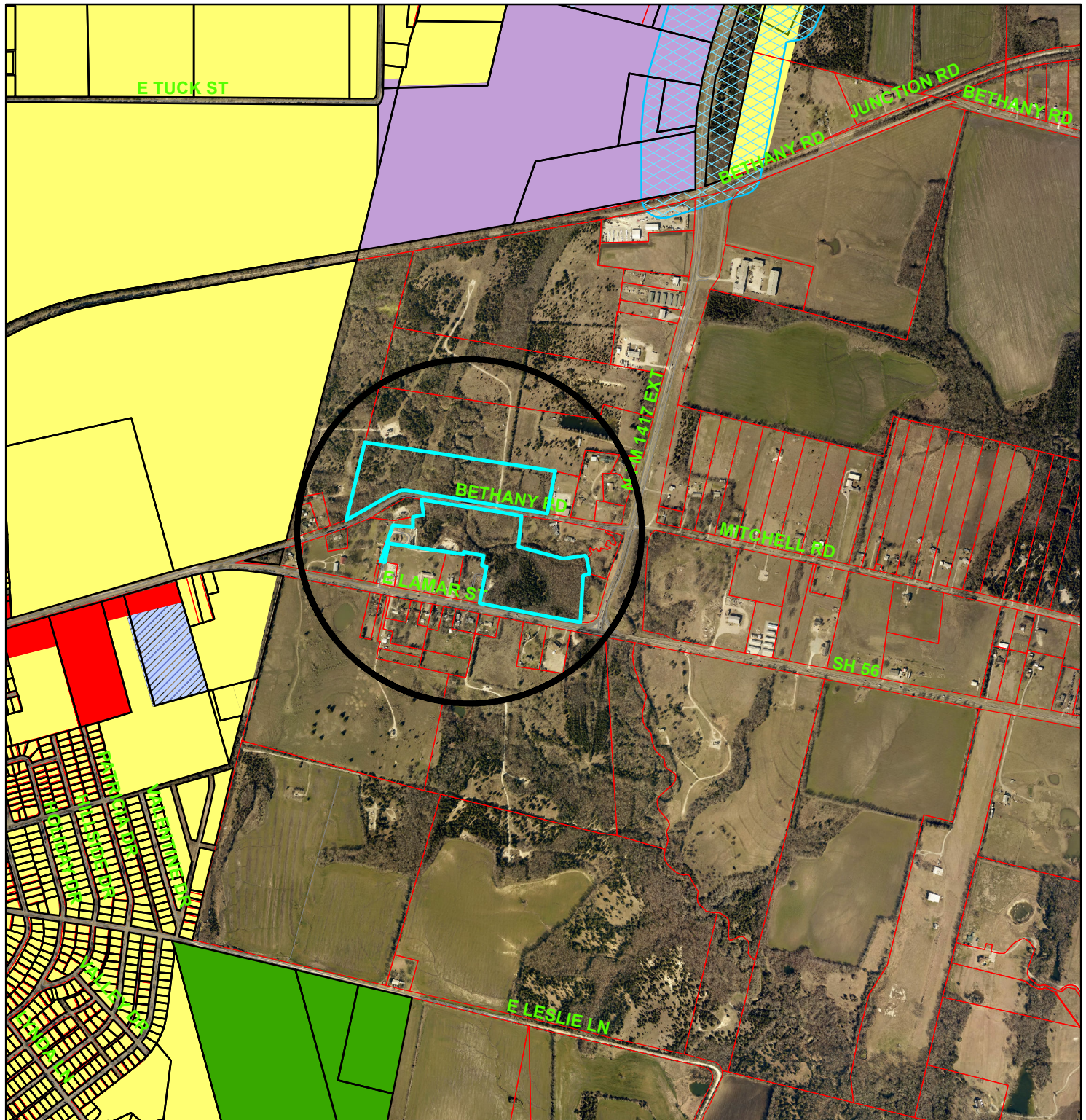
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



Zoning - 3000-3100 Blocks E. Lamar Street & 200-500 Blocks Bethany Road (ETJ)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

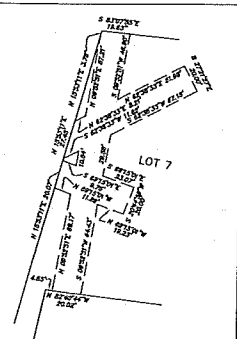
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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



- 28.68 ACRES
ONOFRE LARA
V. 4976, P. 901
O.P.R.G.C.T.

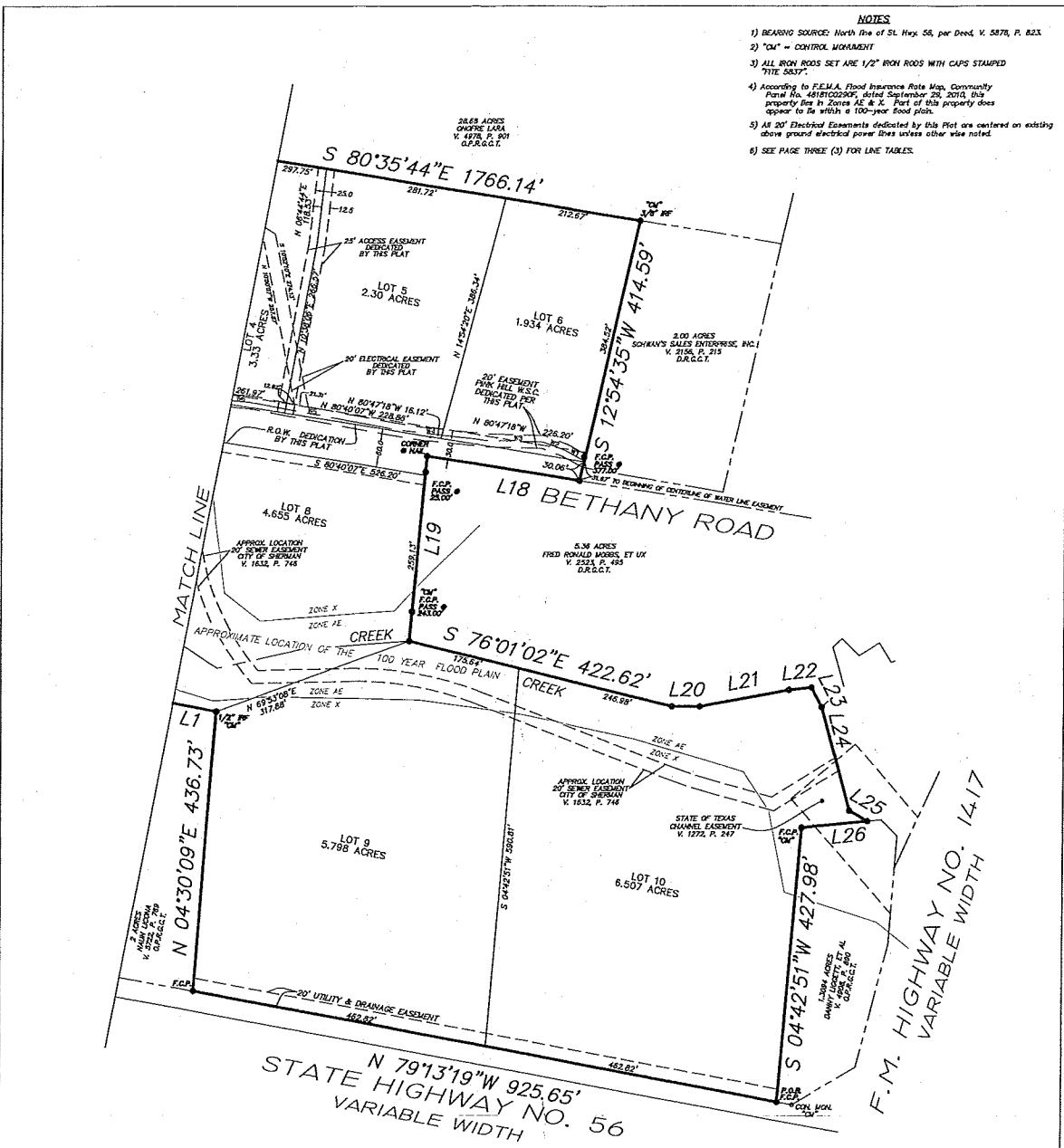


DETAIL
20' ELECTRICAL EASEMENT
ON LOT 7

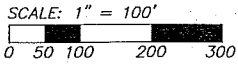
ENGINEER
KRG CIVIL ENGINEERS, INC.
1700 REDBUD, SUITE 325
McKINNEY, TX 75069
972-529-7005

AARON BURLESON SURVEY, ABST. NO. 61
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
(41.858 ACRES)

PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@onblue.net



- NOTES**
- 1) BEARING SOURCE: North line of St. Hwy 56, per Deed, V. 5878, P. 823.
 - 2) "C.M." = CONTROL MONUMENT.
 - 3) ALL IRON RODS SET ARE 1/2" IRON RODS WITH CAPS STAMPED "TITE SURVEY".
 - 4) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48181002200, dated September 29, 2010, this property lies in Zones AE & X. Part of this property does appear to lie within a 100-year flood plain.
 - 5) All 20' Electrical Easements dedicated by this Plat are centered on existing above ground electrical power lines unless other wise noted.
 - 6) SEE PAGE THREE (3) FOR LINE TABLES.



OWN/DEVELOPER
 HAROLD DEANE MURAL
 1415 HARVEY LANE
 DENISON, TX 75020
 956-778-9281

ENGINEER
 KRG CIVIL ENGINEERS, INC.
 1700 REDBUD, SUITE 325
 MCKINNEY, TX 75069
 972-529-7005

FINAL PLAT
BETHANY ROAD ESTATES NO. II
 AARON BURLESON SURVEY, ABST. NO. 61
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS
 (41.658 ACRES)

DAVID FITE SURVEYING	
SCALE: 1" = 100'	DATE: 1-5-2018
JOB NO. DE170017	OF NO. _____
DRAWN: D.W.F.	CHECKED: D.W.F.
3480 COUNTY ROAD 3307 GREENVILLE, TX 75402	PH. NO. 903-355-8178 FAX NO. 903-454-7478 E-MAIL: davidfite@twbblue.net

STAFF REVIEW LETTER

April 9, 2018

Harold Deane Munal
1415 Harvey Lane
Denison, TX 75020

KRG Civil Engineers, Inc.
1700 Redbud, Suite 325
McKinney, TX 75069

David Fite Surveying
3480 County Road 3307
Greenville, TX 75402

Dear Applicants,

The request for approval of the Final Plat of Bethany Road Estates No. II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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. All requirements of the Floodplain Ordinance should be followed.
4. Annexation into City Limits required for City Water & Sewer services.
5. Metes and bounds description must match drawing.
6. 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.
7. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

10.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

220 N. SUNSET BOULEVARD, SUITE A

The request of Westwood Village Retail LLC (Owners) LaCinda Hollis, Hollis Unlimited (Tenant/Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 220 North Sunset Boulevard, Suite A, being Lot 1, Block 1 and part of Block 2, of the Second Replat of part of Block 2 of the Replat of Westwood Village Subdivision, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 220 North Sunset Boulevard, Suite A; next to the Dollar General Store at Westwood Village Shopping Center. The property is zoned a C-1 (Retail Business) District. Hollis Unlimited was formed in June 2015, providing new and used merchandise at discount prices; they would like to open a resale shop at this location, selling new and used furniture, home decor, seasonal, small appliances and consignment.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Westwood Village Retail LLC (Owners)

LaCinda Hollis, Hollis Unlimited (Tenant/Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

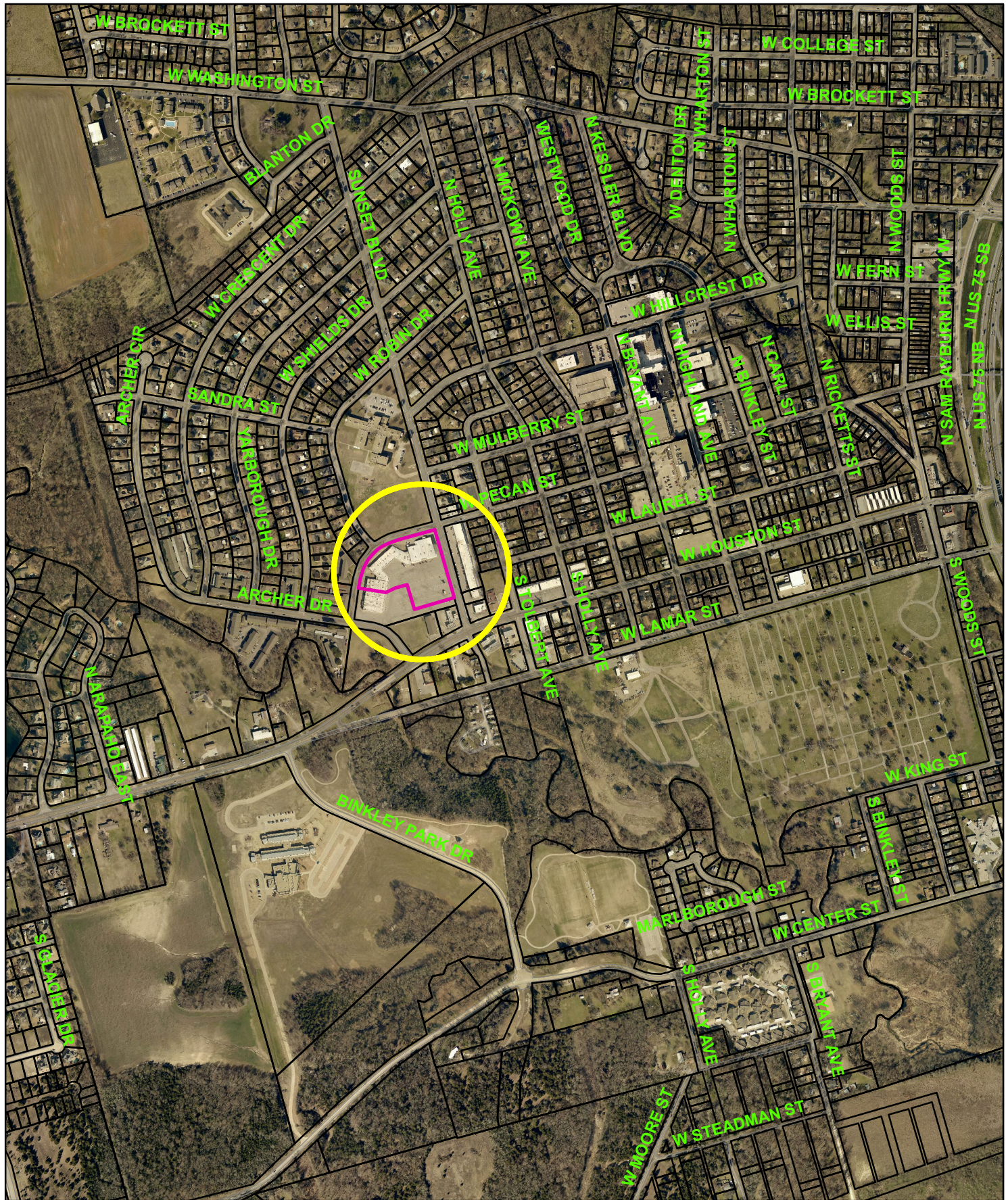
Zoning Sign Photo

Site Plan

Elevations

Letter from DM & AJ LLC

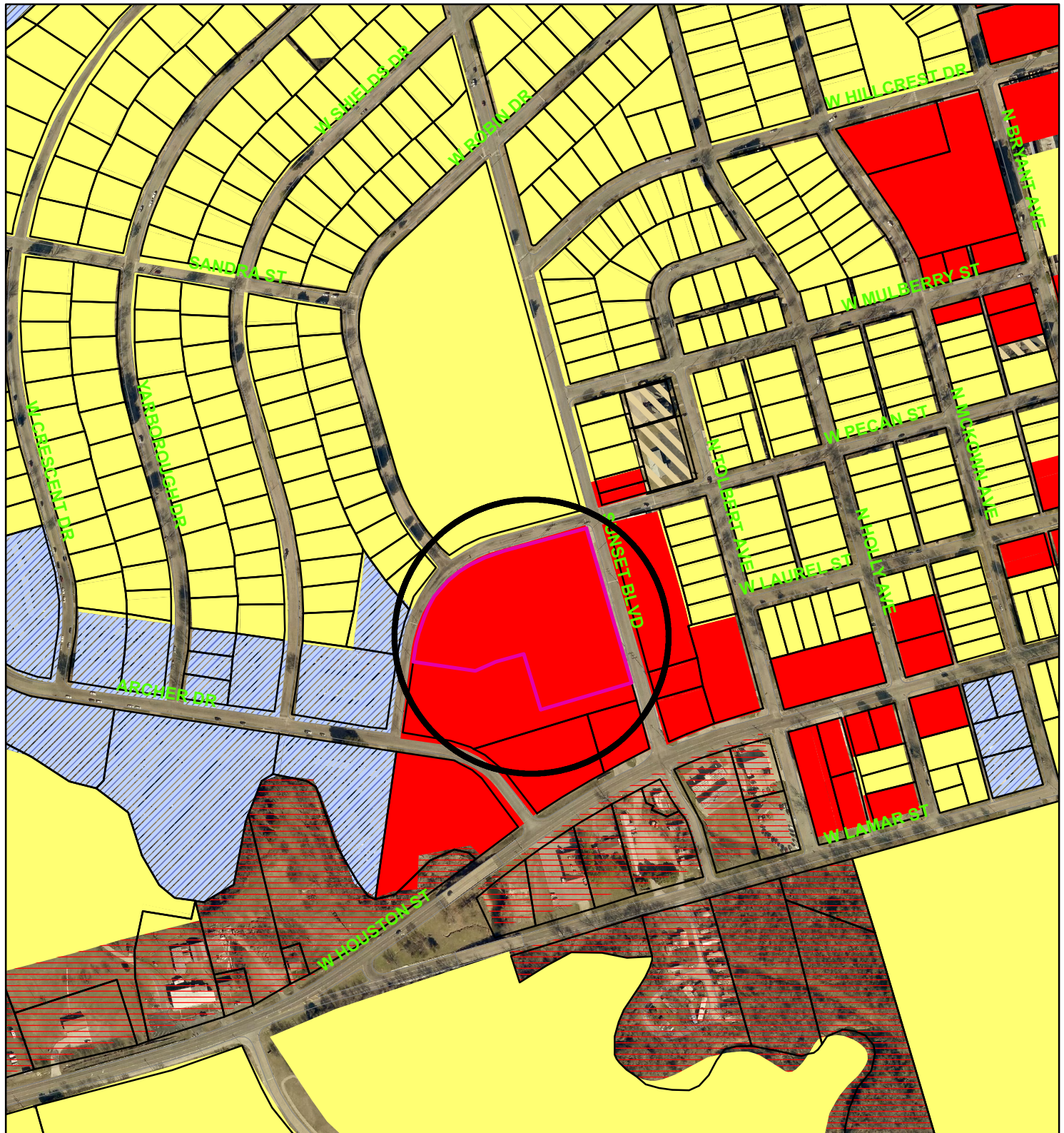
Staff Review Letter



220 North Sunset Blvd., Suite A



1 in = 865 ft



Zoning - 220 North Sunset Blvd., Suite A

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

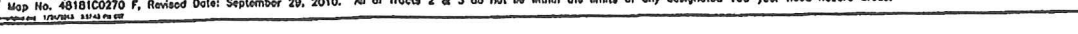


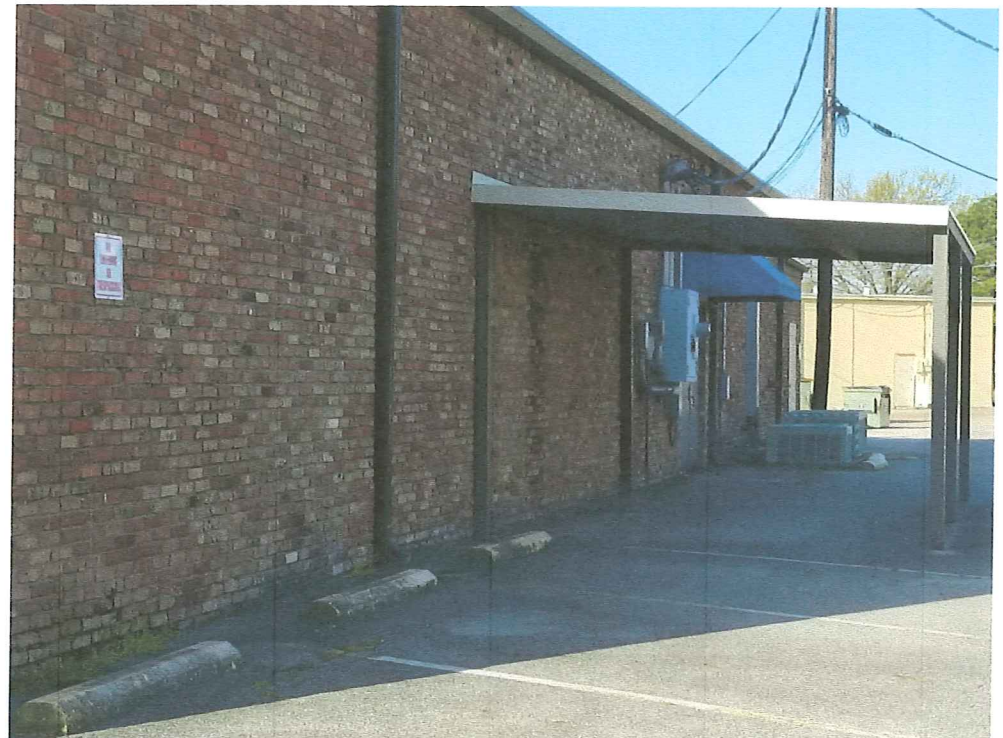
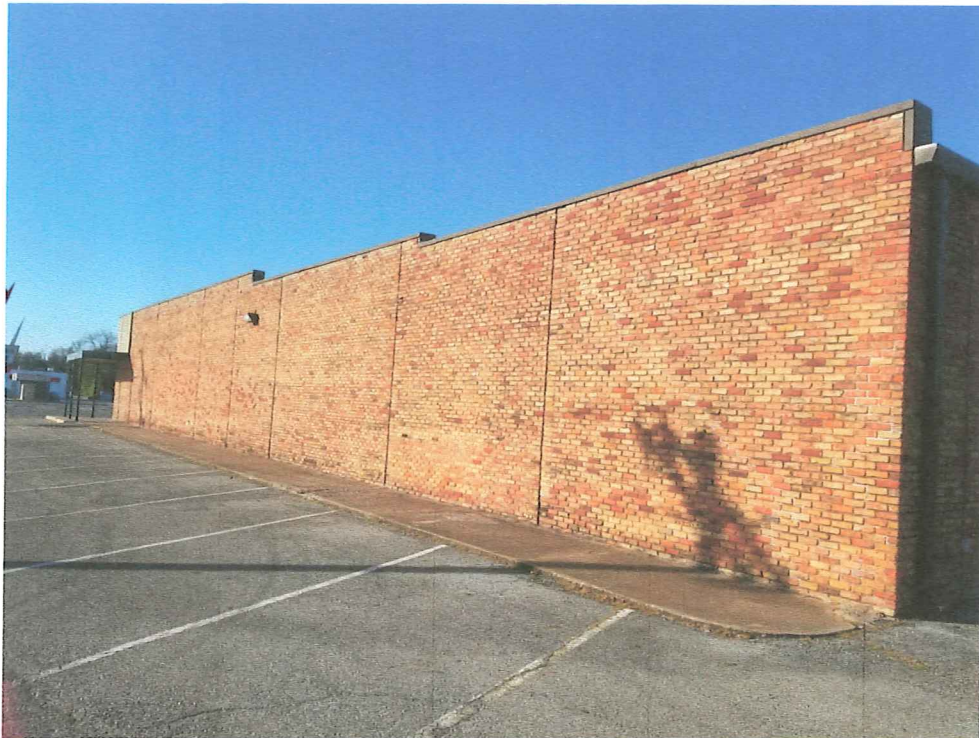
NOT TO SCALE

1 in = 400 ft

220 N. Sunset, Suite A







RECEIVED

APR 09 2018



Developmental Services

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

March 30, 2018 DM & AJ LLC
1111 Bentbrook Ln.
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 17, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Westwood Village Retail LLC (Owners) LaCinda Hollis, Hollis Unlimited (Tenant/Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 220 North Sunset Boulevard, Suite A, being Lot 1, Block 1 and part of Block 2, of the Second Replat of part of Block 2 of the Replat of Westwood Village Subdivision

The request is as follows:

Planning and Zoning Commission

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

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

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


Secretary, Planning & Zoning Board

The Hollis are good people. Anything they do will help that shopping center. The owners of the shopping center (unfortunately) don't give a crap about it.

