

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 16, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MARCH 19, 2019, PLANNING AND ZONING COMMISSION MEETING AND THE CALLED PLANNING AND ZONING COMMISSION TRAINING WORKSHOP OF MARCH 28, 2019**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 9, 15, 16 & 22)**
5. **5820 & 5922 TEXOMA PARKWAY**
The request of Patterson Investment Properties LP (Owners) Jimmy Young (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 5820 and 5922 Texoma Parkway, being 5.52 acres in the Daniel C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 including all of Block 1 of Sherman Mini Warehouse Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal exterior façade with brick wainscot in lieu of the required masonry for an ice vending machine kiosk in a C-2 (General Commercial) District.
Planning and Zoning Commission
Site plan approval for an Ice Vending Machine Kiosk.
6. **614 EAST LAMBERTH ROAD**
The request of J Toland's Continental Stylists (Owners), Barbie Wright (Representative) and Olga Kladova (Applicant) concerning the property located at 614 East Lamberth Road, being Lot 1, Block 4, Dr. J.H. Carraway's 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 micro-blading/permanent make up in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

7. * **2400 BLOCK NORTH HICKORY STREET**
The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2400 block of North Hickory Street, being 0.9956 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat approval of Menjivar's Addition.
8. **1803 EAST MAY STREET**
The request of Glenda Hunter (Owner) concerning the property at 1803 East May Street, being Lots 1 & 3, Block 3, Milan Heights Addition, as follows:
Board of Adjustments
(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a) to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District.
9. * **1900 BLOCK NORTH GRAND AVENUE & THE 1100 BLOCK FRISCO ROAD**
The request of Austin College (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1900 Block of North Grand Avenue and the 1100 Block of North Frisco Road, being part of the J.B. McAnair Survey, Abstract No. 763 and all of Lots 1, 2, 3, and 4, Plat of J.S. Hefner's Division, containing 6.033 acres, as follows:
Planning and Zoning Commission
Replat approval of Austin Hawthorn Addition, a Replat of Lots 1, 2, 3 & 4, Plat of J.S. Hefner's Division of 2.11 acres of J.B. McAnair Survey.
10. **212 NORTH CLEVELAND AVENUE**
The request of Danny Fuller (Owner), Joshua Fuller (Applicant) and Jeremy W. Bullard Design Studio, LLC (Architect) concerning the property located at 212 North Cleveland Avenue, being the south 22' of Lots 6 & 7 and the north 20' of Lot 8, Block 32, College Park Addition, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 5' side yard setback on the north property line in lieu of the required 9'2" for a duplex in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.
11. **110 EAST FM 1417 (VIETNAM VETERANS PARKWAY)**
The request of MKT Real Estate Holdings (Owners), Schulman MBG (Tenant), Craig Waldrum, SSC Sign & Lighting (Applicant) and Justin Barnabee, Chandler Signs (Sign Contractor) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lots 3 and 4, MBG Sherman Addition, as follows:
Planning and Zoning Commission
Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 467 square foot, 60' tall multi-tenant freestanding sign along South Highway 75 and a 130 square foot, 12' tall multi-tenant monument sign, 18' from the FM 1417 (Vietnam Veterans Parkway) property line in the Blalock Industrial Park/Blalock Commercial Overlay District.