Enjoy a cone on us! Thanks for your public service!

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

STAFF REVIEW LETTER

April 11, 2018

Westwood Village Retail LLC
1601 Palomino Ridge Dr.
Austin, TX 78733

LaCinda Hollis
220 Sunset Blvd., Ste. C12
Sherman, TX 75092

Todd Routh
Clay Routh
11701 Bee Caves Rd., Ste. 262
Austin, TX 78738

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a resale shop in a C-1 (Retail Business) District for the property located at 220 North Sunset Boulevard, Suite A has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside storage/displays are allowed at any time.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
4. All parking shall be on private property and shall not encroach into the Sunset Boulevard or Pecan Street access road right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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:

9. All requirements of the Floodplain Ordinance should be followed.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

11.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

124 N. WALNUT STREET

The request of Vanderveer Group LLC (Owners) and Sean Vanderveer (Representative), concerning the property located at 124 North Walnut Street, being Lots 8 & 10, Block 3, OTP Sherman, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an event center in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 124 North Walnut Street; the former Roberts, Sanford and Taylor Building. The property is zoned a C-2 (General Commercial) District and also located in the Central Business District. Vanderveer Group LLC would like to open an event center to provide a preserved, historical space for events and community gatherings in Downtown Sherman. The 2,243 square foot interior space and 5,316 square foot courtyard will utilize three of the eight rooms with the primary entrance on Walnut Street.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Vanderveer Group LLC (Owners)

Sean Vanderveer (Representative)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

0

Attachments

Location Map

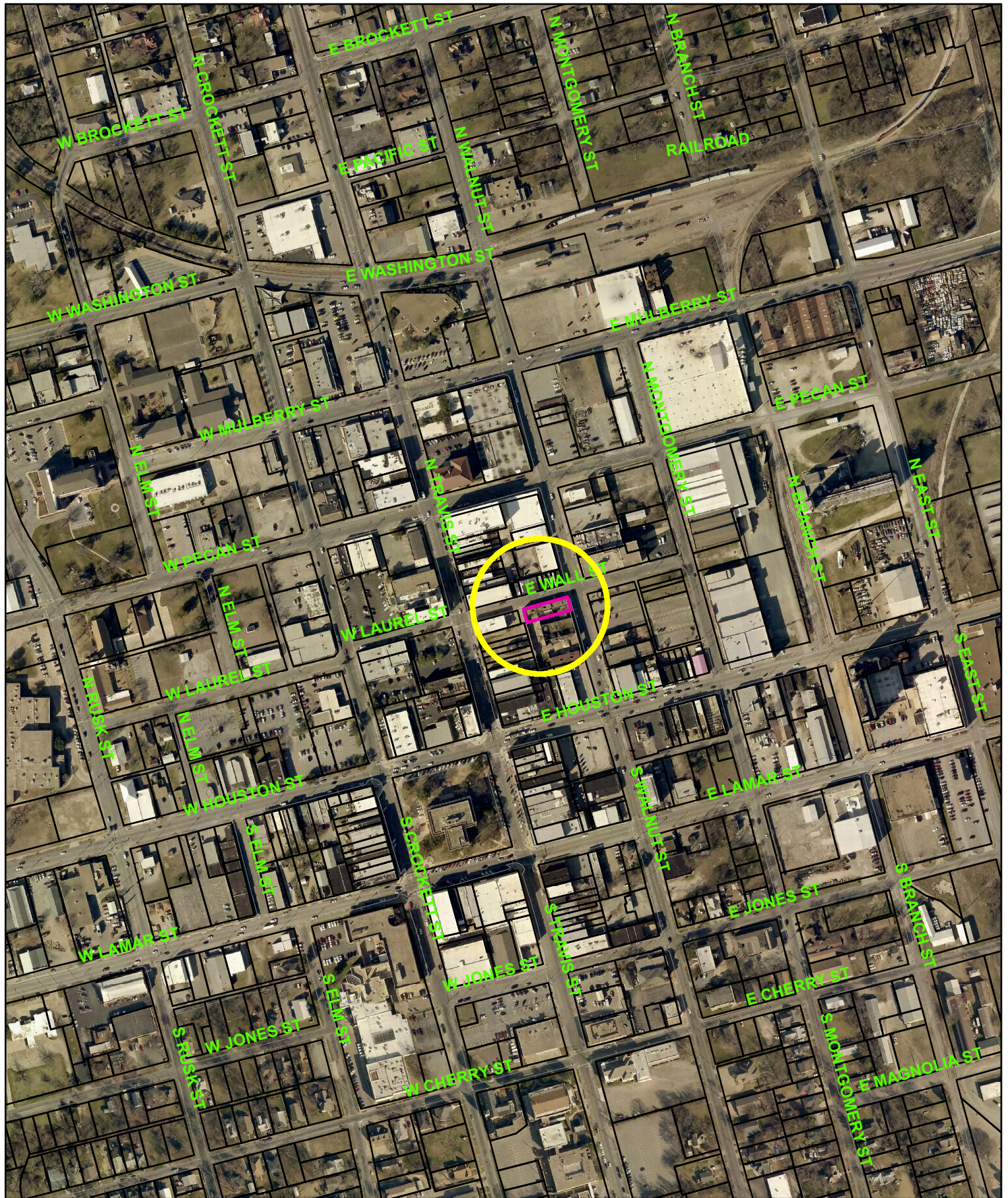
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



124 North Walnut Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 124 North Walnut Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

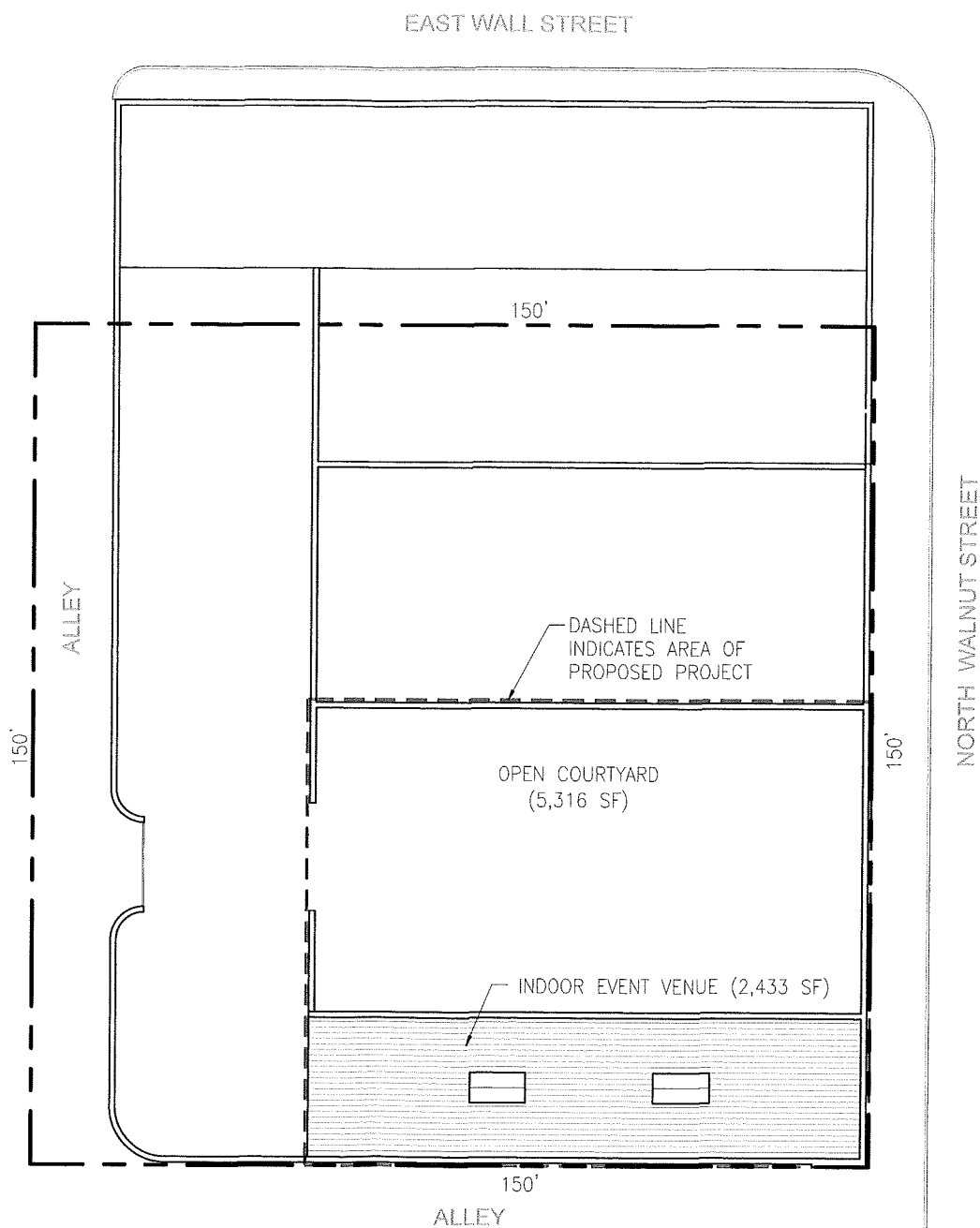


NOT TO SCALE

1 in = 100 ft

124 N Walnut Street





124 N. WALNUT
OTP SHERMAN BLOCK 3,
LOT 8 & 10, 150X150

1 SITE PLAN
SCALE: 1" = 30'-0"

SHEET NO. **SP2.0**

RS&T EVENT VENUE
WALNUT STREET AT WALL STREET
SHERMAN, TX

SHEET TITLE	SITE PLAN
DATE	03.22.18
RELEASED FOR	P&Z REVIEW
BY	

Tredway
WORKSHOP
903.870.6007
jared@jaredtredway.com



SHEET NO.

SP1.0

RS&T EVENT VENUE
WALNUT STREET AT WALL STREET
SHERMAN, TX

SHEET TITLE EAST ELEVATION
DATE 03.22.18
RELEASED FOR P&Z REVIEW
BY

Tredway
WORKSHOP
903.870.6007
jared@jaredtredway.com

GENERAL SITE INFORMATION:

OTP SHERMAN
BLOCK 3, LOTS 8&10
150'X150'
22,500 SF LOT AREA
2,243 SF INTERIOR SPACE
5,316 SF COURTYARD

ZONE C2 GENERAL COMMERCIAL
ARTS AND CULTURE OVERLAY DISTRICT
CENTRAL BUSINESS DISTRICT

REPOINT BRICK
WHERE REQUIRED

PROJECTED HORIZONTAL AWNING
WITH METAL FASCIA (CHARCOAL
BY BERRIDGE OR EQ.) AND STAINED
CEDAR SOFFIT

GALVANIZED METAL PANEL PARTITION
WITH SLIDING ACCESS DOOR
IN EXISTING MASONRY OPENING

NEW INSULATED SATIN GLASS
WINDOW IN PAINTED STEEL FRAME

WALNUT STREET ELEVATION (EAST)
NOT TO SCALE

STAFF REVIEW LETTER

April 11, 2018

Vanderveer Group LLC
113 N. Travis, Ste. 300
Sherman, TX 75090

Sean Vanderveer
113 N. Travis, Ste. 300
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an event center/venue in a C-2 (General Commercial) District/Central Business District for the property located at 124 North Walnut Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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 Central Business District, and the sign ordinance must be followed.
2. No outside storage/displays are allowed at any time.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Blocking of streets/sidewalks is prohibited.
5. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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 and sidewalks shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Parking permitted on improved surfaces only.
10. The City of Sherman does not maintain alleys.
11. The location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

12.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1305 S. FM 1417 (HERITAGE PARKWAY)

The request of 1305 S FM 1417 LP (Owners), Joe Gilbert (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), as follows:

Planning and Zoning Commission

Amended zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.

- **Tract 1** – 0.011 acres in the Elizabeth Jones Survey, Abstract No. 625
- **Tract 2** – 0.070 acres in the Elizabeth Jones Survey, Abstract No. 625

Background:

The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. This is an amendment to a zone change that was approved in 2002 by Ordinance No. 4978 to include 32.560 acres and January 15, 2018 by Ordinance 6097 to include 0.645 acres within the R-2 (Multi-Family Residential) District. Site plan approval was granted for an apartment complex (The Brooks on Heritage Parkway) at this location at the November 21, 2017, Planning and Zoning Commission Meeting.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

R-1 (One Family Residential) District

Origination:

1305 S FM 1417 (Heritage Parkway) LP (Owners)

Joe Gilbert (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

1

Objections Received:

0

Attachments

Location Map

Zoning Map

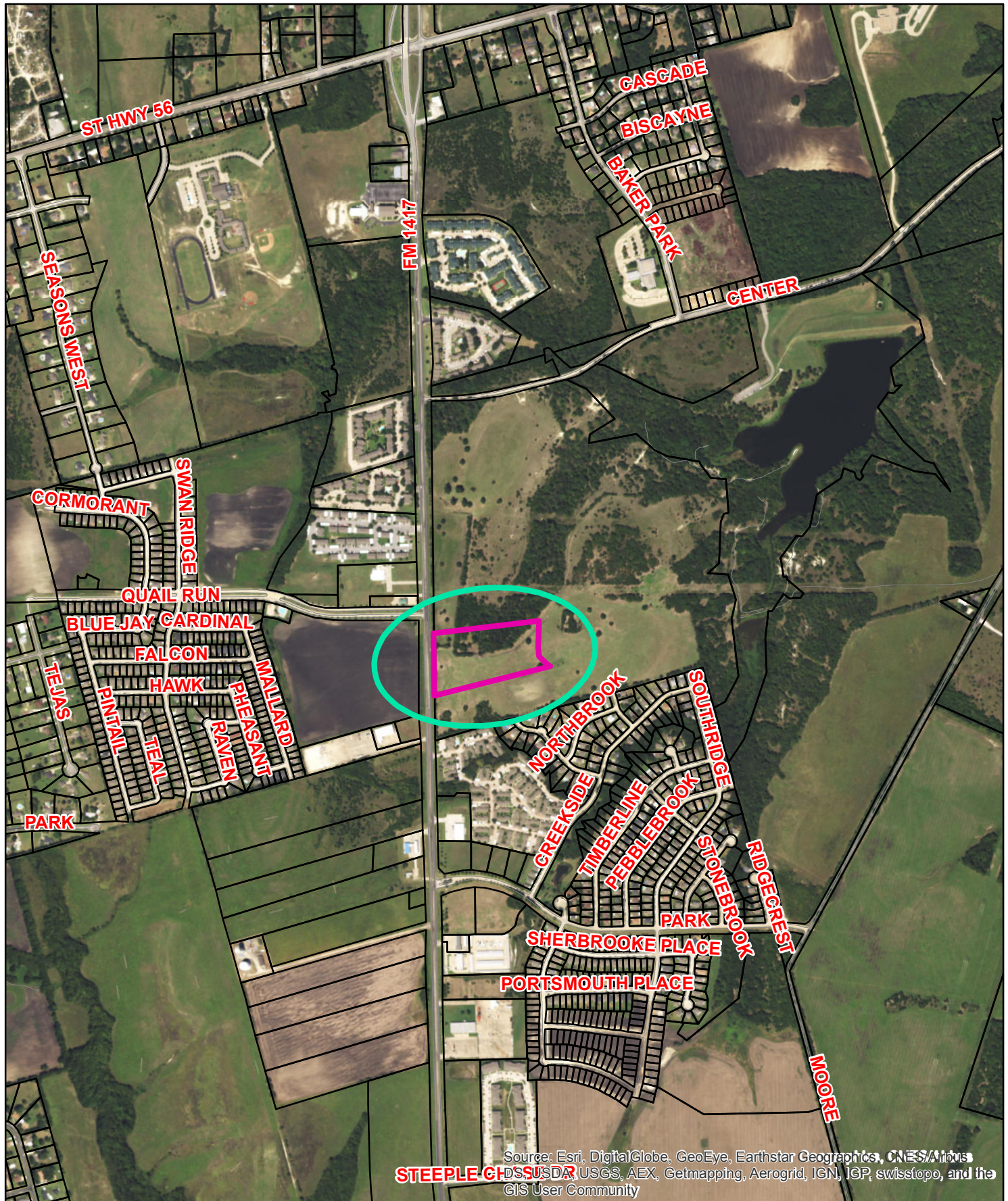
Zoning Sign Photo

Survey

Apartment Site Plan

Elevations

Staff Review Letter



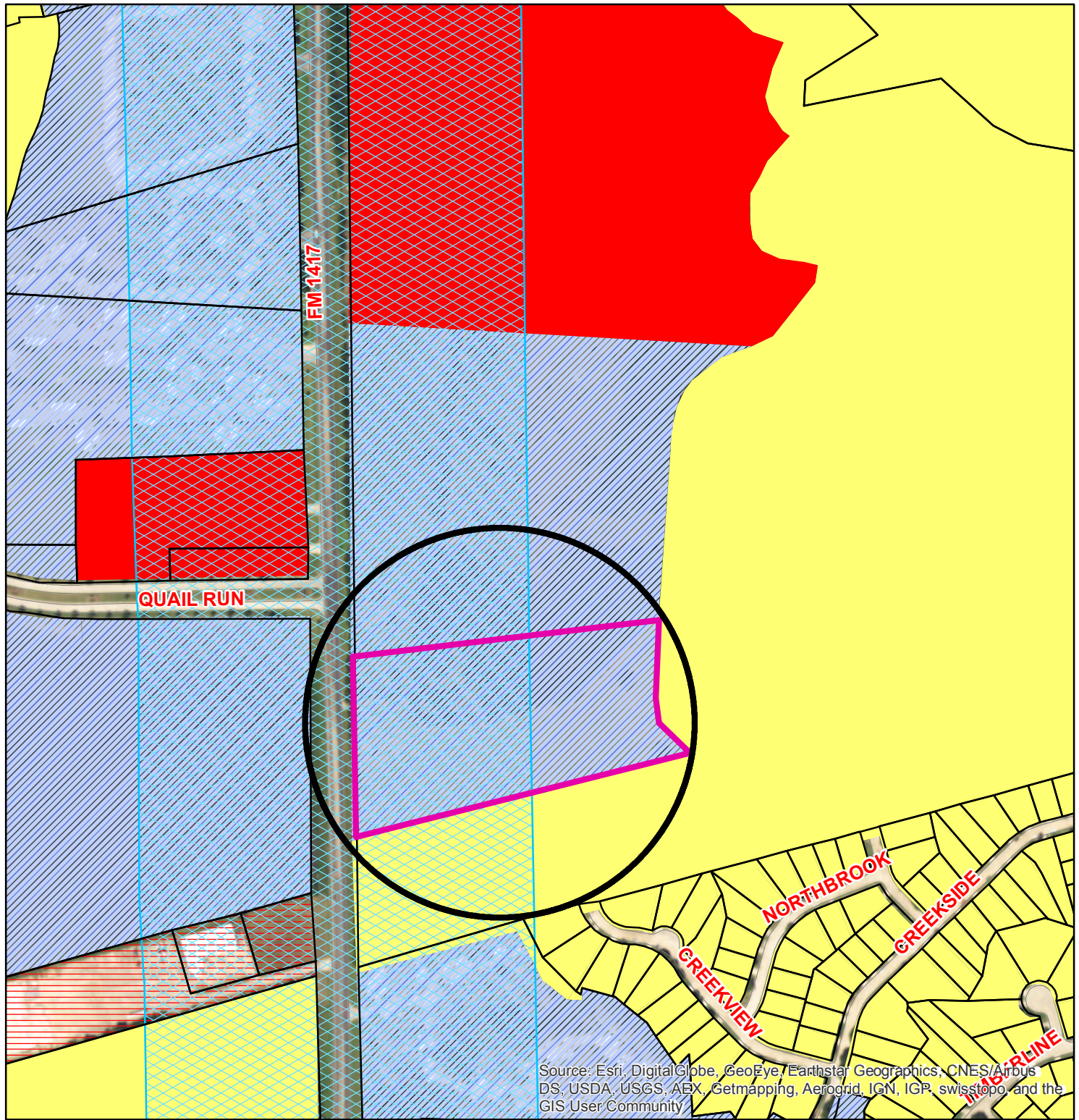
1305 S. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 1,081 ft

City of Sherman, Texas
 Developmental Services Department



Zoning - 1305 S. FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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



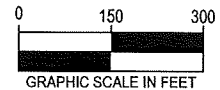
NOT TO SCALE

1 in = 400 ft

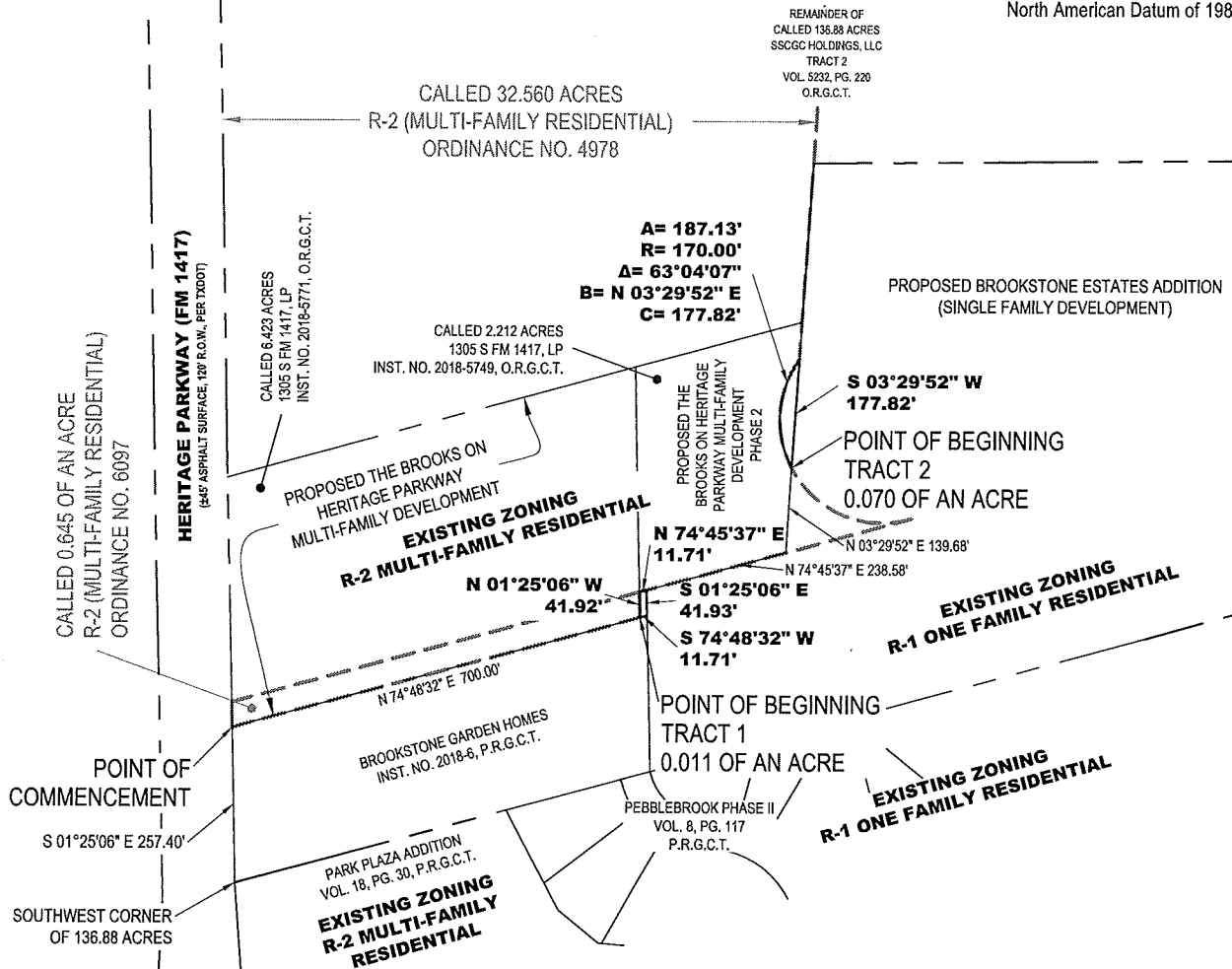
1305 S. FM 1417 (Heritage Parkway)



ELIZABETH JONES SURVEY ABSTRACT NO. 625



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



Chris R. Noah

Chris R. Noah, R.P.L.S. No. 6585

ZONING CHANGE EXHIBIT TRACT 1: 0.011 OF AN ACRE TRACT 2: 0.070 OF AN ACRE ELIZABETH JONES SURVEY, ABSTRACT NO. 625



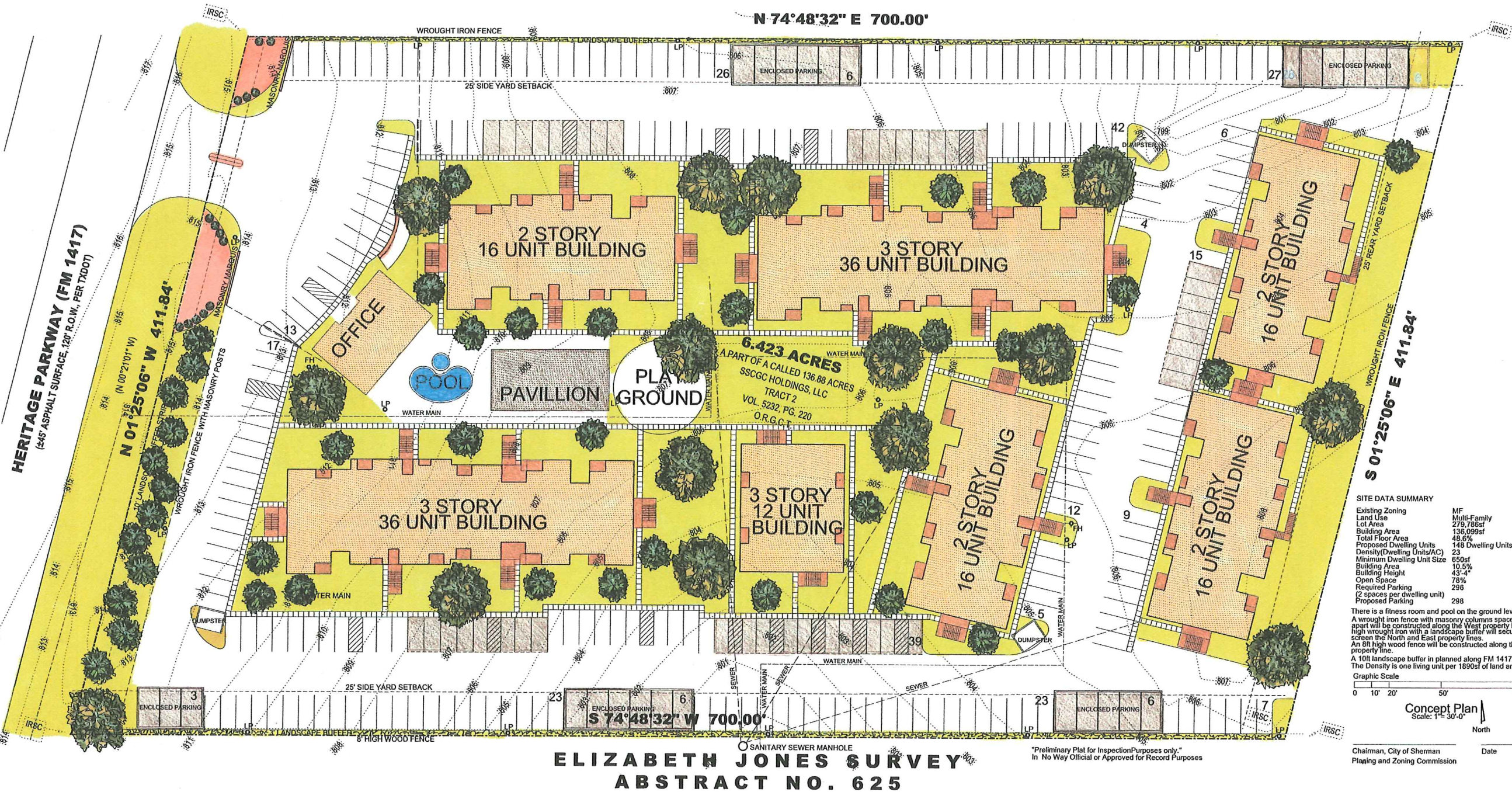
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No.
10194175

Drawn by: CRN
Checked by: BNH

Scale: 1"=300'
Date: 03/22/2018

Project No. 18-0089
Sheet No. 1 of 1



CONCEPT PLAN FOR
THE BROOKS ON HERITAGE PARKWAY

Chris Noah
RPLS No. 6585
Preston Trail Land Surveying
83493 N. State Hwy No. 289, Suite No. 5
Pottsboro, Texas 75076
903-786-6029
TBPLS Firm No. 10194175

JNPHM Development LLC
801 E. Taylor Street
Sherman, Texas 75090

SITE DATA SUMMARY

Existing Zoning	MF
Land Use	Multi-Family
Lot Area	279,786sf
Building Area	136,099sf
Total Floor Area	48.6%
Proposed Dwelling Units	148 Dwelling Units
Density (Dwelling Units/AC)	23
Minimum Dwelling Unit Size	650sf
Building Area	10.5%
Building Height	43'-4"
Open Space	78%
Required Parking	296
(2 spaces per dwelling unit)	
Proposed Parking	298

There is a fitness room and pool on the ground level.
A wrought iron fence with masonry columns spaced 25ft apart will be constructed along the West property line. A 6ft high wrought iron with a landscape buffer will secure and screen the North and East property lines.
An 8ft high wood fence will be constructed along the South property line.
A 10ft landscape buffer is planned along FM 1417. The Density is one living unit per 1890sf of land area.

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

BROOKS ON HERITAGE DRIVE
FM 1417
SHERMAN, TEXAS

A-1

OCT 13, 2017



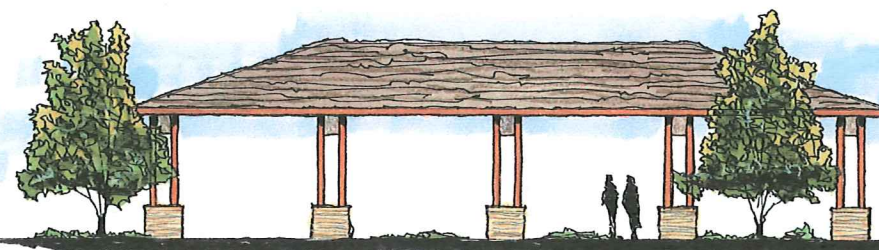
16 UNITS



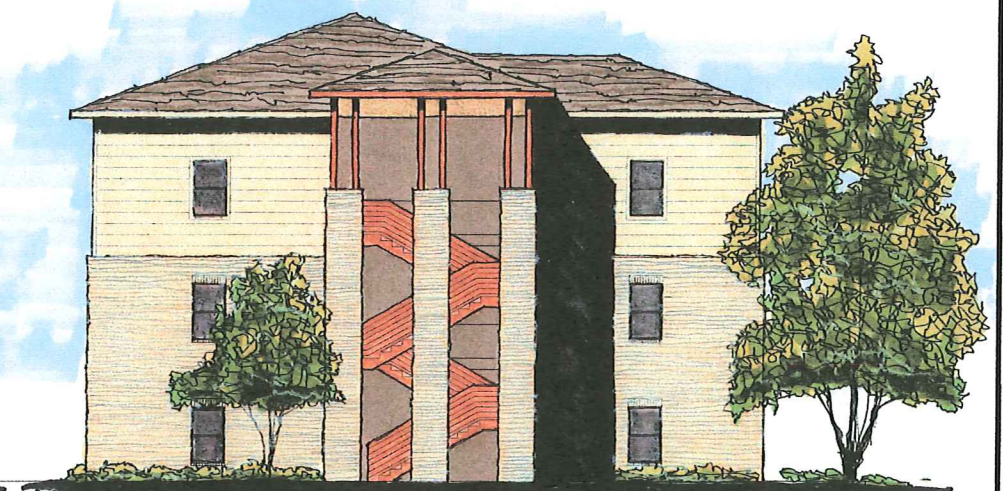
36 UNITS



OFFICE / CLUB HOUSE



PAVILLION



12 UNITS

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

BROOKS ON HERITAGE DRIVE
HIGHWAY 1417
SHERMAN, TEXAS

A-1

STAFF REVIEW LETTER

April 11, 2018

1305 S. FM 1417, LP
801 E. Taylor Street
Sherman, TX 75090

Joe Gilbert
801 E. Taylor Street
Sherman, TX 75090

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

Dear Applicants,

The request for an amended zone change and site plan approval from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District for the property located at 1305 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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 O-1.1 (FM 1417 Overlay) District, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: 1 space per bedroom, minimum two per unit.
5. No building shall exceed 45' in height.
6. Minimum setback requirements from property lines: Front – 40'; Rear – 25'; Side One – 7', Side Two - Sum of Both - 23'.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
9. All finishes shall be masonry or masonry veneer (including carports) unless an exception is approved.
10. Screening shall be provided and maintained.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

13.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 527 S. RUSK STREET**

The request of Jimmy D. Hawkins and Eddie Ballard (Owners/Developers) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 527 South Rusk Street, being 0.451 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat approval of Hawkins-Ballard Addition

Background:

The property is located at 527 South Rusk Street, the northeast corner of Rusk and King Streets and is zoned an R-1 (One Family Residential) District. The owner would like to plat this property into two (2) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Jimmy D. Hawkins and Eddie Ballard (Owners/Developers)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

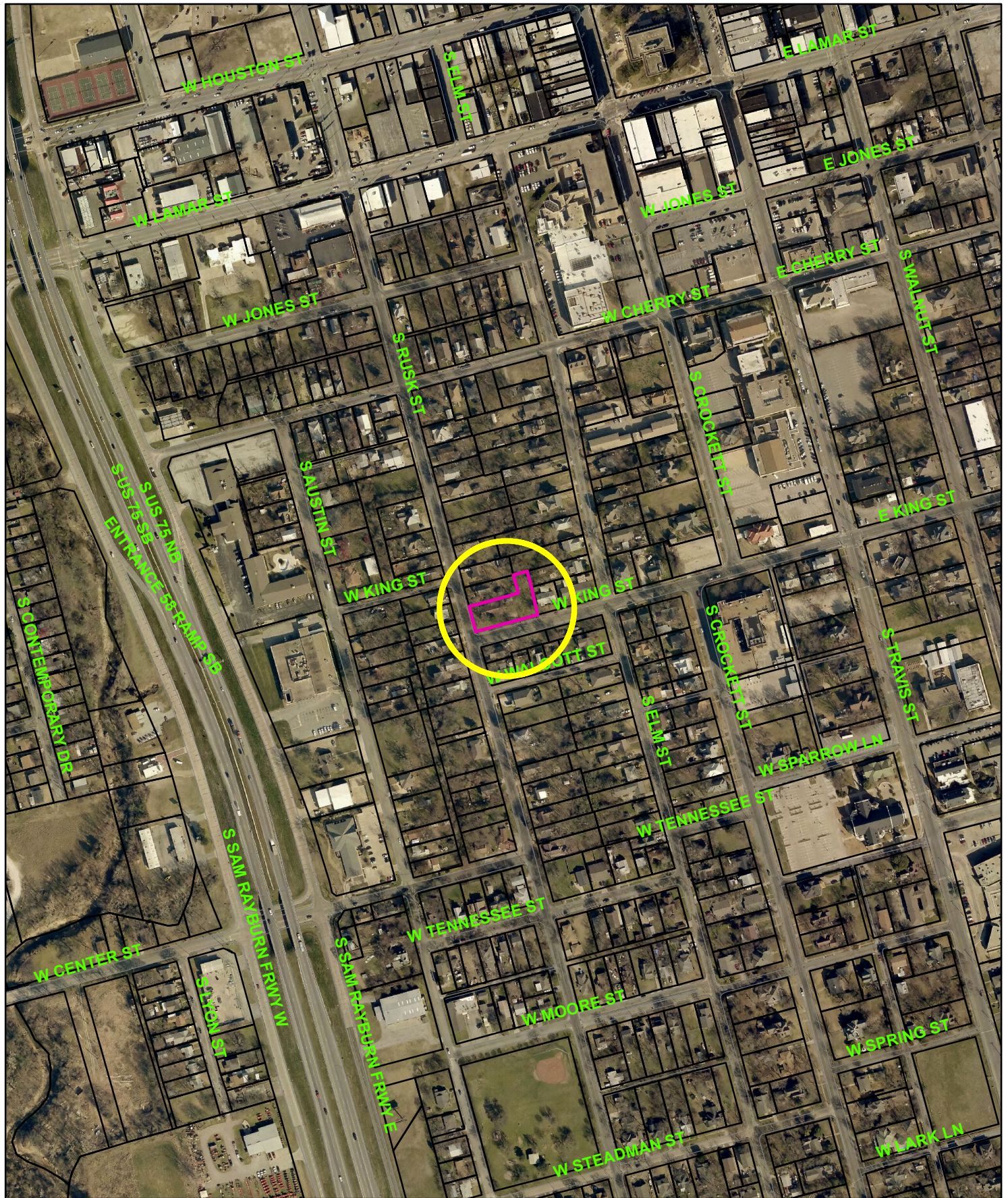
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

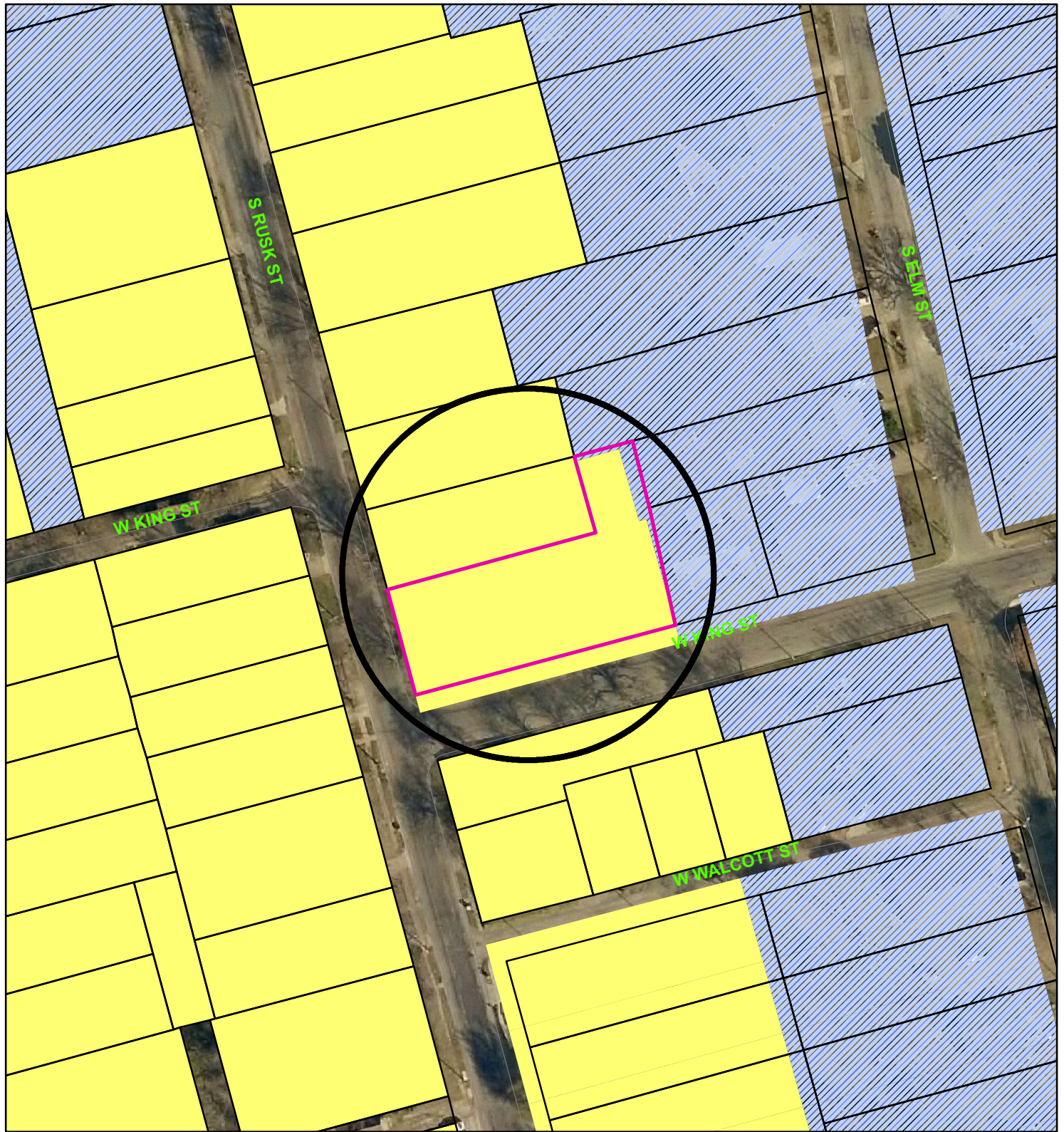


527 South Rusk Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 527 South Rusk Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

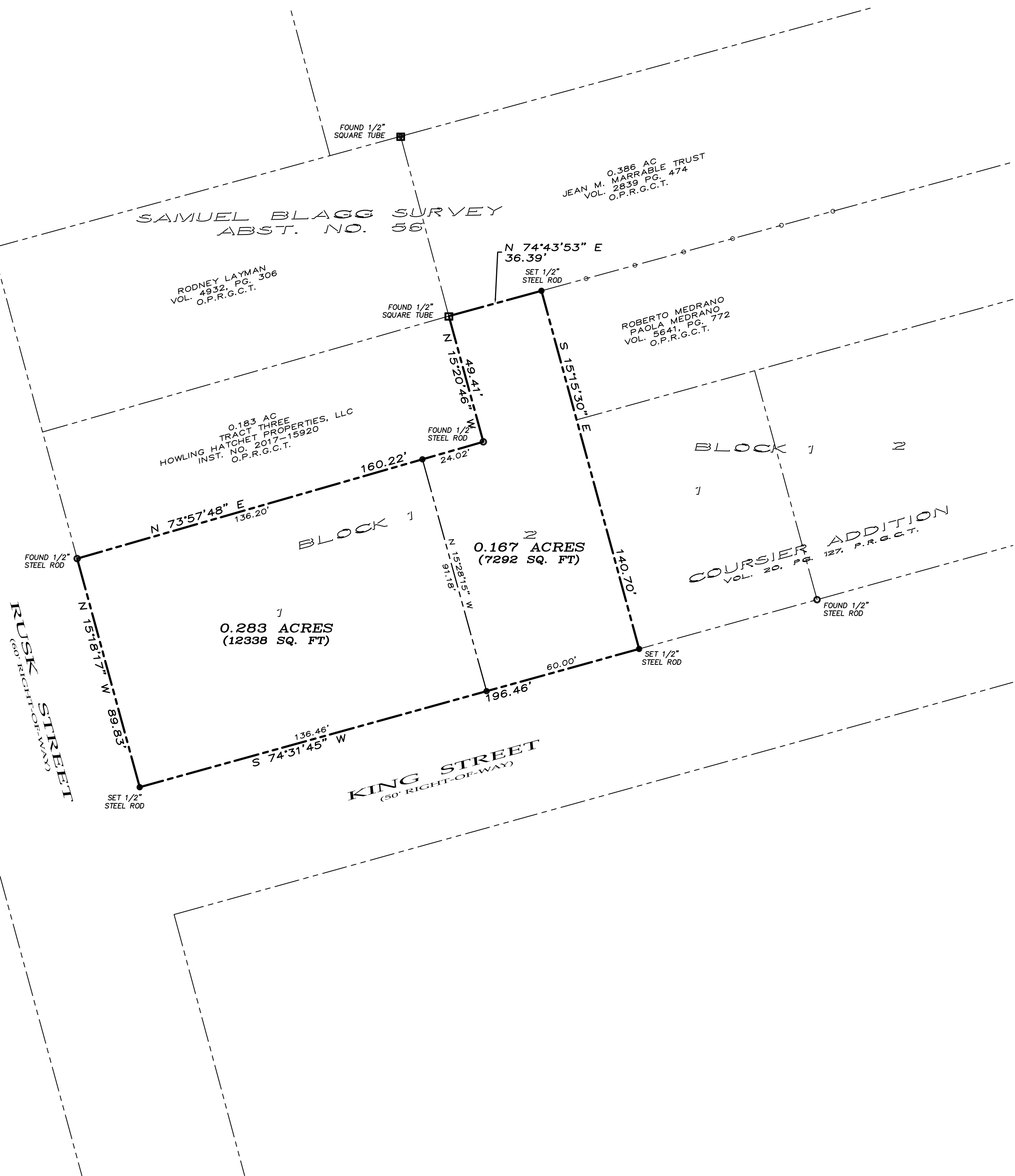
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

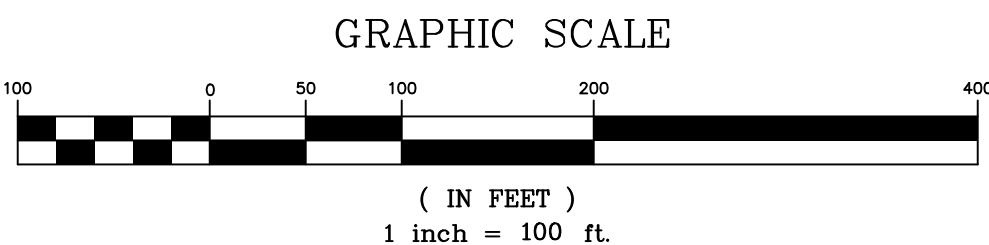
1 in = 100 ft



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

FINAL PLAT
HAWKINS-BALLARD ADDITION
BEING 0.451 ACRES IN THE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

3-22-18



OWNERS / DEVELOPER
JIMMY D. HAWKINS
EDDIE BALLARD
5213 FISHER DR.
THE COLONY, TX 75056

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, and being the same 0.449 acre tract of land conveyed to Jimmy D. Hawkins et ux by deed of record in Volume 2594, Page 509, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set at the intersection of the north line of King Street and the east line of Rusk Street said rod being the southwest corner of said 0.449 acre tract;

Thence North 15°18'17" West, along the east line of said Rusk Street, a distance of 89.83 feet to a 1/2" steel rod found maintaining the northwest corner of said 0.449 acre tract and the southwest corner of a 0.183 acre Tract Three of lands conveyed to Howling Hatchet Properties, LLC by deed of record in Instrument No. 2017-15920, of said Official Public Records;

Thence North 73°57'48" East, along the south line of said 0.183 acre tract, a distance of 160.22 feet to a 1/2" steel rod found maintaining the southeast corner of said 0.183 acre tract;

Thence North 15°20'46" West, along the east line of said 0.183 acre tract, a distance of 49.41 feet to a 1/2" square tube found maintaining the northeast corner of said 0.183 acre tract and being the southwest corner of a 0.386 acre tract of land conveyed to Jean M. Marrable Trust by deed of record in Volume 2839, Page 474 of said Official Public Records;

Thence North 74°43'53" East, along the south line of said 0.386 acre tract, a distance of 36.39 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northwest corner of a tract of land conveyed to Roberto Medrano and Paola Medrano by deed of record in Volume 5641, Page 772 of said Official Public Records;

Thence South 15°15'30" East, along the west line of said Medrano Tract passing the southwest corner of said Medrano Tract and the northwest corner of Lot 1, Block 1 of Coursier Addition an addition to the City of Sherman as shown by plat of record in Volume 20, Page 127, Plat Records, Grayson County, Texas and continuing along the west line of said Lot 1 for a total distance of 140.70 feet to a 1/2" steel rod set with a cap marked RPLS 4709 in the north line of King Street for the southwest corner of said Lot 1 and the southeast corner of said 0.449 acre tract;

Thence South 74°31'45" West, along the north line of said King Street, a distance of 196.46 feet to the Point-of-Beginning and containing 0.451 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2018.