12. **125 NORTH TRAVIS STREET**
The request of W.C. Nix III (Owner), G's Mind and Body Alterations (Proposed Tenant) and Kennon Morris (Applicant) concerning the property located at 125 North Travis Street, being 0.1382 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central Business District.
13. **205 & 215 EAST BROCKETT STREET**
The request of Mae Lou Wright (Owner), Ralph & Rosalind Holt (Representatives) and Preston Trail Land Surveying (Surveyor) concerning the property located at 205 and 215 East Brockett Street, being all of Lots 3 and part of Lots 4, 5 and 6, Block 4, Bond's Supplement Number Two, containing 0.392 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District.
14. **719 EAST MCGEE STREET**
The request of Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.
15. * **1000 SOUTH GRIBBLE STREET**
The request of Equity Trust Co. (Owner), Kalena Cook (Representative) and Owens Land Surveying (Surveyor) concerning the property located at 1000 South Gribble Street, being 2.432 acres in the G. B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Final Plat approval of Opel Addition.
16. * **1200 BLOCK SOUTH AUSTIN STREET & 400 BLOCK OF WEST DULIN STREET**
The request of Ramiro & Letica Alvarez (Owners) and Preston Trail Land Surveying, (Surveyor) concerning the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street, being all of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition, containing 0.764 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Planning and Zoning Commission
Replat approval of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition.
17. **1200 BLOCK SOUTH AUSTIN STREET & 400 BLOCK OF WEST DULIN STREET**
The request of Ramiro & Letica Alvarez (Owners), Rick Green (General Contractor) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street, being all of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition, containing 0.764 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow three (3) duplexes in an R-1 (One Family Residential) District.

18. **2002 LOY LAKE ROAD**

The request of Altona, Inc. (Owner), Smoke on the Water (Proposed Tenant), Shannon Reed (Applicant), Mangrum Commercial Real Estate (Representative) and Underwood Drafting, and Surveying (Surveyor) concerning the property located at 2002 Loy Lake Road, being Lot C, Taylor Plaza, 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 vape shop in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

19. **722 NORTH ROSS AVENUE**

The request of Tim Pike (Owner) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 722 North Ross Avenue, being Lot 1, Block 4, C. J. Keliehor's First Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.

20. **130 MISSION DRIVE**

The request of Stik Properties (Owners) and Jim Leverett (Representative) concerning the property located at 130 Mission Drive, being 4.00 acres in the James M. Hambright Survey, Abstract No. 538, as follows:

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow (3) three metal buildings in lieu of the required masonry in a C-2 (General Commercial) District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow the extension of a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.

21. **605 EAST PECAN STREET**

The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c) to allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c)(iv) to allow a wireless monopole cell tower to be 40' from the north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District.

22. * **2105 SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Sherman Storage 1, LLC and RCH Sherman TIC LLC (Owners), Mike Seery (Applicant) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2105 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA Addition, as follows:
Planning and Zoning Commission
Site plan approval for the addition of a self-storage facility.
23. **ADJOURNMENT**
24. **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 11, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of April, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 04/16/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR MARCH 19, 2019, PLANNING AND ZONING
COMMISSION MEETING AND THE CALLED PLANNING AND ZONING COMMISSION
TRAINING WORKSHOP OF MARCH 28, 2019**

List of Agenda Items:

Attachments

March 19, 2019 Draft Minutes

March 28, P&Z Workshop Training Minutes

STATE OF TEXAS §

March 19, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 19, 2019.

MEMBERS PRESENT: VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DAVIS, DOWNTAIN, WOOD,
SIMS AND MANLEY.

MEMBERS ABSENT: CHAIRMAN MAHONE

CALL TO ORDER

Vice-Chairman Elliott called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 19, 2019 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

Vice-Chairman Elliott appointed the members of the Board of Adjustments: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 8 & 12)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member DOWNTAIN moved to approve the Consent Agenda Items 8 and 12 subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF EAST SHERMAN BAPTIST CHURCH (OWNERS), BLUESTONE PARTNERS (DEVELOPER/REPRESENTATIVE AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2122 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 9.524 ACRES IN

REPLAT – LOT 1 OF
THE AMENDED PLAT
OF HALIBURTON
2122 S. FM 1417
(HERITAGE
PARKWAY)
(EAST SHERMAN
BAPTIST CHURCH)

THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 1 OF THE AMENDED PLAT OF THE HALIBURTON ADDITION

The property is located at 2122 South FM 1417 (Heritage Parkway), the property in front of the Water Tower across from the Pebblebrook subdivision. The property is zoned a C-1 (Retail Business) District and it also located in the O-1.1 (FM 1417) Overlay District. The owners would like to Replat the property into two 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF DATAVAULT JOINT VENTURE (OWNERS), HOLTMAN DESIGNWORKS (DEVELOPER) AND EAGLE SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK FALLON DRIVE, BEING ALL OF LOT 2, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION AND A PORTION OF MIDWAY DRIVE, CONTAINING 70.76 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF MIDWAY INDUSTRIAL PARK ADDITION, LOTS 2R, 6 AND 7, BLOCK 1, A REPLAT OF LOT 2, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION.

REPLAT MIDWAY INDUSTRIAL PARK ADDITION, LOTS 2R, 6 AND 7, BLOCK 1, A REPLAT OF LOT 2, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION
2900 BLK. FALLON DRIVE
(DATAVAULT JOINT VENTURE)

The property is located in the 2900 Block Fallon Drive extending to the end of Fallon Drive including a portion of the property in the City of Sherman's Extra Territorial Jurisdiction. The property is zoned an M-1 (Light Manufacturing) District. The owners would like to replat the property into three (3) lots for industrial 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.

VARIANCE & FINAL PLAT

THE REQUEST OF MJLM HOLDINGS, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1300 NORTH BROUGHTON STREET, BEING 0.341 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1), BEING 0.155 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALSO BEING LOT 1 OF THE PROPOSED MAVERICK ADDITION, PHASE TWO, TO ALLOW A 51.87 LOT WIDTH IN LIEU OF THE REQUIRED

VARIANCE – LOT WIDTH

FINAL PLAT – MAVERICK ADDITION, PHASE 2
1300 N. BROUGHTON ST.
(MJLM HOLDINGS, LLC)

SIXTY (60) FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MAVERICK ADDITION, PHASE TWO

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

Ms. Wagner appeared to represent the request and answer any questions. This item was tabled at the February 19, 2019, Planning and Zoning Commission Meeting. The property is located at 1300 North Broughton Street, the northwest corner of East Sycamore Street and North Broughton Street. The property is zoned an R-1 (Single Family Residential) District.

Ms. Wagner explained, “the owners would like to plat the property into two lots for residential development. There is an existing home on the north lot (Lot 1); that is the lot they are seeking the variance for, so the new house will have the required sixty foot width. The existing house will be twelve feet away from the southeast corner and nine foot from the southwest corner, so the closest is nine feet.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Sims asked if the house would meet all the setbacks if the variance were approved.

Scott Shadden, Director of Developmental Services responded, “yes, the existing house’s closest point is nine foot and the new house would have to comply with the setbacks.”

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 51.87 lot width on Lot 1 of the proposed Final Plat of Maverick Addition, Phase located at 1300 North Broughton Street. Second by Commission Member Davis.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of Maverick Addition, Phase located at 1300 North Broughton Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

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

ZONE CHANGE

THE REQUEST OF MAE LOU WRIGHT (OWNER), RALPH &
ROSALIND HOLT (REPRESENTATIVES) AND PRESTON
TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE
PROPERTY LOCATED AT 205 AND 215 EAST BROCKETT
STREET, BEING ALL OF LOTS 3 AND PART OF LOTS 4, 5
AND 6, BLOCK 4, BOND'S SUPPLEMENT NUMBER TWO,
CONTAINING 0.392 ACRES IN THE J.B. MCANAI SURVEY,
ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280,
SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO
AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1
TO R-1
205 & 215 E.
BROCKETT
(MAE WRIGHT)

Chris Noah, Preston Trail Land Surveying, 83493 North S.H.
289, Ste. 5, Pottsboro, TX Rosalind Holt, E. Centennial,
Sherman, TX

Mr. Noah appeared to represent the request and answer any
questions. The property is located at 205 and 215 East
Brockett Street; the northeast corner of Walnut and Brockett
Streets.

Mr. Noah explained “the property is zoned a C-1 (Retail
Business) District and the owners would like to rezone the
property to an R-1 (One Family Residential) District. The
adjoining property is R-1 (One Family Residential) District
or R-2 (Multi-family Residential) District. This is a
commercial piece that was leftover from Wayside Florist,
which was destroyed by fire several years ago.” They had
seen the Staff Review Letter and would abide by the
Recommendations.