JIMMY D. HAWKINS

EDDIE BALLARD

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JIMMY D. HAWKINS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared EDDIE BALLARD known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2018, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of HAWKINS-BALLARD ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, and the City Council, by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

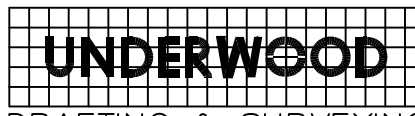
Clerk, City of Sherman, Texas

FINAL PLAT
HAWKINS-BALLARD ADDITION
BEING 0.451 ACRES IN THE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

3-22-18

OWNERS / DEVELOPER
JIMMY D. HAWKINS
EDDIE BALLARD
5213 FISHER DR.
THE COLONY, TX 75056

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



SHEET 2 OF 2

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

STAFF REVIEW LETTER

April 9, 2018

Jimmy D. Hawkins
Eddie Ballard
5213 Fisher Dr.
The Colony, TX 75056

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

Dear Applicants,

The request for approval of the Final Plat of Hawkins-Ballard Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on plat.
6. Dedicate a 10' Private Waterline Easement via separate instrument from Lot 1, Block 1 to Lot 2, Block 1 for access to water main on Rusk Street and show recording information on plat. Meter to be installed off of Rusk Street.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

14.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2600-2700 BLOCKS S. U.S. HIGHWAY 75

The request of SSCGC Holdings LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2600-2700 Blocks of South U.S. Highway 75, being 48.617 acres in the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval for the Bluffs at Stone Creek under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District.

Background:

The property is located in the 2600-2700 blocks of South U.S. Highway 75, part of the Stone Creek Golf Course. The owners would like to rezone the property to an R-2 (Multi-Family Residential) District for future development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings LLC (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map

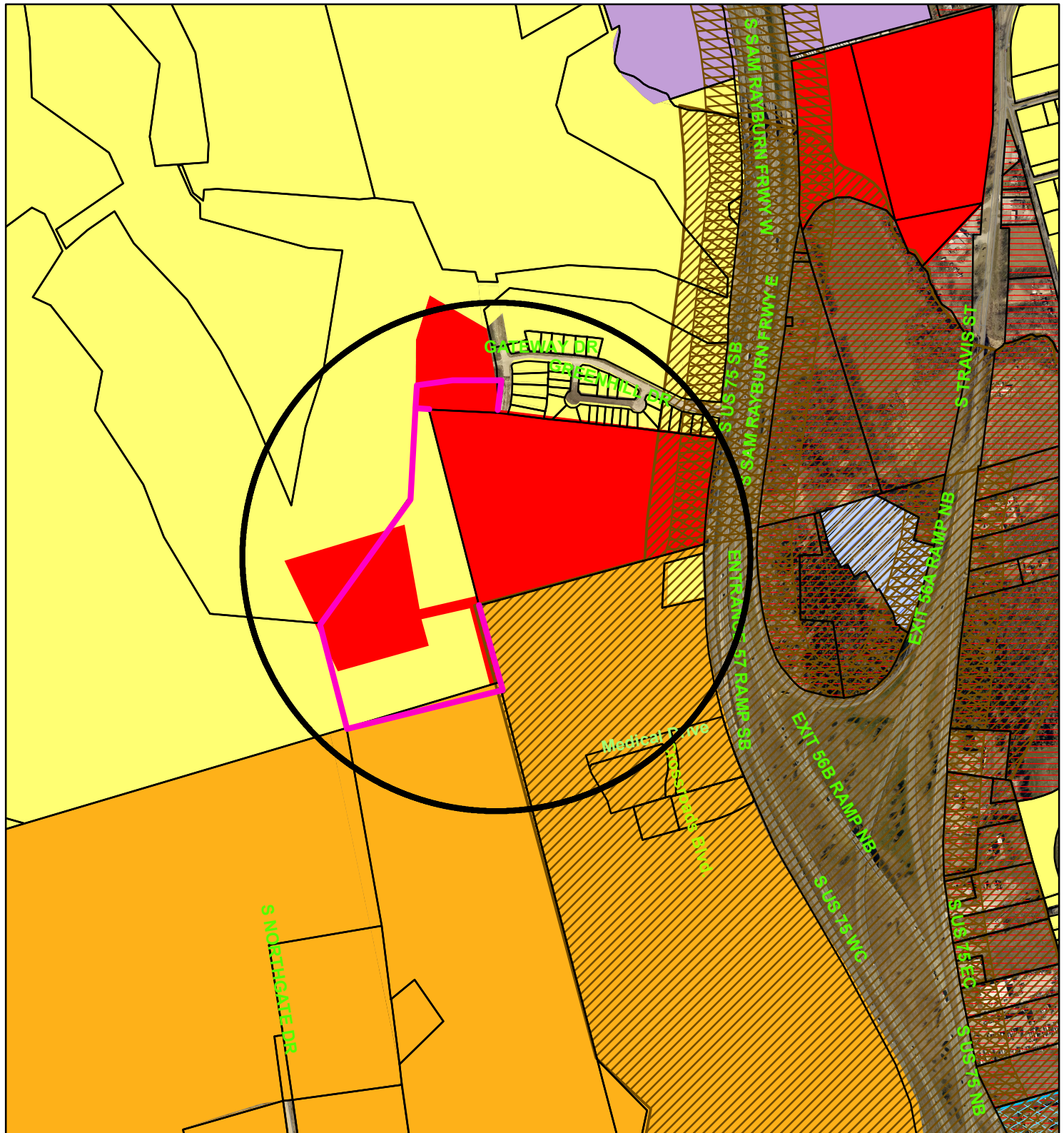
Zoning Map

Zoning Sign Photo

Conceptual Site Plan

Staff Review Letter





Zoning - 2600-2700 Blocks South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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



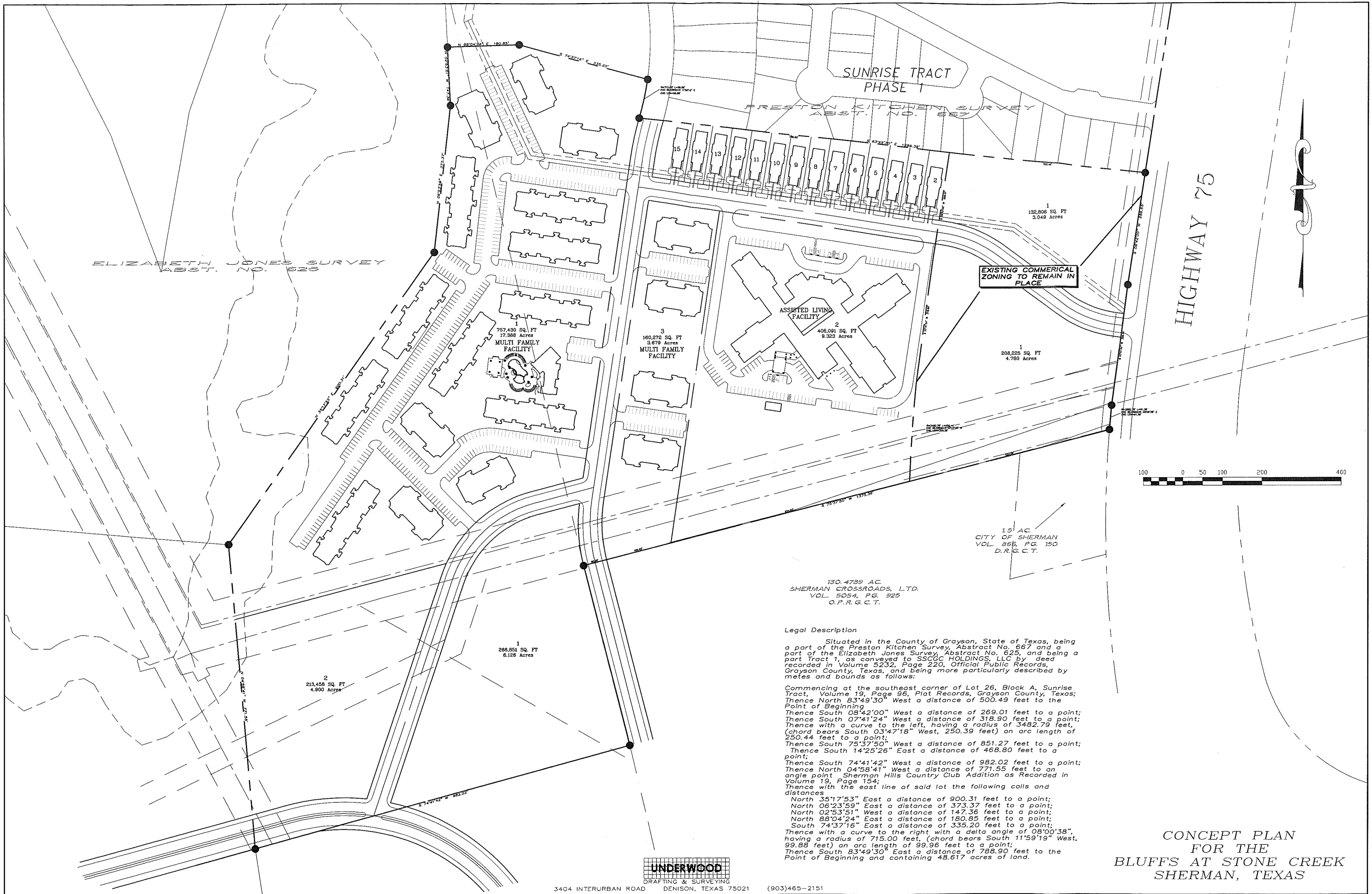
City of Sherman, Texas
Developmental Services Department



1 in = 800 ft

2600-2700 S. Highway 75





HIGHWAY 75



130.4789 AC.
SHERMAN CROSSROADS, LTD.
VOL. 5054, PG. 925
O.P.R.G.C.T.

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667 and a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract 1, as conveyed to SSCSC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of Lot 26, Block A, Sunrise Tract, Volume 19, Page 96, Plat Records, Grayson County, Texas; Thence North 83°49'30" West a distance of 500.49 feet to the Point of Beginning; Thence South 08°42'00" West a distance of 269.01 feet to a point; Thence South 07°41'24" West a distance of 318.90 feet to a point; Thence with a curve to the left, having a radius of 3482.79 feet, (chord bears South 03°47'18" West, 250.39 feet) an arc length of 250.44 feet to a point; Thence South 75°37'50" West a distance of 851.27 feet to a point; Thence South 14°25'26" East a distance of 468.80 feet to a point; Thence South 74°41'42" West a distance of 982.02 feet to a point; Thence North 04°58'41" West a distance of 771.55 feet to an angle point Sherman Hills Country Club Addition as Recorded in Volume 19, Page 154; Thence with the east line of said lot the following calls and distances:
North 35°17'53" East a distance of 900.31 feet to a point;
North 06°23'59" East a distance of 373.37 feet to a point;
North 02°53'51" West a distance of 147.36 feet to a point;
North 88°04'24" East a distance of 180.85 feet to a point;
South 74°37'16" East a distance of 335.20 feet to a point;
Thence with a curve to the right with a delta angle of 08°00'38", having a radius of 715.00 feet (chord bears South 11°59'19" West, 99.88 feet) an arc length of 99.96 feet to a point;
Thence South 83°49'30" East a distance of 788.90 feet to the Point of Beginning and containing 48.617 acres of land.

UNDERWOOD
DRAFTING & SURVEYING

CONCEPT PLAN
FOR THE
BLUFFS AT STONE CREEK
SHERMAN, TEXAS

STAFF REVIEW LETTER

April 11, 2018

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Dear Applicants,

The request for a zone change and conceptual site plan approval for the Bluffs at Stone Creek, from a C-1 (Retail Business) District and R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District for the property located in the 2600-2700 Blocks South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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 O-1 (75 & 82 Overlay) District, the sign ordinance, 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. No building shall exceed 45 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. This site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission before construction begins.
8. A landscaping plan shall be provided for final site plan approval.
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:

11. Platting of the property is required.
12. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Internal water and sewer lines will be privately owned and maintained.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
16. Development Agreement required for Public Infrastructures.

17. Street names must be approved by the Building & Zoning Department.
18. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
19. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

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
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

15.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2932 PRESTON CLUB DRIVE

The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 2932 Preston Club Drive, being Lot 21, Block 1, Preston Club, The Classics Subdivision, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 19' 8" front setback and a 16' 8" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 2932 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 19' 8" from the front property line and 16' 8" from the rear property line.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty LLC (Owner)

Josh Knight (General Contractor)

CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

10

Objections Received:

0

Attachments

Location Map

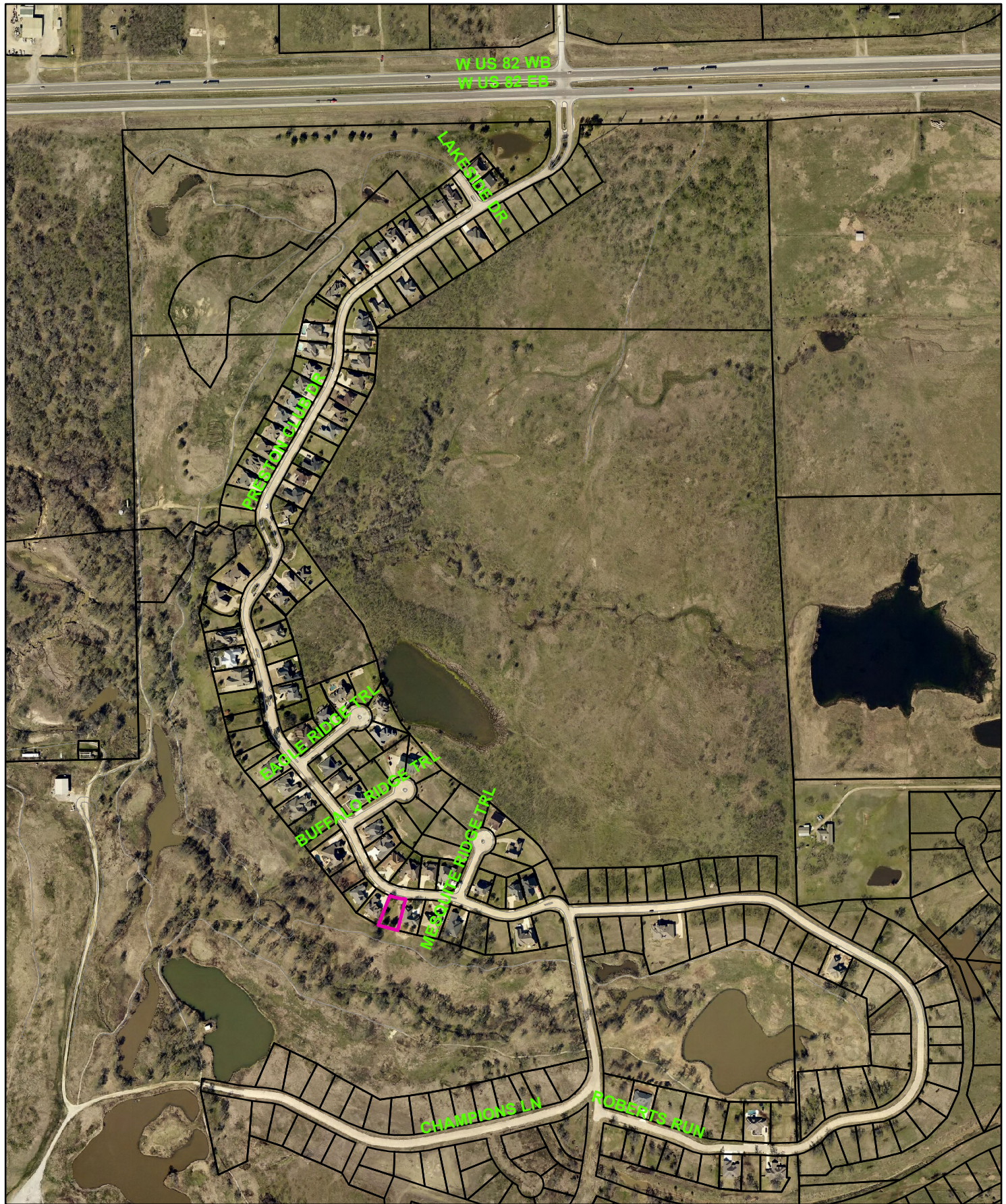
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



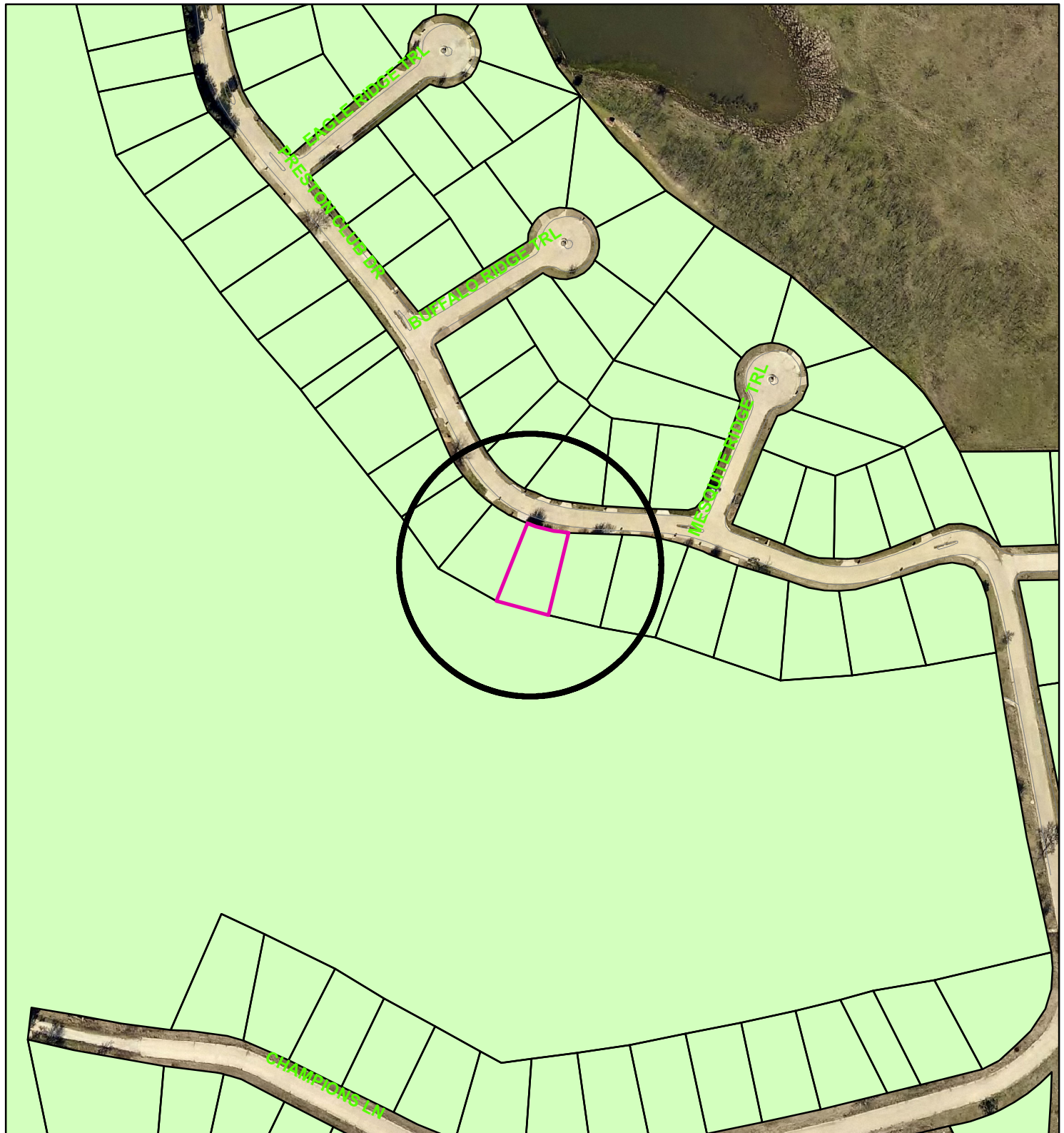
2932 Preston Club Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2932 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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

2932 Preston Club Drive





2932 Preston Club Drive

Being Lot 21, Block I, Preston Club The Classics Subdivision, an Addition to Grayson County, Texas, according to the Plat thereof recorded in Volume 10, Page 58, Map Records, Grayson County, Texas.

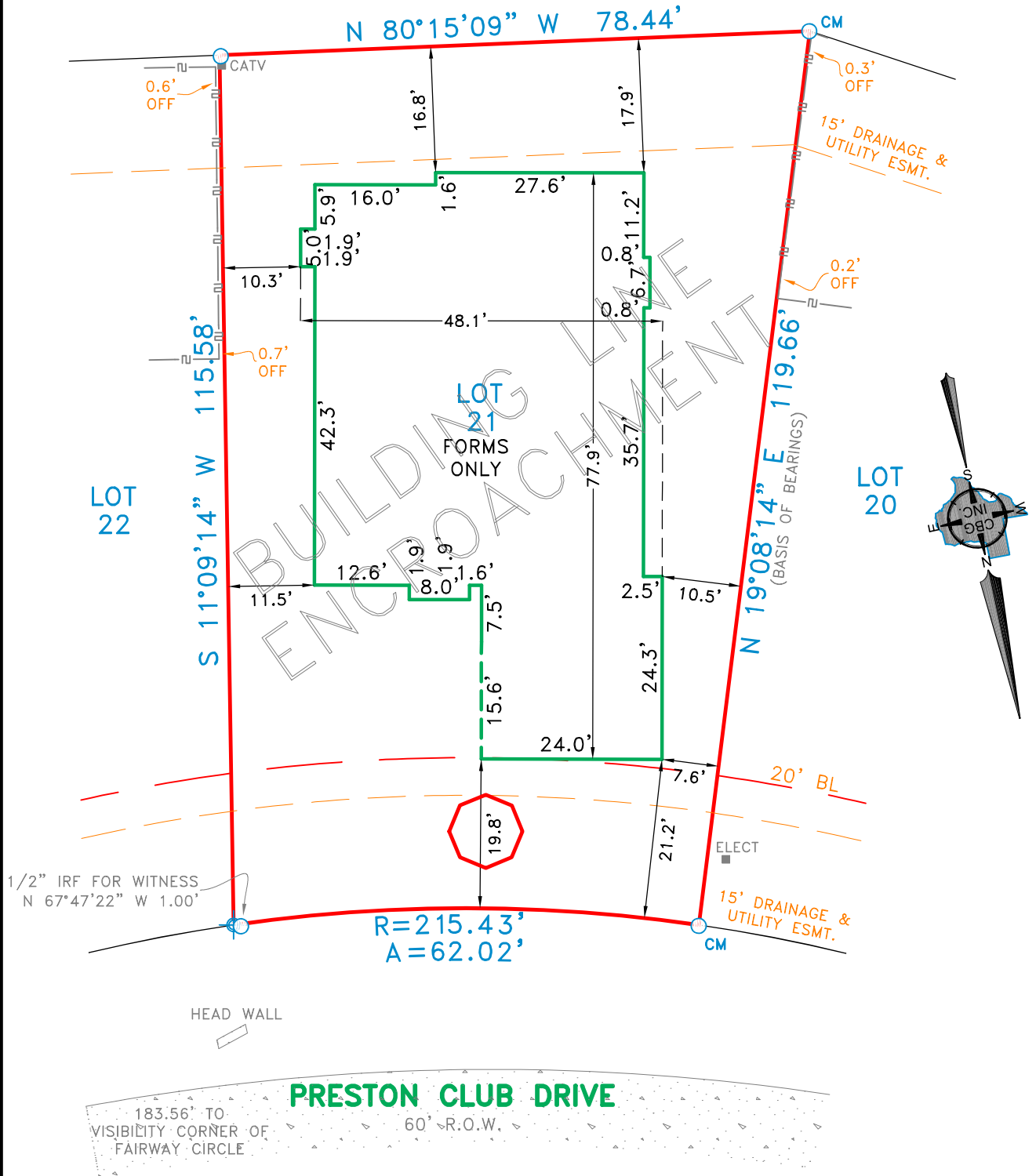
LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA

NOTE
THERE IS SIGNIFICANT GAP BETWEEN FORM BOARDS. IT IS UP TO BUILDER TO VERIFY IF THIS IS ACCEPTABLE

PRESTON CLUB GOLF COURSE

NOTE
THIS SURVEY DOES NOT MATCH PLOT PLAN PROVIDED BY BUILDER. BUILDER IS TO VERIFY WHETHER INFORMATION SHOWN HEREON IS ACCEPTABLE.



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

REVISION NOTE: 03/20/18 JLA
CHANGED THE ADDRESS

NOTE
PLOT PLAN APPEARS TO HAVE EASEMENTS AND/OR BUILDING LINES SHOWN. HOWEVER, PLOT PLAN DOES NOT DIMENSION OR LABEL APPARENT EASEMENTS/BUILDING LINES. BUILDER IS TO VERIFY IF INFORMATION SHOWN HEREON IS ACCEPTABLE.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. _____, this property does lie in Zone ___ and _____ lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Knight Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JLA

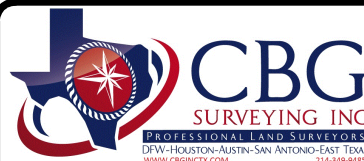
Scale: 1" = 20'

Date: 08/16/17

GF No.:

GFN

Job No. 1718781-01

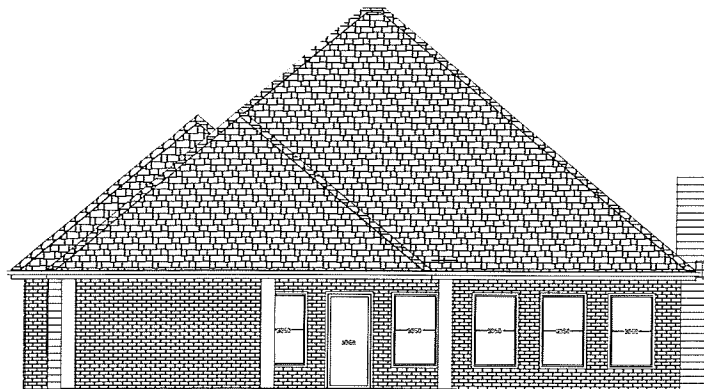


12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsurveying.com

J.T. THOMPSON
R.P.L.S. NO. 4604



FRONT ELEVATION



REAR ELEVATION

FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'

PLAN NO.

2239

DATE

6/28/2017

PHD

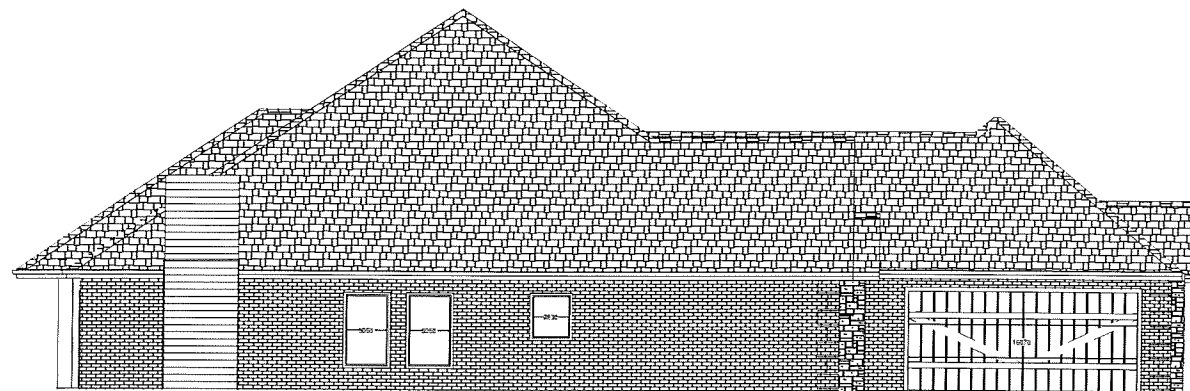
PESKUSKI HOME DESIGN
 DALLAS, TEXAS

PHONE: (800) 668-8656 FAX: (972) 375-8238

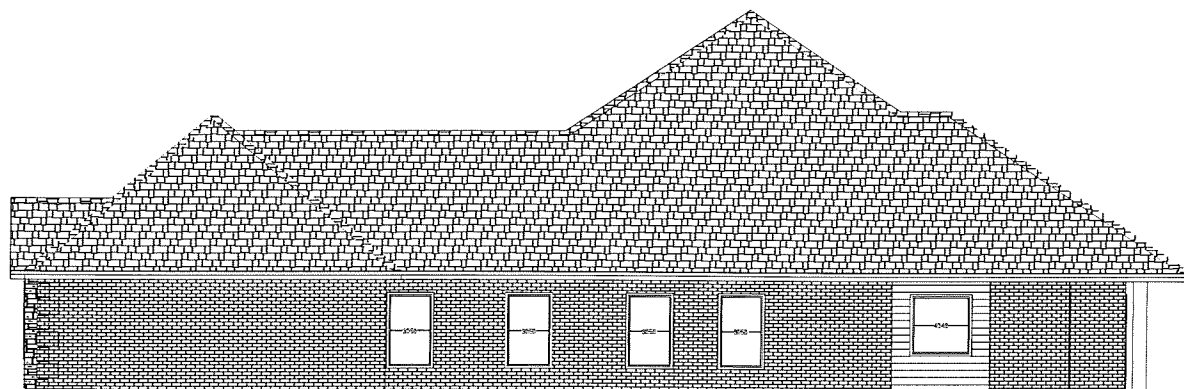
PRESTONWOOD VILLAGE
 CLASSICS I - BLOCK 1, LOT 21
 390 PRESTON CLUB DRIVE
 SHERMAN, TX

SHEET

A-3



LEFT ELEVATION



RIGHT ELEVATION

LEFT/RIGHT ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2239

DATE

6/28/2017

PHD

PESKUSKI HOME DESIGN
DALLAS, TEXAS
PHONE: (800) 666-8956 FAX: (972) 371-8238

PRESTONWOOD VILLAGE
CLASSICS I - BLOCK 1, LOT 21
390 PRESTON CLUB DRIVE
SHERMAN, TX

SHEET

A-4

STAFF REVIEW LETTER

April 11, 2018

Rossi Realty
6912 Branch Trail
Frisco, TX 75035

Josh Knight
5100 W. Eldorado, Ste. 102
McKinney, TX 75070

Andrew Miller
138 Country View Circle
Pottsboro, TX 75076

CBG Surveying Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District and variance to allow a 19' 8" front setback and a 16' 8" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 2932 Preston Club Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

16.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3218 PRESTON CLUB DRIVE

The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3218 Preston Club Drive, being Lot13R, Block 11, Preston Club , The Legends, Phase 1, Replat Lots 11, 12 & 13, Block 11, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 23' 5" front setback and a 12' 7" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 3218 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 23' 5" from the front property line and 12' 7" from the rear property line.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty LLC (Owner)

Josh Knight (General Contractor)

CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



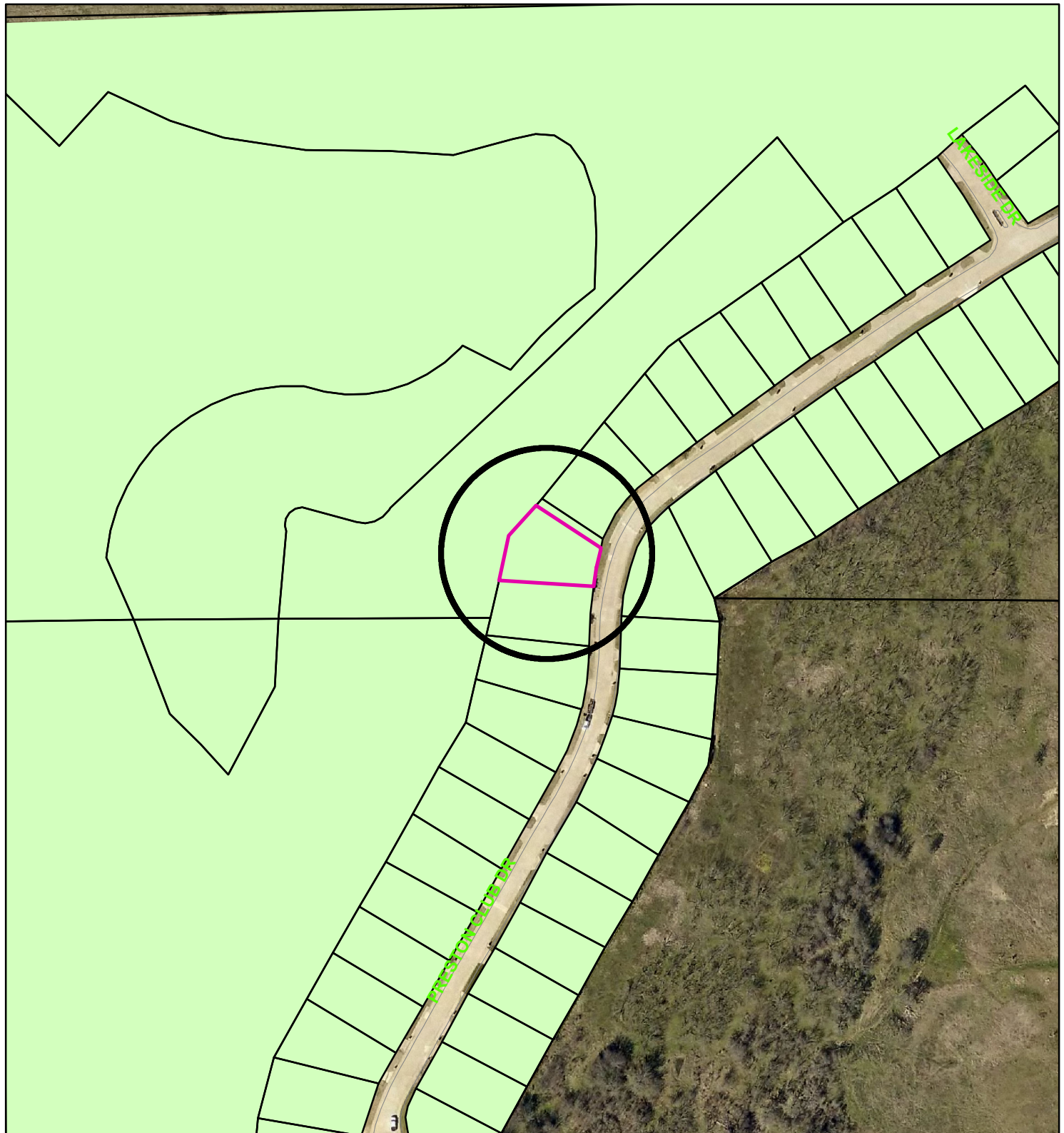
3218 Preston Club Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3218 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing 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



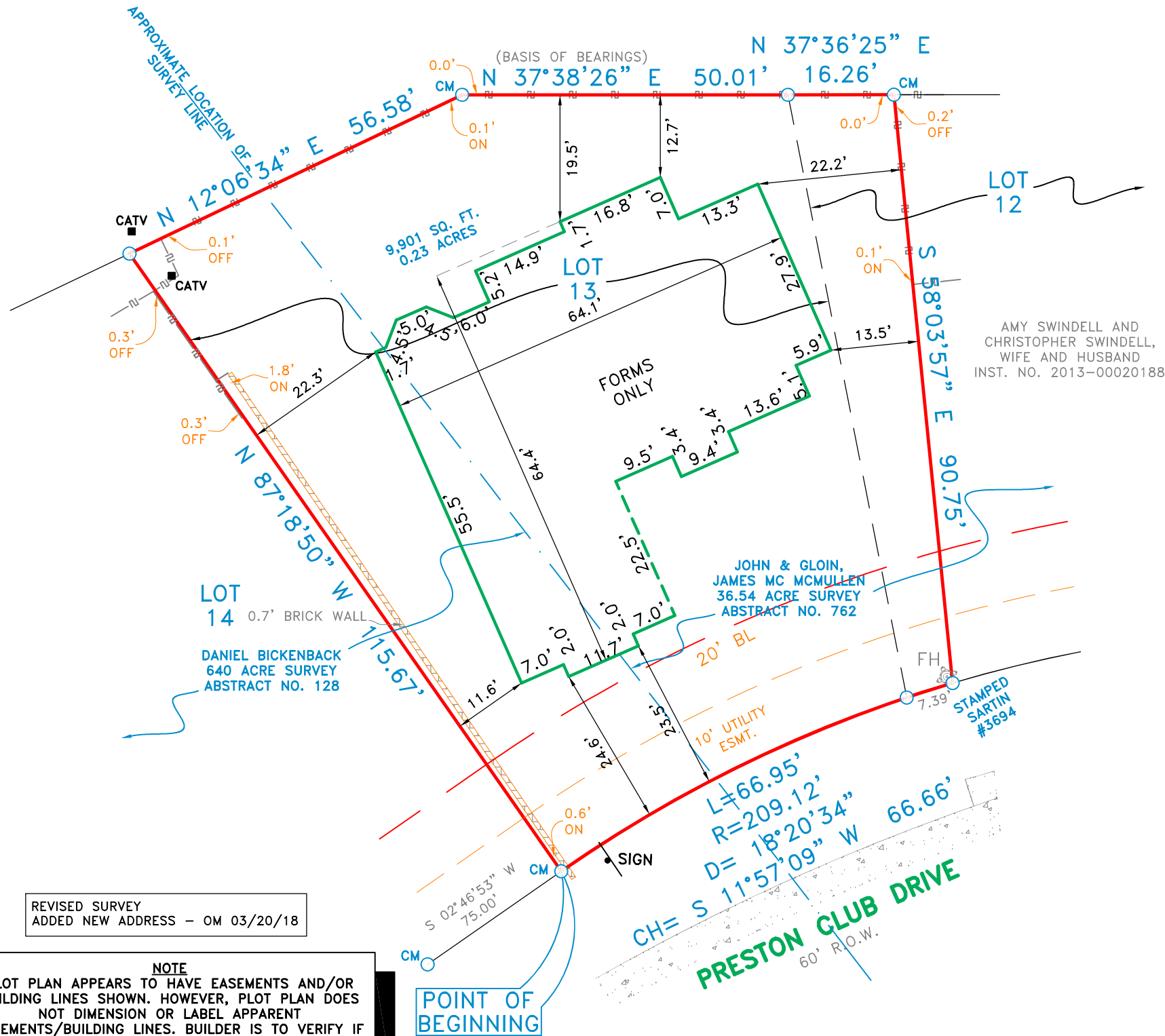
1 in = 180 ft

3218 Preston Club Drive





LABARBERA ENTERPRISES, LLC
INST. NO. 2008-00029599



3218 Preston Club Drive

Being a part of Lot 12, and all of Lot 13, Block 11, of Preston Club The Legends Subdivision Phase One, an addition to Grayson County, Texas, according to the Map thereof recorded in Volume 9, Page 85, Plat Records of Grayson County, Texas, same being that tract of land conveyed to Rossi Realty LLC, by deed recorded in Instrument No. 2014-00021891, and 2016-00005988, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being the Northeast corner of Lot 14 of said Preston Club The Legends Subdivision Phase One, said corner being in the Westerly line of Preston Club Drive (60 foot right-of-way);

THENCE North 87 degrees 18 minutes 50 seconds West, along the North line of said Lot 14, a distance of 115.67 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of Lot 14, and on the Easterly line of that tract of land conveyed to LaBarbera Enterprises, LLC, by deed recorded in Instrument No. 2008-00029599, Deed Records, Grayson County, Texas;

THENCE North 12 degrees 06 minutes 34 seconds East, along said Easterly line of LaBarbera Enterprises, LLC tract, a distance of 56.58 feet to a 1/2 inch iron rod found for corner;

THENCE North 37 degrees 38 minutes 26 seconds East, along said Easterly line of LaBarbera Enterprises, LLC tract, a distance of 50.01 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner;

THENCE North 37 degrees 36 minutes 25 seconds East, along said Easterly line of LaBarbera Enterprises, LLC tract, a distance of 16.26 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Amy Swindell and Christopher Swindell, wife and husband, by deed recorded in Instrument No. 2013-00020188, Deed Records, Grayson County, Texas;

THENCE South 58 degrees 03 minutes 57 seconds East, along the Southwesterly line of said Swindell tract, a distance of 90.75 feet to a 1/2 inch iron rod found for corner, stamped "Sartin #3694", said corner being the South corner of said Swindell tract, and in said Westerly line of Preston Club Drive, said corner being in a non-tangent curve to the left, having a radius of 209.12 feet, a delta of 18 degrees 20 minutes 34 seconds, and a chord bearing and distance of South 11 degrees 57 minutes 09 seconds West, 66.66 feet;

THENCE, along said Westerly line of Preston Club Drive and said curve to the left, passing at an arc length of 7.39 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total arc distance of 66.95 feet to the POINT OF BEGINNING, and containing 9,901 square feet or 0.23 acres of land.

LEGEND	
○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— OHP — OVERHEAD ELECTRIC POWER
▲ UNDERGROUND ELECTRIC	— OES — OVERHEAD ELECTRIC SERVICE
— OHP — OVERHEAD ELECTRIC POWER	— I — IRON FENCE
— OES — OVERHEAD ELECTRIC SERVICE	— X — BARBED WIRE
— C — CHAIN LINK	— E — EDGE OF ASPHALT
— W — WOOD FENCE 0.5' WIDE TYPICAL	— G — EDGE OF GRAVEL
	— C — CONCRETE
	— A — COVERED AREA

EXCEPTIONS:
NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE
THERE IS SIGNIFICANT GAP BETWEEN FORM BOARDS. IT IS UP TO BUILDER TO VERIFY IF THIS IS ACCEPTABLE

REVISED SURVEY
ADDED NEW ADDRESS - OM 03/20/18

NOTE
PLOT PLAN APPEARS TO HAVE EASEMENTS AND/OR BUILDING LINES SHOWN. HOWEVER, PLOT PLAN DOES NOT DIMENSION OR LABEL APPARENT EASEMENTS/BUILDING LINES. BUILDER IS TO VERIFY IF INFORMATION SHOWN HEREON IS ACCEPTABLE.

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48181C0275F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

This survey is made in conjunction with the information provided by the Knight Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

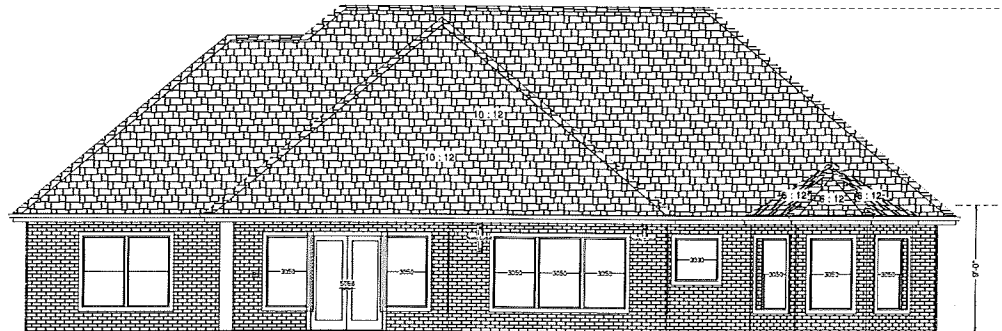
Accepted by: _____
Date: _____ Purchaser
Purchaser

Drawn By: OM
Scale: 1" = 20'
Date: 08/16/17
GF NO.: N/A
Job No. 1619596-01

12025 Shiloh Road,
Ste. 230
Dallas, TX 7522
P 214.349.9485
F 214.349.2216
Firm No. 10168
www.cbgsurveying.com



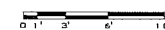
FRONT ELEVATION



REAR ELEVATION

FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2175

DATE

12/9/2016

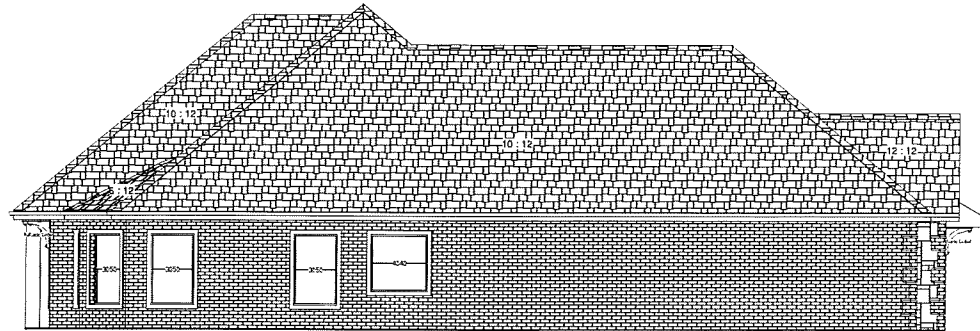
PHD

PESKUSKI HOME DESIGN
DALLAS, TEXAS
PHONE: (469) 984-9056 FAX: (972) 756-4538

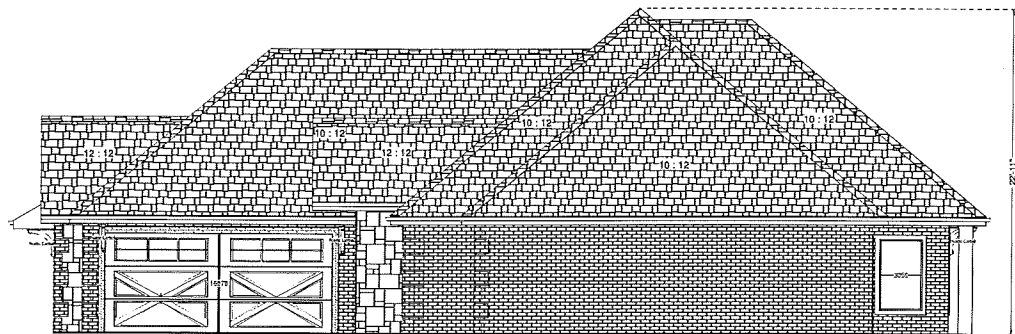
PRESTONWOOD VILLAGE
CLASSICS I - BLOCK 11 - LOT 13
222 PRESTON CLUB DRIVE
SHERMAN, TX
3218

SHEET

A-3



LEFT ELEVATION



RIGHT ELEVATION

LEFT/RIGHT ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2175

DATE

12/9/2016

PHD

PESKUSKI HOME DESIGN
DALLAS, TEXAS
PHONE: (972) 988-6956 FAX: (972) 578-9538

PRESTONWOOD VILLAGE
CLASSICS I - BLOCK II - LOT 13
992 PRESTON CLUB DRIVE
3218 SHERMAN, TX

SHEET

A-4

STAFF REVIEW LETTER

April 11, 2018

Rossi Realty
6912 Branch Trail
Frisco, TX 75035

Josh Knight
5100 W. Eldorado, Ste. 102
McKinney, TX 75070

Andrew Miller
138 Country View Circle
Pottsboro, TX 75076

CBG Surveying Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District and variance to allow a 23' 5" front setback and a 12' 7" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 3218 Preston Club Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
8. Show 12' Utility Easement along rear of property.