Vice-Chairman Elliott asked, “what are the plans moving
forward after the zone change.”

Mr. Noah thought the temporary plan was for a snow cone
stand, so they will be applying for a Temporary Use Permit.

Rosalind Holt, E. Centennial, Sherman, TX

Mrs. Holt explained “I am Mae Wright's daughter, she owns
the property behind this lot; she purchased it last year. We
plan to use a portion of 215 East Brockett for a temporary
snow cone stand.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District at 205 and 215 East Brockett Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN COLLISION REPAIR, LLC (OWNER) AND TERRY MOORE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1317 SOUTH SAM RAYBURN FREEWAY, BEING LOT 1 OF THE SCR 1 ADDITION, BEING A REPLAT OF A PART OF LOT 8, BLOCK 23 AND A PART OF LOT 4, BLOCK 24 AND THAT PART OF THE FORMER HESTER STREET RIGHT-OF-WAY BETWEEN BLOCKS 23 & 24, B.H. MOORE HEIRS ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2 SUBSECTION (4)(B) TO ALLOW A METAL BUILDING IN LIEU OF REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2 SUBSECTION (5)(C) TO ALLOW OVERHEAD DOORS FACING THE HIGHWAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

AMENDING THE SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOBILE BODY REPAIR SHOP FOR SHERMAN COLLISION REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Terry Moore, 85515 N. S.H. 289, Pottsboro, TX

Mr. Moore appeared to represent the request and answer any questions. The property is located at 1317 South Sam Rayburn Freeway between Dulin and Hester Streets; Sherman Collision Repair is the tenant. The property is zoned a C-2 (General Commercial) District and it also located in the Sam Rayburn Overlay District.

Mr. Moore explained, "Sherman Collision would like to construct a 3,600 square foot metal building with five bays facing Sam Rayburn Freeway. The building will be located behind the existing buildings closer to Austin Street and will be used for automobile repair and storage of equipment.

EXCEPTION –
FAÇADE

EXCEPTION –
OVERHEAD DOORS

SUP – AUTOMOBILE
BODY REPAIR SHOP

1317 S. SAM
RAYBURN FRWY.
(SHERMAN
COLLISION REPAIR,
LLC)

They hope to hire four additional employees.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Davis asked what the buildings to the south look like.

Mr. Moore explained, “all the buildings are basically alike. He hopes to get an exception for the façade now because he hopes to build the new additions out of pocket and in a year or two remodel everything and bring everything up to code. The new building will be about two-hundred feet from the highway.”

Commission Member Davis asked if there was a “Plan B” besides metal doors and a metal building.

Mr. Moore explained, “the metal doors half to be, (he provided a picture of the proposed glass panel aluminum doors).”

Commission Member Wood asked if any of the doors on the existing building face the highway.

Mr. Moore thought there were some on the current building facing the highway; “there are four or five buildings there and they have been added onto a couple of times. This building will be in the rear of the property and behind all the other buildings. The overhead doors will be used for people to pull their cars into for maintenance and repair.”

Mr. Shadden asked if they would be ok with putting EFIS on in two years.

Mr. Moore responded, “yes, he wants to do it in a year or so.”

Vice-Chairman Elliott asked if they would be agreeable to a time limit or a restriction.

Mr. Moore responded “that would be fine; yes.”

A letter was received from:

Danny Hutchins, 474 Hog Skin Rd., Sherman, TX

“I oppose to any changes to ordinances in affect at this time. I feel no exceptions should be granted to Sherman Collision Repair, LLC.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a metal building with a one-year

time limit in lieu of masonry and to allow glass panel aluminum overhead doors facing the highway as presented to the board subject to the Staff Review Letter for the property at 1317 South Sam Rayburn Freeway. Second by Commission Member Downtain.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the amended Specific Use Permit to allow an automobile body repair shop for Sherman Collision Repair subject to the Staff Review Letter for the property at 1317 South Sam Rayburn Freeway. Second by Commission Member Manley.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD, SIMS AND MANLEY

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF THE CITY OF SHERMAN (OWNERS), HIDEELL ASSOCIATES ARCHITECTS (ARCHITECT) AND EIKON CONSULTANT GROUP, LLC (STRUCTURAL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 1304 WEST LAMAR STREET, BEING 30.7 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 16' FRONT SETBACK FOR AN ADDITION TO WESTHILL CEMETERY AND PARKS MAINTENANCE BUILDING IN LIEU OF REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO WESTHILL CEMETERY AND PARKS MAINTENANCE BUILDING

VARIANCE – FRONT
SETBACK
1304 W. LAMAR
(CITY OF SHERMAN)

Erin Babcock, Hideell Associates Architects, 3033 Kellway Drive, Ste. 120, Carrollton, TX

Mr. Babcock appeared to represent the request and answer any questions. The property is located at 1304 West Lamar Street between Holly and McKown Streets; Westhill Cemetery.

Mr. Babcock explained, “the project consists of The City of Sherman constructing an 800 square foot addition to the Westhill Cemetery Parks and Maintenance Building sixteen foot from the front property line. All facades visible from the street shall receive new masonry and stucco veneer. There

will be a 20-foot bay to the east portion of the existing facility.” They had seen the Staff Review Letter and would abide by the Recommendations.

Alice Agee, 122 S. Holly, Sherman, TX

Ms. Agee asked “how much square footage would be added to the existing building and why do we need that; are we expanding, are we hiring more people, will it be used for maintenance on equipment or additional office space.”

Mr. Babcock explained, “the actual square footage is 20’ x 40’, approximately 800 square feet. It will end up being utilized for equipment storage, The City is running out of equipment storage, so they are utilizing that for equipment storage which will then enable them to increase or renovate, move some equipment out of an existing area and renovate that for some additional staff areas.”

Ms. Agee asked if it would affect parking.

Mr. Babcock responded “no, all the parking will still be on the south side of that. We will put a masonry façade facing Lamar Street as well as the east and west facades of the existing building; from Lamar Street you will see masonry on three sides and then it will be landscaped on Lamar Street.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 16-foot front setback for an addition to Westhill Cemetery and Parks Maintenance Building located at 1304 West Lamar Street. Second by Commission Member Davis.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for an addition to Westhill Cemetery and Parks Maintenance Building located at 1304 West Lamar Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF MLJ REAL ESTATE LP (OWNERS), RANDY VICKERS, BERRY COMPANIES, INC. (PROSPECTIVE BUYER) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4612 TEXOMA PARKWAY, BEING 2.698 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NEW AND USED COMPACT AND CONSTRUCTION EQUIPMENT SALES, PARTS, RENTALS, AND SERVICE WITH DISPLAYS IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – NEW & USED
COMPACT &
CONSTRUCTION
EQUIPMENT SALES,
PARTS, RENTALS
AND SERVICE WITH
DISPLAYS
4612 TEXOMA
PARKWAY
(MLJ REAL ESTATE
LP)

Randy Vickers, 3223 N. Hydraulic, Wichita, KS

Mr. Vickers appeared to represent the request and answer any questions. The property is located at 4612 Texoma Parkway between Frisco Road and Fallon Drive; Haverly's Furniture was the former tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Vickers explained, "Bobcat is a full service Bobcat Dealership in Texas offering new and used compact and construction equipment sales, rentals, parts, and service. We have several locations in North Texas including Cedar Hill, Lewisville, McKinney, Bobcat of Fort Worth, and Bobcat of Longview and we would like to put one in Sherman. We carry a full line of Bobcat Compact Equipment including Skid-Steer Loaders, Compact Track Loaders, Mini Excavators, Utility Vehicles, and attachments. They carry Multiquip light construction equipment, concrete equipment and supplies, and concrete products. We also offer rentals, parts, and service in support of the products we handle." He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked on the lifts, "are you planning on storing those in the upright position."