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
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

17.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3315 PRESTON CLUB DRIVE

The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3315 Preston Club Drive, being Lot 12, Preston Club, The Legends, Phase 3, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Background:

The property is located at 3315 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot and would like to change the zoning on the property to an R-1 (One Family Residential) District.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty LLC (Owner)
Josh Knight (General Contractor)
CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

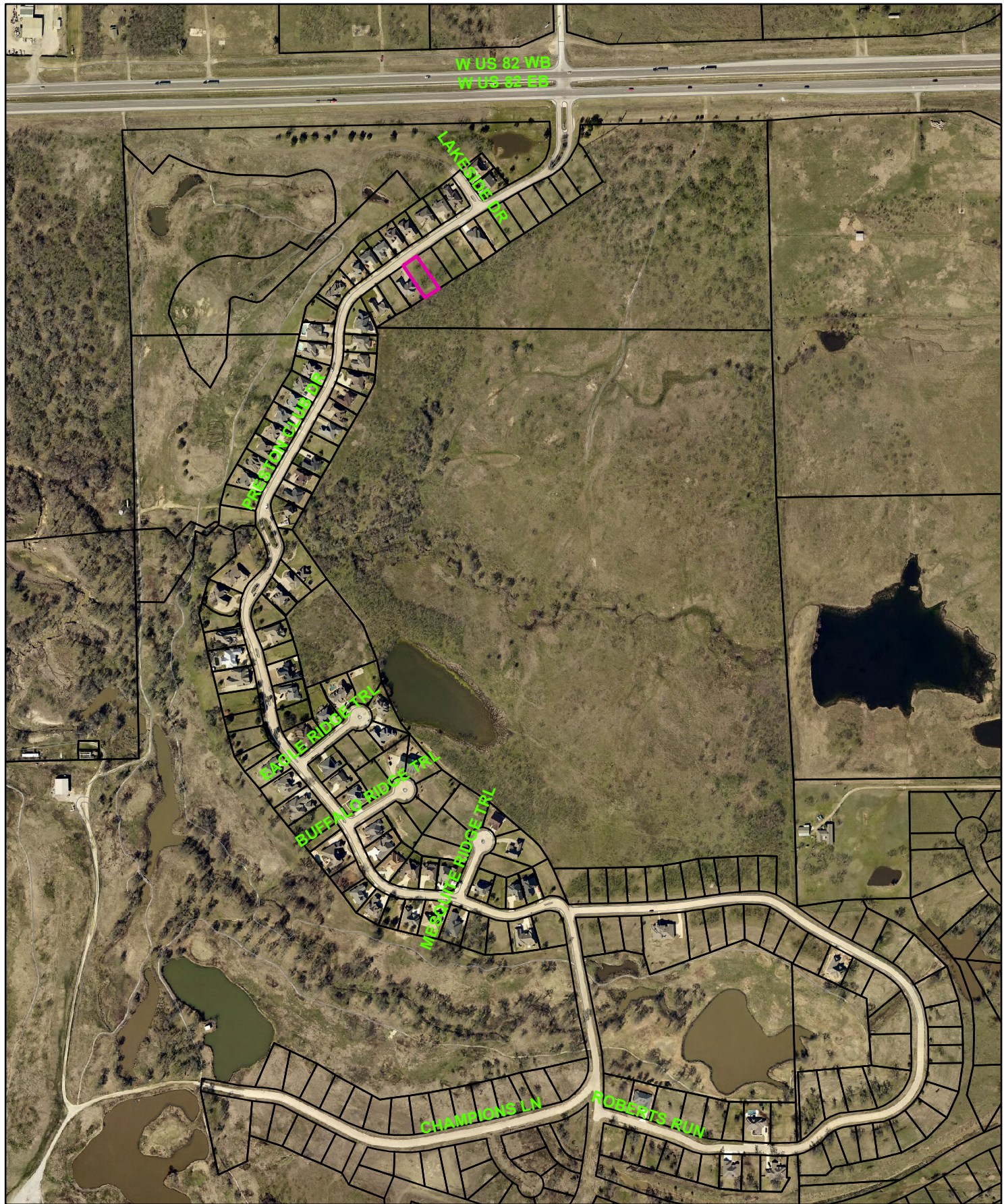
Zoning Sign Photo

Site Plan

Elevations

Letter from William & Sharon White

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

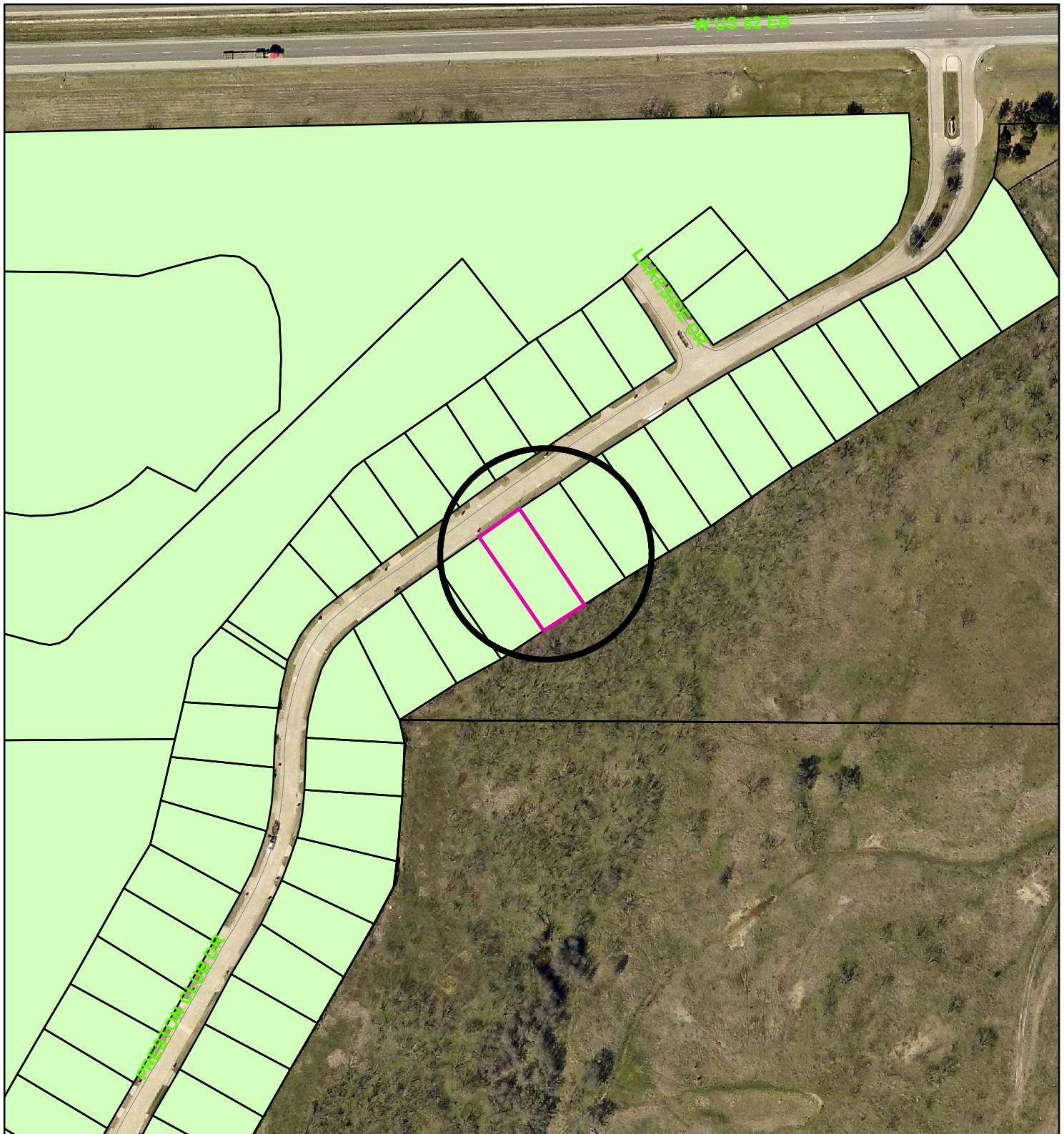
3315 Preston Club Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3315 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing 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 = 180 ft

3315 Preston Club Drive



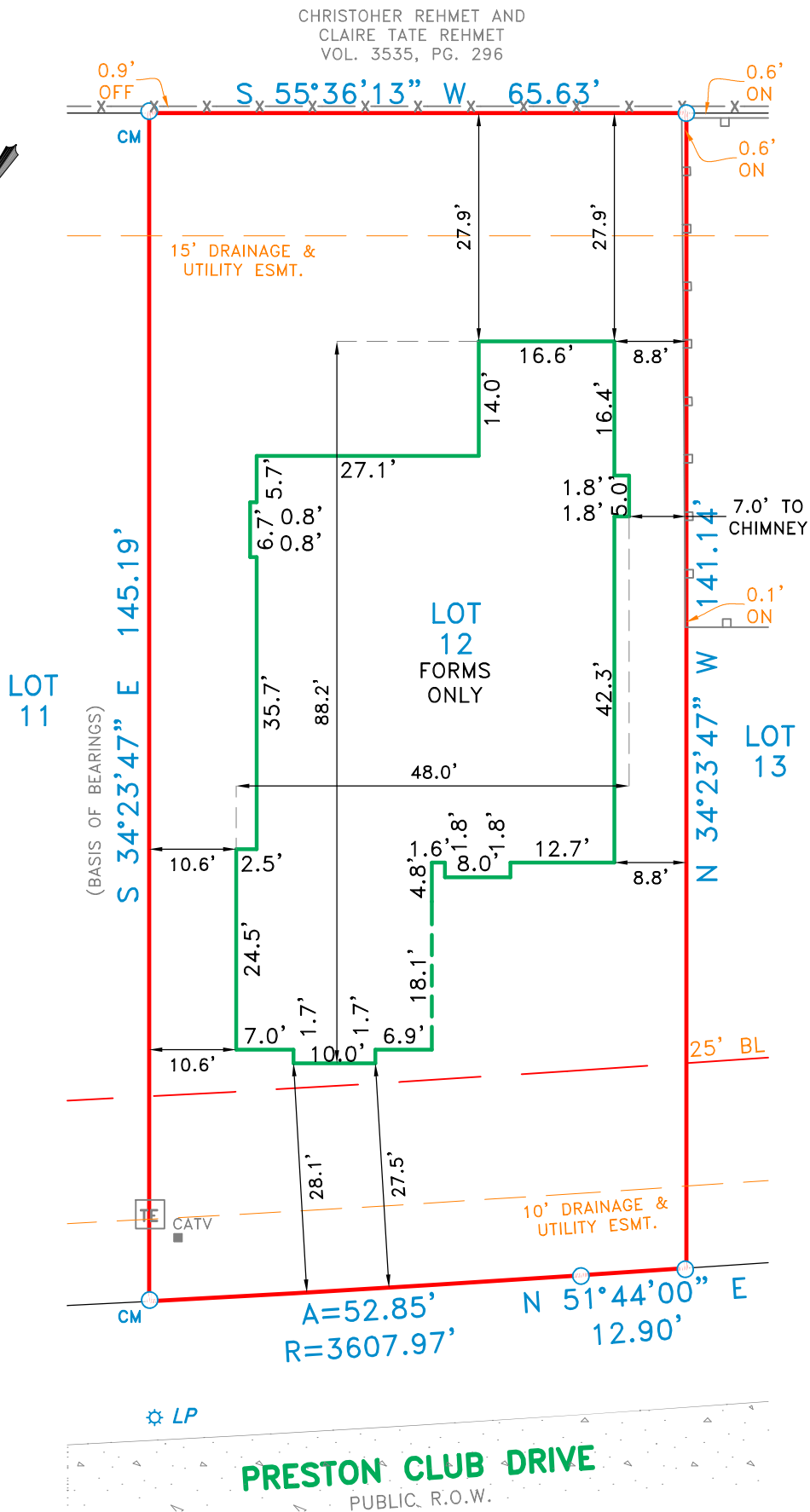
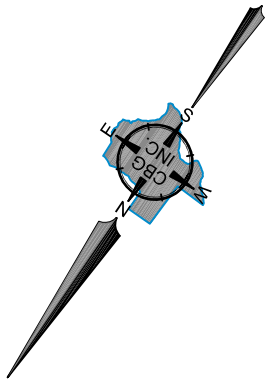


3315 Preston Club Drive

Being Lot 12, of Preston Club, The Legends, Phase 3, an Addition to Grayson County, Texas, according to the Map/Plat thereof, as recorded in Volume 17, Page 4, of the Map and/or Plat Records of Grayson County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE

THERE IS SIGNIFICANT GAP BETWEEN FORM BOARDS. IT IS UP TO BUILDER TO VERIFY IF THIS IS ACCEPTABLE

NOTE

THIS SURVEY DOES NOT MATCH PLOT PLAN PROVIDED BY BUILDER. BUILDER IS TO VERIFY WHETHER INFORMATION SHOWN HEREON IS ACCEPTABLE.

NOTE

PLOT PLAN APPEARS TO HAVE EASEMENTS AND/OR BUILDING LINES SHOWN. HOWEVER, PLOT PLAN DOES NOT DIMENSION OR LABEL APPARENT EASEMENTS/BUILDING LINES. BUILDER IS TO VERIFY IF INFORMATION SHOWN HEREON IS ACCEPTABLE.

Date: _____

Accepted by: _____

Purchaser

Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. _____, this property does lie in Zone ____ and _____ lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Knight Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: OM

Scale: 1" = 20'

Date: 08/16/17

GF No.:

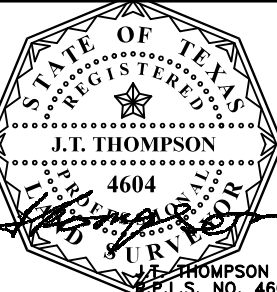
GFN

Job No. 1718785



CBG
SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
DALLAS-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
WWW.CBGINC.COM

12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

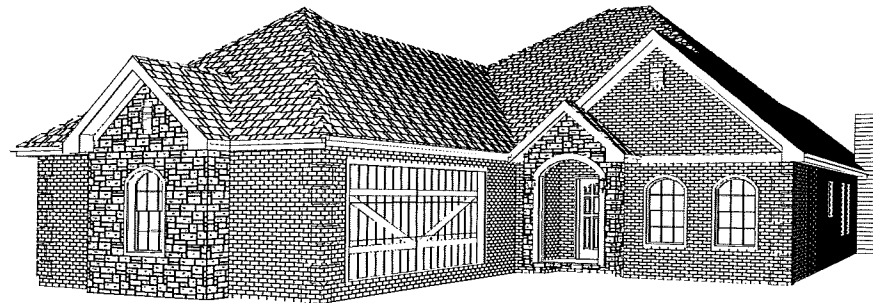




REAR ELEVATION



FRONT ELEVATION



FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2239

DATE

2/24/2017

PHD

PESKUSKI HOME DESIGN

DALLAS, TEXAS

PHONE: (409) 884-6956 FAX: (972) 574-6238

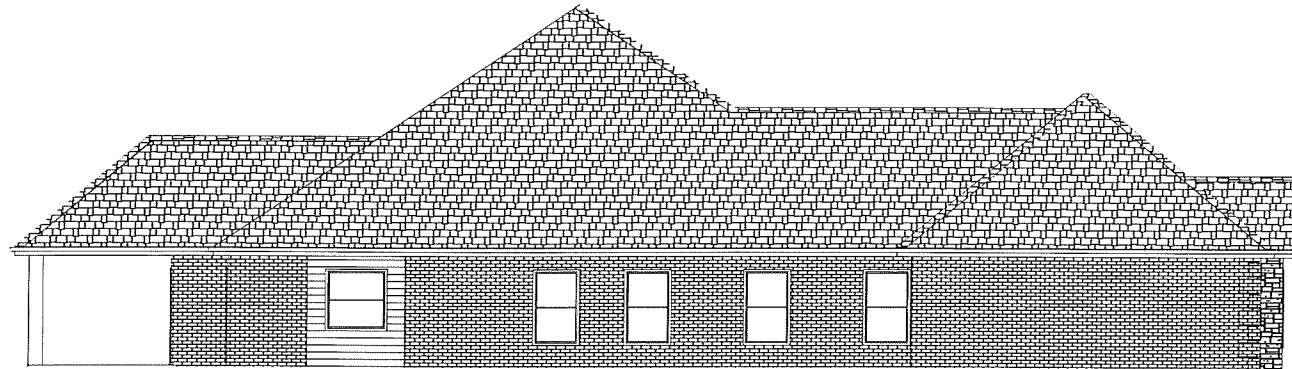
PRESTONWOOD VILLAGE

3315 LEGENDS III - LOT 12

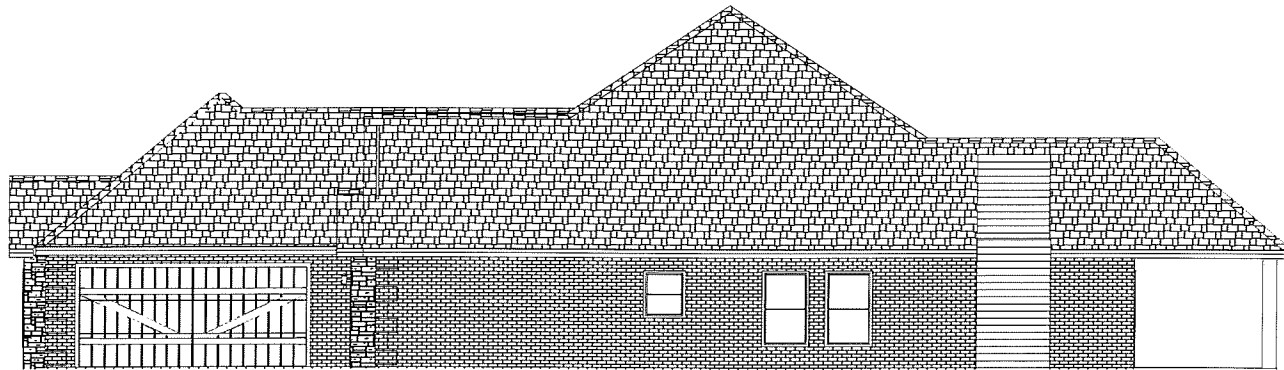
205 PRESTON CLUB DRIVE
SHERMAN, TX

SHEET

A-3



LEFT ELEVATION



RIGHT ELEVATION

LEFT/RIGHT ELEVATIONS

SCALE: 1/4" = 1'


PLAN NO.

2239

DATE

2/24/2017

PHD

PESKUSKI HOME DESIGN
 DALLAS, TEXAS

PHONE: (409) 988-8066 FAX: (972) 478-9838

PRESTONWOOD VILLAGE
 33 1/5 LEGENDS III - LOT 12
 2009 PRESTON CLUB DRIVE
 SHERMAN, TX

SHEET

A-4

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 05 2018

March 30, 2018 William & Sharon White
2004 Evergreen
Idabel, OK 74745

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 17, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3315 Preston Club Drive, being Lot 12, Preston Club, The Legends, Phase 3

The request is as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

We support this completely.