Mr. Vickers responded, "we don't rent lifts. The small compacts with the buckets will be stored down. We would like to display some new equipment along Texoma Parkway."

Mr. Shadden asked if they would be displayed in the parking lot.

Mr. Vickers responded "yes."

Commission Member Manley asked about signage.

Mr. Vickers explained they would be using the existing sign; we would like to use that and put the Bobcat logo on it.

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

Commission Member Davis asked if repairs on the equipment would be done inside the building.

Mr. Vickers explained, “all repairs will be done inside, we would like to have some rental fleets and some machines ready to go back to the customer and new ones that come in stored behind the building.”

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow new and used compact and construction equipment sales, parts, rentals, and service with displays in a C-2 (General Commercial) District for the property located at 4612 Texoma Parkway subject to the Staff Review Letter.
Second by Commission Member Sims.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD, SIMS AND MANLEY

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS, ZONE CHANGE & SITE PLAN

THE REQUEST OF RYAN FAMILY TRUST (OWNERS) AND BRANDON MILLER (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 5217 NORTH TRAVIS STREET, BEING 6.635 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:
BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (6) TO ALLOW A COMBINATION OF BRICK, STONE, STUCCO, SIDING AND CORRUGATED STANDING SEAM METAL IN LIEU OF REQUIRED MASONRY FOR THE LOFTS AT LIBERTY HILL APARTMENTS IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (7) TO ALLOW A WROUGHT IRON OR CEDAR FENCE IN LIEU OF REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (4) TO ALLOW 238 PARKING SPACES IN LIEU OF THE REQUIRED 312 FOR THE LOFTS AT LIBERTY HILL APARTMENTS IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

EXCEPTION –
FAÇADE
(WITHDRAWN)

EXCEPTION – FENCE

EXCEPTION –
PARKING
(WITHDRAWN)

ZONE CHANGE –
SF-1 TO R-2

SITE PLAN – THE
LOFTS AT LIBERTY
HILL APARTMENTS
5217 N. TRAVIS
(RYAN FAMILY
TRUST)

ZONE CHANGE AND SITE PLAN APPROVAL FOR THE LOFTS AT LIBERTY HILL APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Brandon Miller, 107 Gene Autry Dr., Tioga, TX

Mr. Miller appeared to represent the request and answer any questions. The property is located at 5217 North Travis Street, the southeast corner of Travis and Knollwood Road, adjacent to the Northside on Travis Apartments. The property is zoned a SF-1 (Single Family Residential) District.

Mr. Miller explained, “I would like to build The Lofts at Liberty Hill, an apartment community that will offer one and two bedroom units open to all ages and incomes. There will be a total of one hundred fifty-six units (1 bedroom - 84 units; 2 bedrooms - 72 units) apartment building will have amenities and features will include granite counters, luxury floors, stainless steel appliances, tiled backsplash, 24-hr fitness center, luxury swimming pool with spa and gated entrance.”

Mr. Miller explained, “the exception for the exterior facade, we would like to build a more modern/urban looking development with the use of a combination of brick, stone, stucco, siding and possibly corrugated standing seam metal.”

“The exception for the masonry fence; we would like to build a wrought iron or cedar board on board fence, either one. Wrought iron is what is on The Northside on Travis and the Bridges Apartments up the road.”

“The exception for the parking, we will mostly have one and two bedroom units. I tried to get the parking ratios for the other apartment complexes in the area with one and two bedroom units. The Bridges on Travis stated they have not had an issue with parking; the number of spaces per one and two bedroom units, my site plan shows is twenty or thirty percent more than they have. If you look at the site plan, the biggest thing is the 200' easement on the corner of the property. The site plan shows one hundred fifty-six units and based on the site designer there are 238 parking spaces, because there are only one and two bedrooms, I think it will be sufficient, and my designer felt that as well. My partners and I plan to keep this long term, so I don't want three years from now for the property manager to call and say we do not have enough parking, we are ninety-five percent full and no one has anywhere to park. I am not just doing this to reduce parking; it needs to work in the real world also.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked about the exception of the facade, “I don't really see anything that gives what

percentage of materials would be used; it seems like an open approval where you could have one brick and the rest metal.”

Mr. Miller explained, “my intent was if approved before it happens staff review it and sign off on the actual exterior appearance.”

Commission Member Davis explained, “that is why we are here tonight.”

Mr. Miller explained, “there are some 3-D renderings that are in color. I do not have the percentages for the materials. We had less than twenty days from the time we went into contract for this property to meet the application deadline. Our priority was to get the zone change and close on the property, a site plan was required for that and we had less than three weeks. The costs to design full blown drawings was astronomical for a zone change that we were not sure would happen; it doesn’t make a whole lot of sense to be honest. I did have the architect put something together that shows the exterior look, but it doesn’t have the percentages of how much is stone, how much is metal, it shows some earth tones and the modern look of how it would be.”

Mr. Shadden explained, “these are more conceptual elevations and site plan. If you approve conceptual then they would need to come back for final approval.”

Mr. Miller stated, “I am fine coming back for site plan approval.”

Mr. Shadden explained, “the board has approved exceptions for wrought iron fences with brick columns. As far as the parking, that would be setting a pretty dangerous precedent.”

Vice-Chairman Elliott explained, “parking is pretty difficult; the ordinance is there for a reason to protect you as well. In a one bedroom, you are going to have two cars if there is a married couple that lives there and they may have some visitors along the way, you have to think about who is going to come visit and to manage the traffic. As far as the cedar fence, those don’t last too long; you might consider wrought iron with brick columns.”

Commission Member Davis explained, “you mentioned the other apartments having wrought iron, are they on brick columns with 12’ centers.”

Mr. Miller explained, “Northside on Travis did not but the apartments farther north do have wrought iron with brick columns every 60’.”

Commission Member Wood explained “Northside on Travis has a wrought iron fence, but it is farther back off the road; this would be wrought iron right along the roadway.”

Vice-Chairman Elliott explained, “wrought would definitely be better than cedar as far as longevity. In the past, we have approved with brick columns in between.”

Commission Member Manley asked if his primary concern tonight was the zone change.

Mr. Miller responded “the zoning change is primary; we had less than twenty-one days to get the site plan and elevations. While we were doing the design stage we decided we wanted to do something more urban while we were under the Planning and Zoning Commission, I would like to bring it up instead of waiting six months from now and come back.”

Vice-Chairman Elliott explained, “typically when you bring something with a more modern look and it doesn’t quite fit with the ordinance we have detailed elevations, percentages with a lot of information to look at showing how it is going to look; it is factual and more detailed, it is the exact way when we approve it, so it would be very hard to approve it conceptually.”

Mr. Shadden explained, “he might want to withdraw one or two of the exceptions because if they are turned down you can’t ask for them again for a year.”

Mr. Miller explained I am ok withdrawing the exterior veneer, it sounds like you would be open if I had more detail.”

Mr. Shadden explained, “that would be another public hearing.”

Mr. Miller explained, “as far as the fence, I would just like to erase the cedar fence and discuss the wrought iron fence with stone columns.”

Mr. Shadden stated “stone columns not to exceed 60’.”

Mr. Miller stated “ok. As far as the exception for the parking, I looked at the City of Denton’s ordinance. They have a ton of student housing and normally if there is a bedroom there is one or two cars per bedroom; theirs is 1.25 per bedroom and two per two bedrooms. I compared it to what I would build because I went to college in Denton and I know those parking lots can get full and with mine compared to that I would have eight more total spaces than what they would show.”

Commission Member Davis explained, “those parking lots get full real fast.”

Mr. Miller explained, “usually during night time because it is a big college community; a party that has forty people in one unit; that’s usually the way it is in Denton.”

Commission Member Davis stated, “when cars are home.”

Mr. Shadden explained, “you need more parking spaces.”