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

STAFF REVIEW LETTER

April 11, 2018

Rossi Realty
6912 Branch Trail
Frisco, TX 75035

Josh Knight
5100 W. Eldorado, Ste. 102
McKinney, TX 75070

Andrew Miller
138 Country View Circle
Pottsboro, TX 75076

CBG Surveying Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District for the property located at 3315 Preston Club Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

18.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

5010 BUFFALO RIDGE TRAIL

The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 5010 Buffalo Ridge Trail, being Lot 8, Block 1, Preston Club, The Classics, Phase Two, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback in lieu of the required 7'5" in an R-1 (One Family Residential) District

Background:

The property is located at 5010 Buffalo Ridge Trail in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' from the side property line.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty LLC (Owner)
Josh Knight (General Contractor)
CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

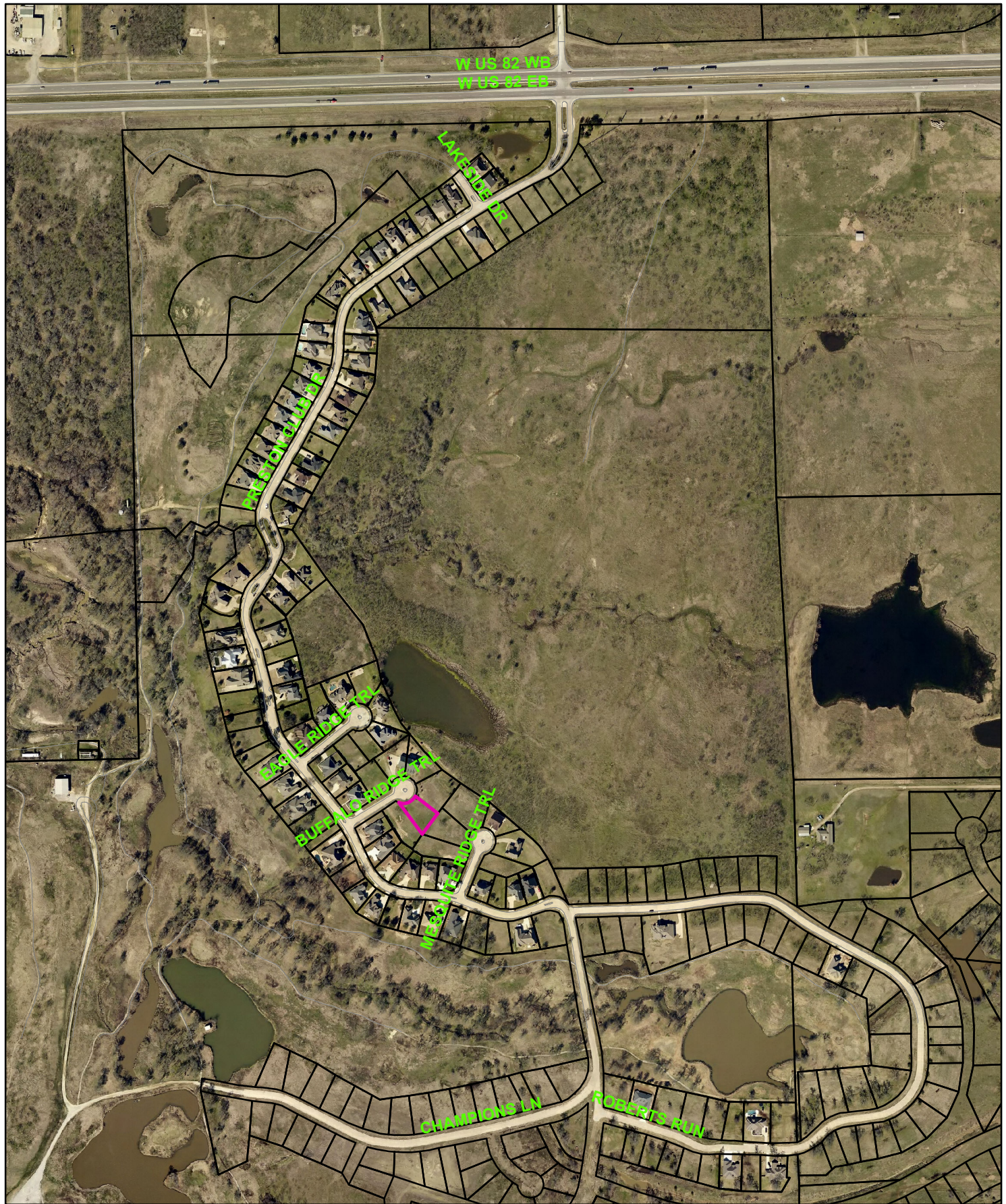
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

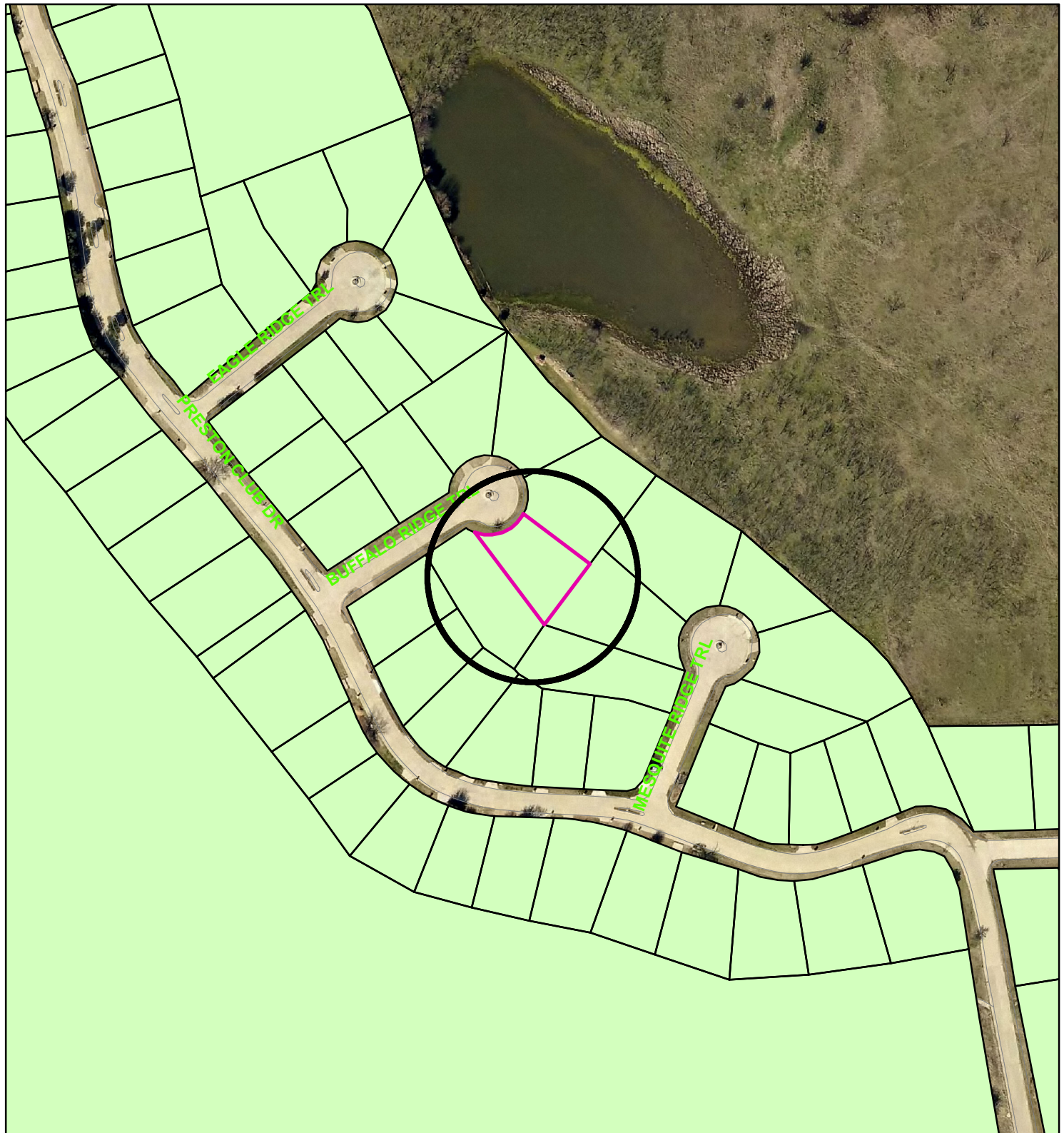


5010 Buffalo Ridge Trail



NOT TO SCALE

1 in = 500 ft



Zoning - 5010 Buffalo Ridge Trail

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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 = 180 ft

5010 Buffalo Ridge Trail



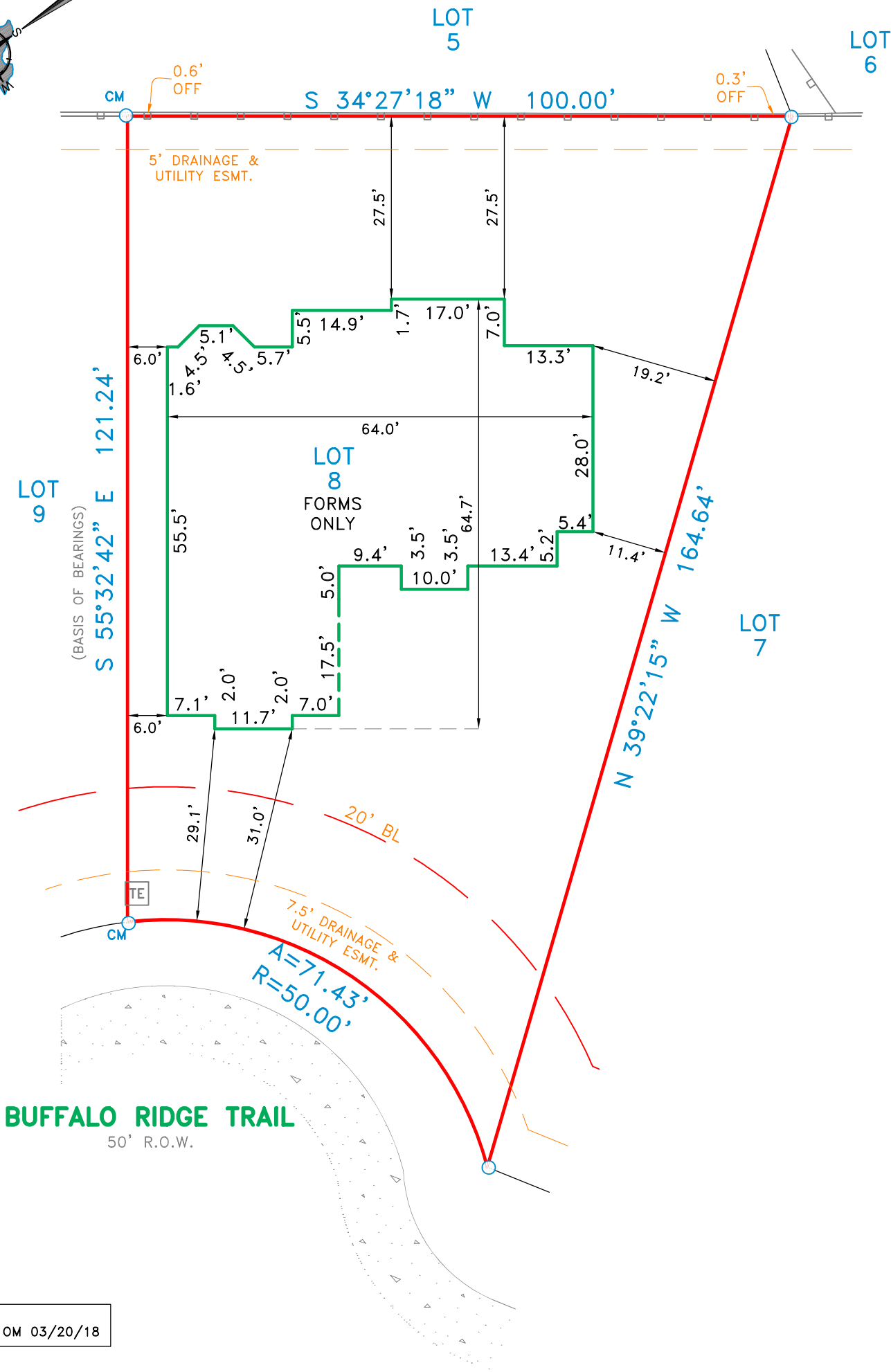
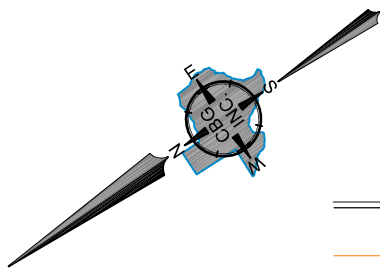


5010 Buffalo Ridge Trail

Being Lot 8, Block I, PRESTON CLUB THE CLASSICS – PHASE TWO, an Addition to Grayson County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 72, Plat Records, Grayson County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- X— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- /// EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



REVISED SURVEY
ADDED NEW ADDRESS – OM 03/20/18

EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE

THERE IS SIGNIFICANT GAP BETWEEN FORM BOARDS. IT IS UP TO BUILDER TO VERIFY IF THIS IS ACCEPTABLE

NOTE

PLOT PLAN APPEARS TO HAVE EASEMENTS AND/OR BUILDING LINES SHOWN. HOWEVER, PLOT PLAN DOES NOT DIMENSION OR LABEL APPARENT EASEMENTS/BUILDING LINES. BUILDER IS TO VERIFY IF INFORMATION SHOWN HEREON IS ACCEPTABLE.

Date: _____

Accepted by: _____
Purchaser
Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. _____, this property does lie in Zone _____ and _____ lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Knight Construction. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: OM

Scale: 1" = 20'

Date: 08/16/17

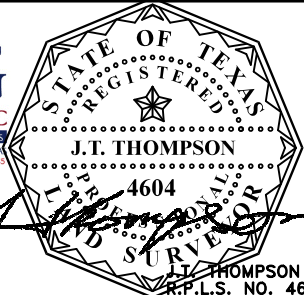
GF No.: GFN

Job No. 1718791



12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsurvey.com

CBG
SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
DAV-HOUSTON-AUSTIN-SAN ANTONIO-EAST TEXAS
WWW.CBGSURV.COM





FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'

PLAN NO.

2175

DATE _____

2/24/2017

DHIOL

PESKUSKI HOME DESIGN
DARTMOUTH

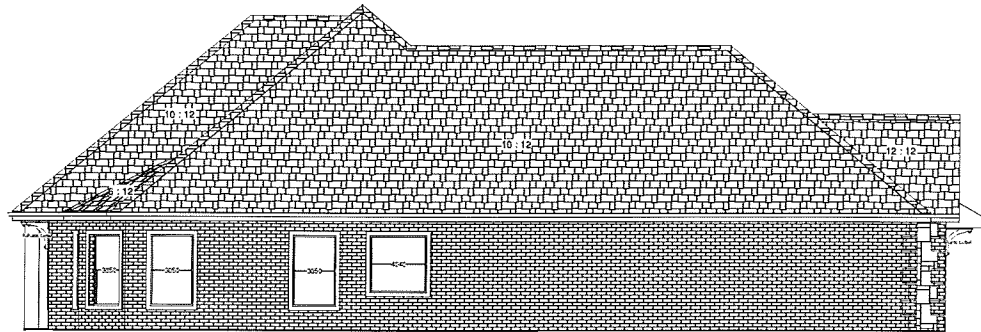
DALLAS, TEXAS

SHERMAN TX

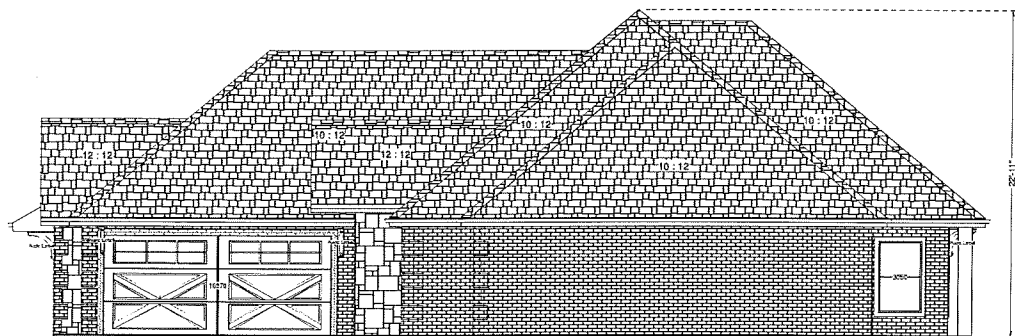
PRESTONWOOD VILLAGE
CLASSICS II - BLOCK 1 - LOT 08
5010 ~~455~~ BUFFALO RIDGE
SHERMAN, TX

SHEET

A-3



LEFT ELEVATION



RIGHT ELEVATION

LEFT/RIGHT ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2175

DATE

2/24/2017

PHD

PESKUSKI HOME DESIGN
DALLAS, TEXAS
PHONE: (972) 664-6936 FAX: (972) 676-8238

PRESTONWOOD VILLAGE
CLASSICS II - BLOCK 1 - LOT 08
5010 ~~150~~ BUFFALO RIDGE
SHERMAN, TX

SHEET

A-4

STAFF REVIEW LETTER

April 11, 2018

Rossi Realty
6912 Branch Trail
Frisco, TX 75035

Josh Knight
5100 W. Eldorado, Ste. 102
McKinney, TX 75070

Andrew Miller
138 Country View Circle
Pottsboro, TX 75076

CBG Surveying Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228

Dear Applicants,

The request for a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District and variance to allow a 6' side yard setback in lieu of the required 7'5" in an R-1 (One Family Residential) District for the property located at 5010 Buffalo Ridge Trail has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

19.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3323 PRESTON CLUB DRIVE

The request of Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3323 Preston Club Drive, being Lot 10, Preston Club, The Legends, Phase 3, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' 3" side yard setback in lieu of the required 6' 5" in an R-1 (One Family Residential) District.

Background:

The property is located at 3323 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' 3" from the side property line in lieu of the required 6' 5".

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Rossi Realty LLC (Owner)

Josh Knight (General Contractor)

CBG Surveying, Inc. (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

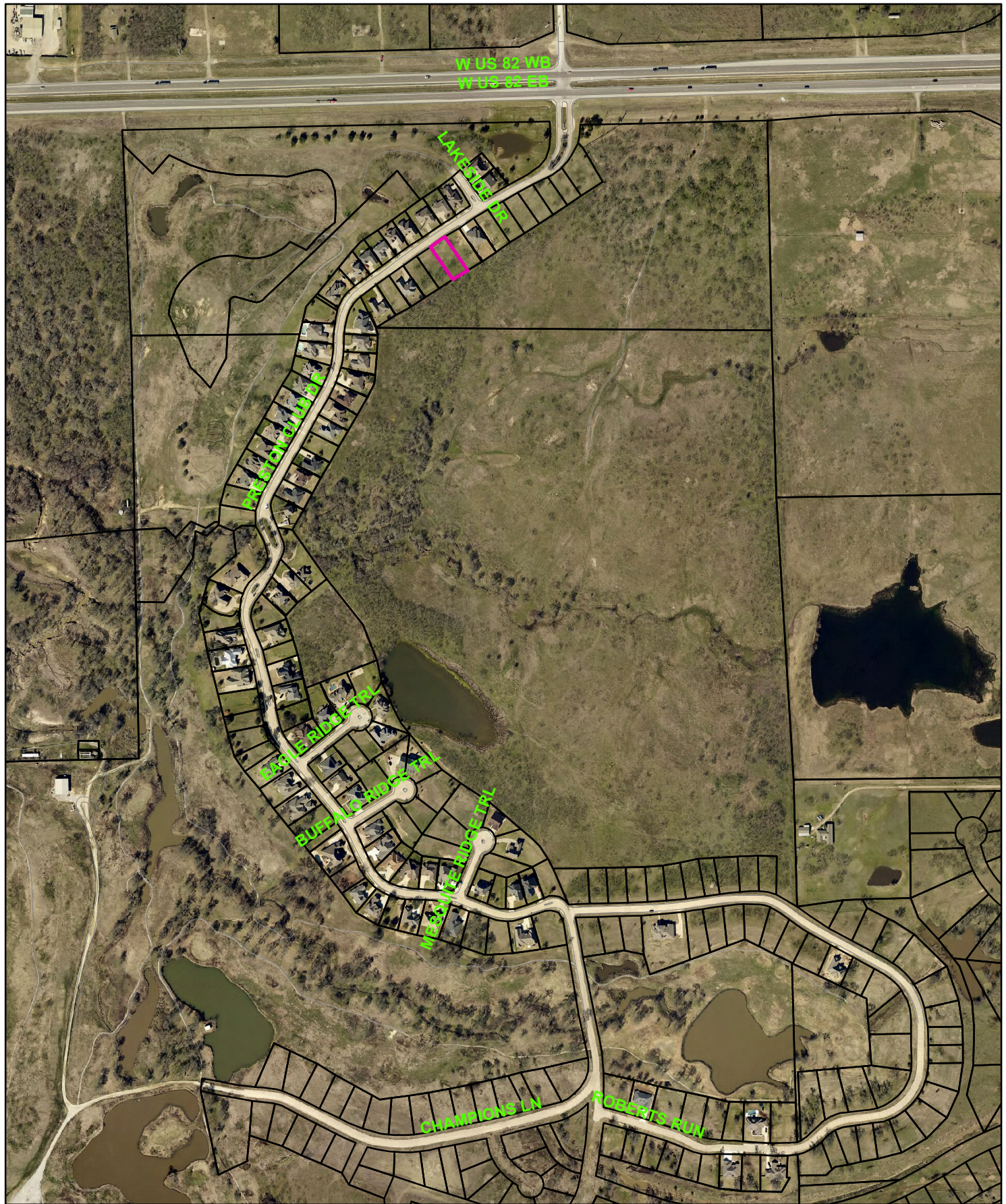
Zoning Sign Photo

Site Plan

Elevations

Letter from William & Sharon White

Staff Review Letter



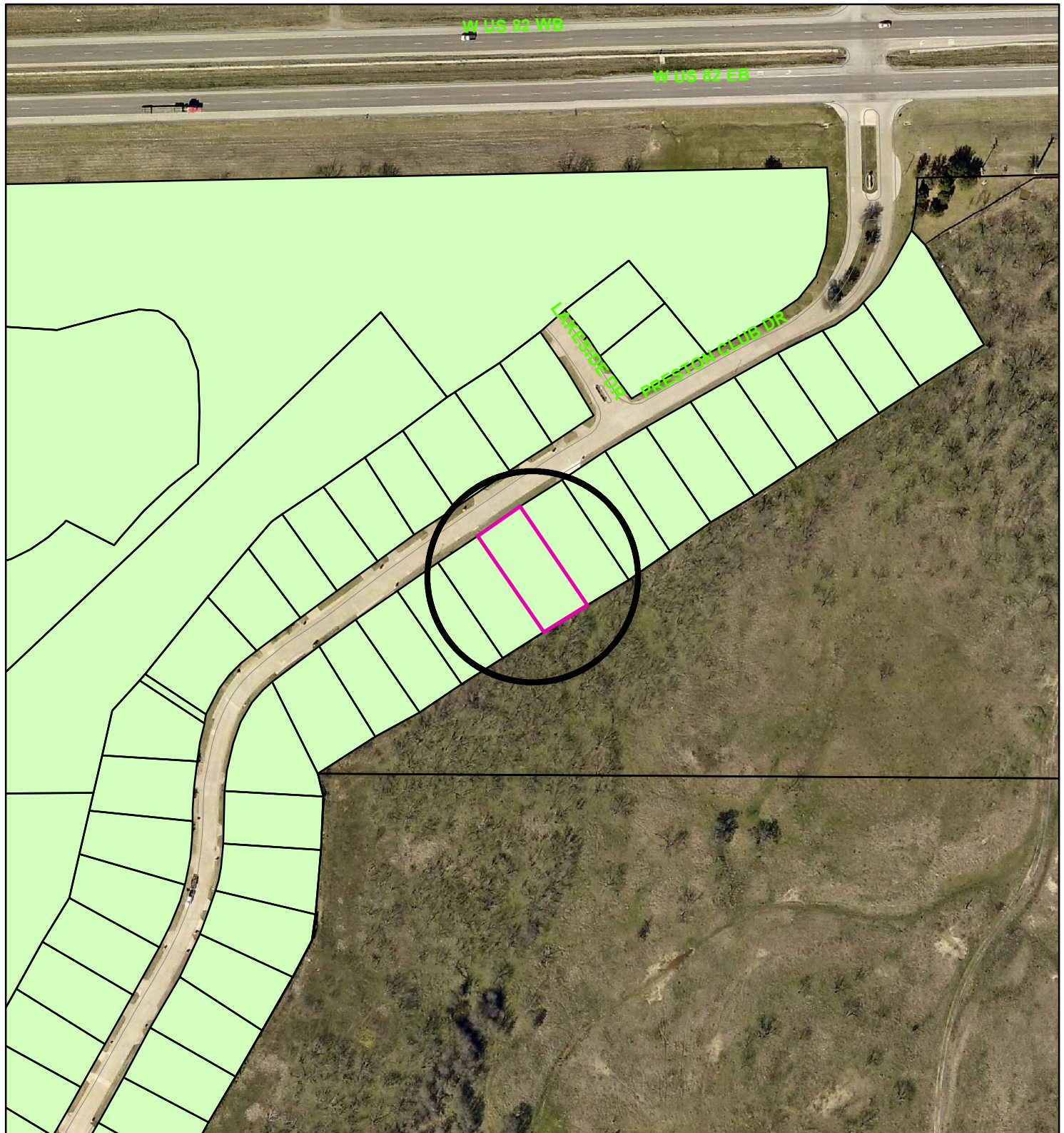
3323 Preston Club Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3323 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 180 ft

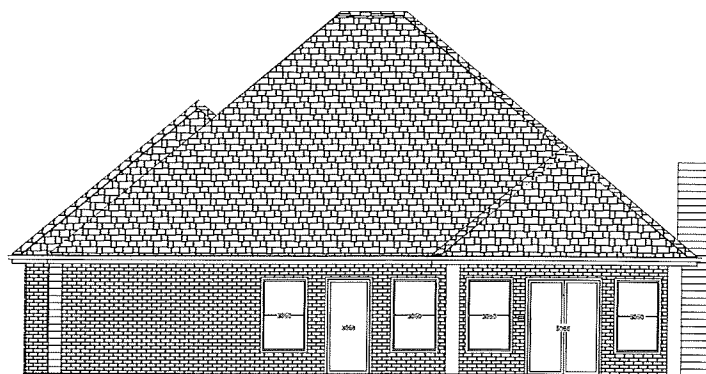
3323 Preston Club Drive







FRONT ELEVATION



REAR ELEVATION

FRONT/REAR ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2239

DATE

12/8/2016

PHD

PESKUSKI HOME DESIGN

DALLAS, TEXAS

PHONE: (409) 686-0060 FAX: (972) 272-0238

PRESTONWOOD VILLAGE

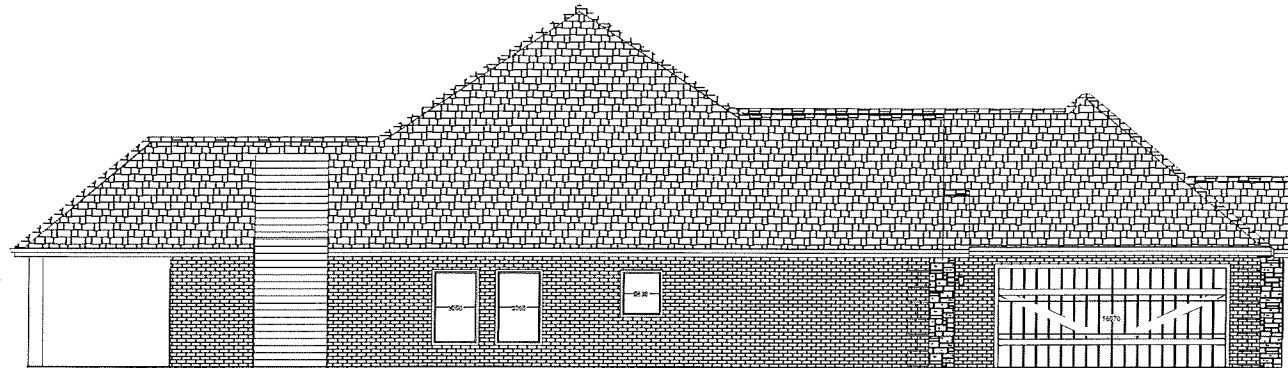
LEGENDS III - LOT 10

203 PRESTON CLUB DRIVE
SHERMAN, TX

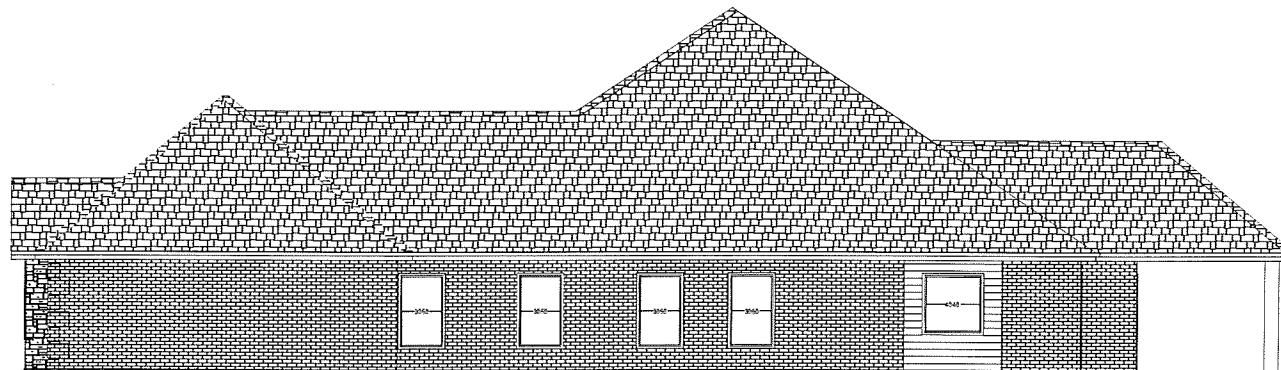
203
3323

SHEET

A-3



LEFT ELEVATION



RIGHT ELEVATION

LEFT/RIGHT ELEVATIONS

SCALE: 1/4" = 1'



PLAN NO.

2239

DATE

12/8/2016

PHD

PESKUSKI HOME DESIGN
DALLAS, TEXAS
PHONE: (469) 988-8056 FAX: (972) 374-9338

PRESTONWOOD VILLAGE
LEGENDS III - LOT 10
2015 PRESTON CLUB DRIVE
3323 SHERMAN, TX

SHEET

A-4

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

APR 05 2018

March 30, 2018

William & Sharon White
2004 Evergreen
Idabel, OK 74745

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 17, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Rossi Realty LLC (Owner) Josh Knight (General Contractor) and CBG Surveying, Inc. (Surveyor) concerning the property at 3323 Preston Club Drive, being Lot 10, Preston Club, The Legends, Phase 3

The request is as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

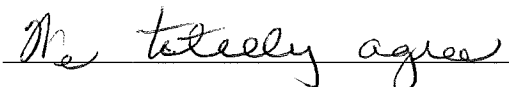
Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' 3" side yard setback in lieu of the required 6' 5" in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board



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STAFF REVIEW LETTER

April 11, 2018

Rossi Realty
6912 Branch Trail
Frisco, TX 75035

Josh Knight
5100 W. Eldorado, Ste. 102
McKinney, TX 75070

Andrew Miller
138 Country View Circle
Pottsboro, TX 75076

CBG Surveying Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228

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2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
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4. Parking is permitted on paved surfaces only (concrete or asphalt).
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6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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7. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

20.

Meeting Date: 04/17/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S.
U.S. HIGHWAY 75**

The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer), Vilbig and Associates (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75, being 13.215 acres in the Sherod Dunman Survey, Abstract No. 329, as follows

Planning and Zoning Commission

Final Plat approval MBG Sherman Addition

Background:

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). The owners would like to plat the property into (5) five lots for commercial development.

Adjacent Zoning:

M-1 (Light Manufacturing) District

R-1 (One Family Residential) District

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Economic Development Corporation and the City of Sherman (Owners)

Mark Schulman (Developer)

Vilbig and Associates (Civil Engineer/Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

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.

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

Final Plat

Staff Review Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.



Zoning - 100-200 Blks. E. FM 1417 (Vietnam Veteran's Parkway & 3700 Blk.S. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 - General Commercial District	
CO Office District	
Lakes	
M-1 - Light Manufacturing District	
M-1.5 - Medium Manufacturing District	
M-2 - Heavy Manufacturing District	
MH - Manufacturing Housing 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

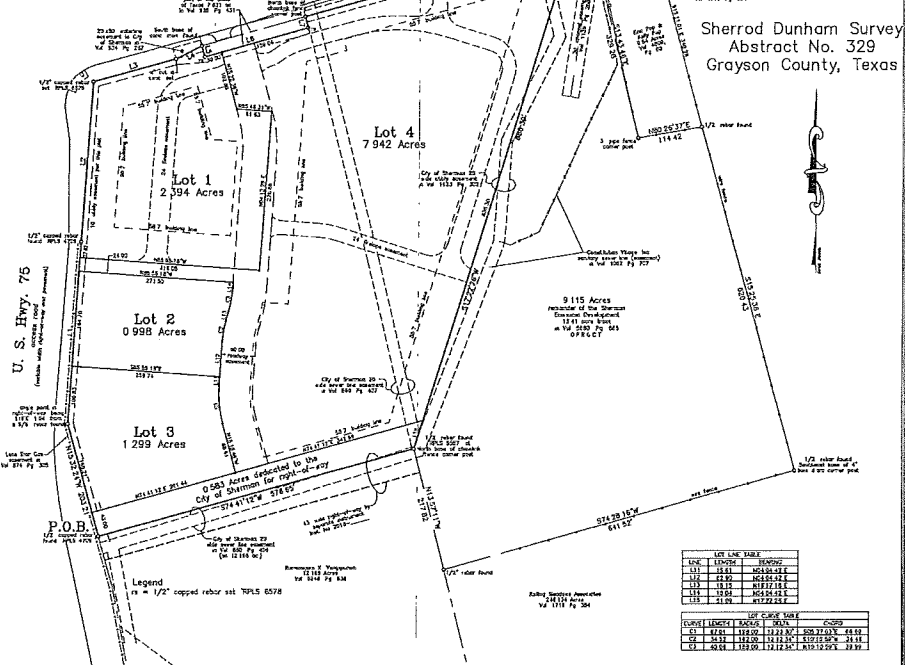


NOT TO SCALE

1 in = 300 ft

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

LINE	LENGTH	BEARING
L1	317.16	N04°04'52"E
L2	275.00	S04°13'21"E
L3	150.00	N75°28'21"E
L4	50.00	N04°13'21"E
L5	20.00	S15°11'24"E
L6	138.58	S75°27'21"E
L7	30.00	N15°32'11"E
L8	241.57	N75°28'21"E
L9	134.27	N04°13'21"E
L10	51.00	N75°01'51"E



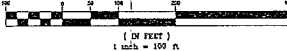
MBG Sherman Addition to the City of Sherman, Texas 13.215 Acres in the Sherrod Dunham Survey Abstract No. 329

Location Map
(not to scale)



Sherman Economic Development Corporation
Owner

Job No. CGS57318-1
GRAPHIC SCALE



General Notes:

- Water supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electrical service to be provided by Oncor Electric Delivery Co.
- Grading the lot for water or construction of improvements in drainage easements, and filling or construction of the footway is prohibited.
- Any existing creek or drainage divides traversing along or across the addition will remain in place and shall be maintained by the individual owners of this lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plat herein lies within a Zone 7a (area determined to be outside 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4810100005 F, Revised Date September 28, 2010.
- 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.
- The owner and holder must comply with all other state and federal regulations regarding developments of the type.

Helvey-Wagner Surveying, Inc.
222 W Main St., Denison, Texas 75020
PH (803) 463-6191 Fax (803) 463-4088
Email helveysurvey@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 10068100

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey, Abstract No. 329, and being all of the following two (2) tracts of land: 1) 149 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23355, Official Public Records, Grayson County, Texas; 2) the 7,942 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23355, Official Public Records, and being a part of the 13,41 ac. tract of land conveyed to Sherman Economic Development Corporation by Grayson County by Warranty Deed dated August 25, 2015 and recorded in Volume 5000, Page 682, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch coped rebar found stamped "RPLS 4709" in the East right-of-way line of U.S. Highway No. 75, at the Northeast corner of the 12.165 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23355, Official Public Records, at the Southeast corner of said Sherman Economic Development Corporation 7,409 ac., at the most Westerly Southeast corner of the herein described tract.

THENCE North 15 deg 25 min 24 sec West, with the East right-of-way line of said U.S. Hwy 75 and a West line of said Sherman Economic Development Corporation 7,409 ac., a distance of 202.21 ft. to an angle point, being South 18 deg East, 1.04 ft. from a 5/8 inch rebar found;

THENCE North 04 deg 04 min 42 sec East, continuing with the East right-of-way line of said U.S. Hwy 75 and a West line of said Sherman Economic Development Corporation 7,409 ac., a distance of 317.16 ft. to a 1/2 inch coped rebar found stamped "RPLS 4709" at the most Westerly Northwest corner of said Sherman Economic Development Corporation 7,409 ac., at the Southeast corner of said Sherman Economic Development Corporation 149 ac.;

THENCE North 04 deg 13 min 23 sec East, continuing with the East right-of-way line of said U.S. Hwy 75 and the West line of said Sherman Economic Development Corporation 149 ac., a distance of 279.09 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at the intersection of the East right-of-way line of said U.S. Hwy 75 with the South right-of-way line of F.M. Highway No. 1417, at the Northeast corner of both said Sherman Economic Development Corporation 149 ac. and the herein described tract;

THENCE North 74 deg 28 min 28 sec East, with the South right-of-way line of said F.M. Hwy 1417 and the North line of said Sherman Economic Development Corporation 149 ac., a distance of 150.00 ft. to an "x" out in concrete set, at an angle point;

THENCE North 63 deg 17 min 52 sec East, continuing with the South right-of-way line of said F.M. Hwy 1417 and the North line of said Sherman Economic Development Corporation 149 ac., a distance of 309.69 ft. to a point at the South base of a concrete monument found at the Northeast corner of said Sherman Economic Development Corporation 149 ac.;

THENCE South 10 deg 21 min 21 sec East, with the East line of said Sherman Economic Development Corporation 149 ac., a distance of 200.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at an "x" out in concrete set, at the Northeast corner of said Sherman Economic Development Corporation 7,409 ac.;

THENCE North 74 deg 27 min 28 sec East, with a North line of said Sherman Economic Development Corporation 7,409 ac., a distance of 189.08 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13,41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7,409 ac.;

THENCE North 14 deg 22 min 11 sec West, with the West line of said Sherman Economic Development Corporation 13,41 ac., a distance of 20.03 ft. to a point at the North base of a chainlink fence corner post, in the South right-of-way line of said F.M. Hwy 1417, at the Northeast corner of said Sherman Economic Development Corporation 13,41 ac., a distance of 241.89 ft. to a point at the South base of a concrete monument found, at an angle point;

THENCE North 88 deg 13 min 18 sec East, continuing with the South right-of-way line of said F.M. Hwy 1417 and a North line of said Sherman Economic Development Corporation 13,41 ac., a distance of 128.82 ft. to a point at the Northeast corner of said Sherman Economic Development Corporation 13,41 ac. and the herein described tract; and being North 42 deg East, 1.6 ft. from a broken concrete monument found;

THENCE South 74 deg 41 min 17 sec West, with the general course of a chainlink fence maintaining the North line of said Sherman Economic Development Corporation 13,41 ac., a distance of 855.39 ft. to a 1/2 inch rebar found at the North base of a chainlink fence corner post, at the Northeast corner of said Sherman Economic Development Corporation 7,409 ac., at the Southeast corner of said Sherman Economic Development Corporation 7,409 ac., at an "x" out in concrete set, at an angle point;

THENCE South 74 deg 41 min 12 sec West, with the general course of a chainlink fence maintaining the North line of said Sherman Economic Development Corporation 13,41 ac., a distance of 855.39 ft. to a 1/2 inch rebar found at the North base of a chainlink fence corner post, at the Northeast corner of said Sherman Economic Development Corporation 7,409 ac., at the Southeast corner of said Sherman Economic Development Corporation 7,409 ac., at an "x" out in concrete set, at an angle point;

BEGINNING and containing 13,215 ACRES of land.

I, Kote 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.

Kote A. Wagner, R.P.L.S. No. 5578 Date



I, _____, Authorized Agent for Sherman Economic Development Corporation, owner of MBG Sherman Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Agent for Sherman Economic Development Corporation

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

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, Grayson County, Texas

City of Sherman

Thus, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

Thus, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2018, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS

WAGON, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of MBG Sherman Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on this _____ day of _____, 2018, and that the City Council, by formal action, then and there accepted the dedication of all easements and other public areas, as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2018, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS

Helvey-Wagner Surveying, Inc.
222 W Main St., Denison, Texas 75020
PH (803) 463-6191 Fax (803) 463-4088
Email helveysurvey@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 10068100

LINE	LENGTH	BEARING
L1	317.18'	H04.04'42"E
L2	279.09'	H04.13'28"E
L3	150.00'	H74.36'28"E
L4	50.89'	H83.17'52"E
L5	20.00'	S19.21'56"E
L6	182.09'	H74.37'24"E
L7	20.05'	N14.32'11"W
L8	341.95'	H74.36'28"E
L9	128.87'	N85.13'18"E
L10	41.88'	N28.01'04"E

[illegible]

LINE	INVESTED	PER SHARE
0.7	\$4.00	\$63.55 12.87
0.8	\$45.13	\$66.12 23.78
1.0	\$4.41	\$74.27 23.87
1.1	\$2.45	\$74.27 23.87
1.2	\$4.41	\$74.27 23.87
1.3	\$45.13	\$66.12 23.78
1.4	\$0.00	\$74.27 23.87
1.5	\$23.18	\$112.17 18.71
1.6	\$0.00	\$64.04 18.71
1.7	\$0.00	\$112.17 18.71
1.8	\$0.76	\$74.27 23.87
1.9	\$0.76	\$74.27 23.87
2.0	\$0.76	\$74.27 23.87
2.1	\$0.76	\$74.27 23.87
2.2	\$0.76	\$74.27 23.87
2.3	\$0.76	\$74.27 23.87
2.4	\$0.76	\$74.27 23.87
2.5	\$0.76	\$74.27 23.87
2.6	\$0.76	\$74.27 23.87
2.7	\$0.76	\$74.27 23.87
2.8	\$0.76	\$74.27 23.87
2.9	\$0.76	\$74.27 23.87
3.0	\$0.76	\$74.27 23.87
3.1	\$0.76	\$74.27 23.87
3.2	\$0.76	\$74.27 23.87
3.3	\$0.76	\$74.27 23.87
3.4	\$0.76	\$74.27 23.87
3.5	\$0.76	\$74.27 23.87

LOT LINE TABLE		
LINE	LENGTH	BEARING
111	15.81	N01°04'42"E
112	82.99	S01°04'42"E
113	18.12	N38°12'16"E
114	12.04	S01°04'42"E

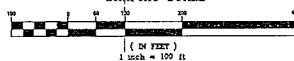
CURVE	LENGTH	PAID IN	DELTA	D-D
C1	87.01	1.03.00	18.23.30	303.27.03.7
C2	24.52	1.02.00	12.12.34	312.10.20.7
C3	45.64	1.03.00	13.12.34	303.10.20.7

**Sherrod Dunham Survey
Abstract No. 329**

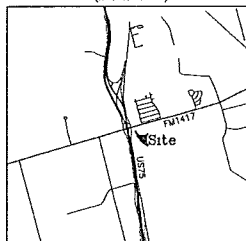
Sherman Economic Development Corporation

Job No. CGS57318-3

GRAPHIC SCALE



Location Map
(not to scale)



Page 3 of 3

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 10086100

STAFF REVIEW LETTER

April 9, 2018

SEDCO
307 W. Washington, Ste. 102
Sherman, TX 75090

Mark Schulman
4565 Lake Shore Drive
Waco, TX 76710

Vilbig & Associates LLC
517 W. Woodard Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat of Movie Bowl Grille – Sherman has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2018 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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
3. The width of right-of-way and pavement for streets shall be shown on the plat.
4. Right-of-way dedication must be a minimum of 60' wide.
5. Right-of-way dedication must be named and name must be approved by City of Sherman Building & Zoning Department.
6. Verify all easements, on-site and off-site. Coordinate all easements, existing and proposed with City of Sherman Engineering Department.
7. Metes and bounds must match drawing.
8. Lot line table must include all line numbers noted on drawing.
9. Verify fire lane requirements with Fire Marshall.
10. Remove building lines from plat.
11. Remove fire lane easements from plat.
12. Entrance/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
13. Must meet Overlay District requirements.
14. 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.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to

printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

22.

Meeting Date: 04/17/2018

Scott Shadden, Director Developmental Services

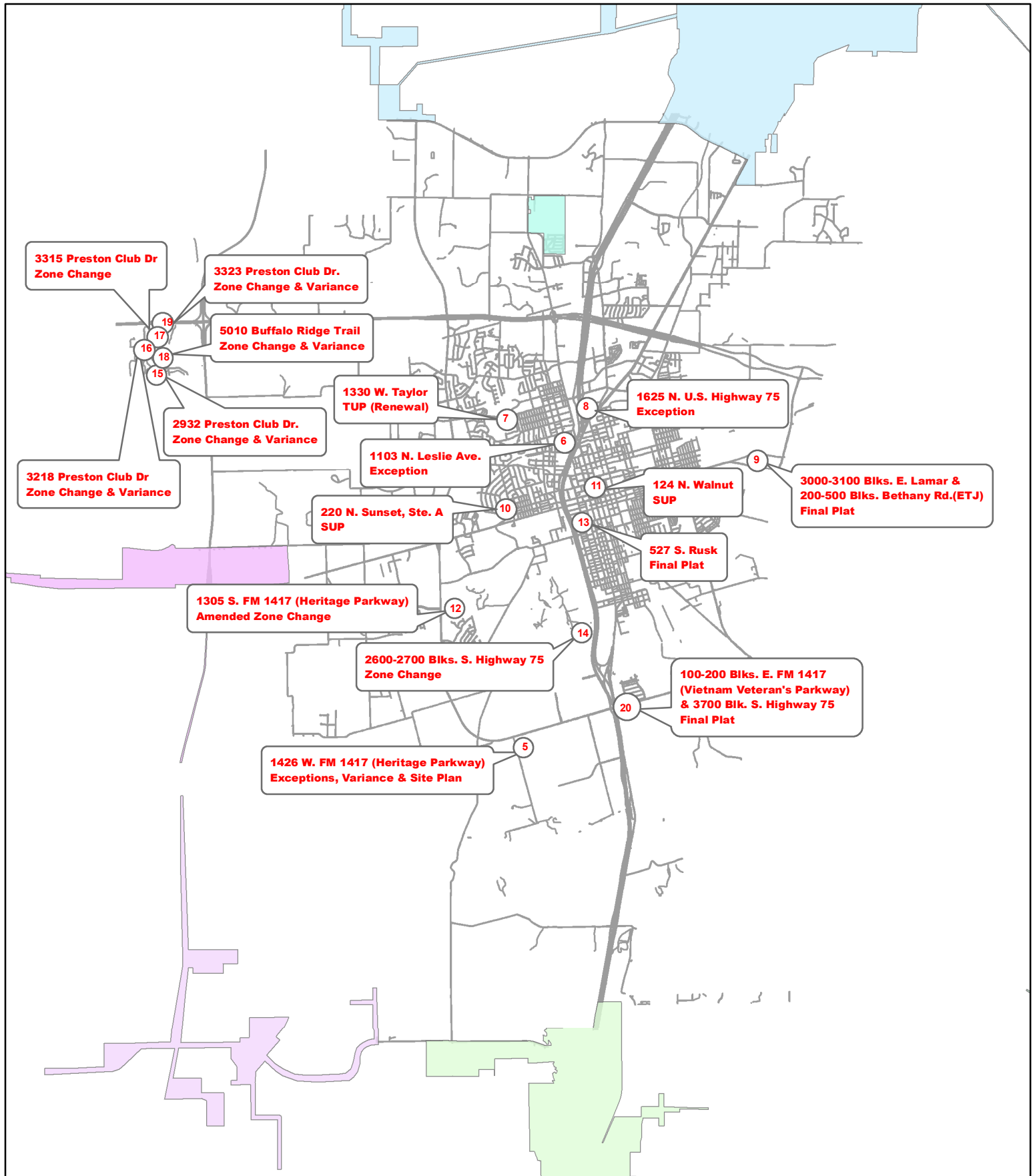
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting April 17, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 9,000 feet