Commission Member Manley asked if he had contacted ONCOR to see what they would allow in the easement.

Mr. Miller explained, “my site designer did, they don’t allow any structures, they will allow some parking but they have to approve it, nothing that would not allow them to access the easement.”

Commission Member Manley stated, “paved parking is not uncommon below transmission easements.”

Mr. Miller explained, “the transmission easement is 200’, but it is not centered.”

Mr. Shadden explained, “what the board has to look at is, why is your project more special or more different than anybody else’s in town. Everyone has complied with the parking ratio. If we do get requests, it is usually for commercial or retail and they ask for one or two less, not a huge amount.”

Mr. Miller explained “I want it to work in the real world and I looked at a lot of municipalities and it is one per bedroom and 1.5 for two bedrooms and a three bedroom is two and so I realize each municipality sets their own rules; it may be better to take this off and I bring a site plan that is more realistic and maybe I pay an engineer to bring some more market research.”

Commission Member Downtain stated, “you may discuss it with ONCOR as well.”

Vice-Chairman Elliott explained, “that may solve your issues.”

Commission Member Wood asked if they plan to have the apartment complex gated.

Mr. Miller responded “yes.”

Commission Member Wood stated, “that would be eighteen parking spaces outside the gate to get through.”

Mr. Miller explained, “the gate would be off of Travis Street.”

Commission Member Sims stated, “they would have to go through a gate to get to the leasing office.”

Mr. Miller stated, “that wouldn’t make sense, would it. This site plan was done in less than three weeks.”

Mr. Shadden asked if he wanted to use this as a conceptual site plan to ask for the zone change and then come back to the Board of Adjustments another time.

Mr. Miller stated, “yes; I would like to withdraw the exception for the façade and the parking.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a wrought iron fence with stone columns not to exceed 60’ for The Lofts at Liberty Hill Apartments in an R-2 (Multi-family Residential) District at 5217 North Travis Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from an SF-1 (Single Family Residential) District to an R-2 (Multi-family Residential) District and conceptual site plan approval for The Lofts at Liberty Hill Apartments at 5217 North Travis Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DOWNTAIN, ELLIOTT, SIMS, DAVIS, WOOD AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS

THE REQUEST OF DP CAPSTONE LLC (OWNERS), AND AUSTIN AND DAVID HOOVER (REPRESENTATIVES) CONCERNING THE PROPERTY LOCATED AT 709 NORTH MONTGOMERY STREET, BEING PART OF LOT 2, BLOCK 3, BOND’S 2ND ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.3 SUBSECTION (4) TO ALLOW 32.65% MASONRY (LIMESTONE, CMU, BURNISHED BLOCK, ETC.) ON THE LOWER HALF OF THE BUILDING WITH UPPER PORTION BEING LAP STYLE SIDING (ARCHITECTURAL VINYL, HARDIE OR BORAL) IN LIEU OF REQUIRED 60% IN AN R-1 (ONE FAMILY

EXCEPTION –
FAÇADE
(WITHDRAWN)

EXCEPTION -
CARPORT

709 N.
MONTGOMERY
(DP CAPSTONE,
LLC)

RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.3 SUBSECTION (4) TO ALLOW AN ATTACHED CARPORT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.**

Austin Hoover, 1513 N. Wharton, Sherman, TX

Mr. Hoover appeared to represent the request and answer any questions. The property is located at 709 North Montgomery Street between Brockett and Carter Streets. The property is zoned an R-1 (Single Family Residential) District and it is also located in the College Park Overlay District.

Mr. Hoover explained “we would like to construct a single family, two-story residence; the design includes 32.65% masonry on the lower half of the building with the upper portion being lap siding (architectural vinyl, hardie or boral). The attached carport or covered parking without a garage door will be enclosed on three sides; the open side will not be visible from Brockett or Montgomery Streets.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis said “it really doesn’t look like you will be using much masonry on the building itself on the bottom.”

Commission Member Downtain asked what Boral siding was.

Mr. Hoover explained, “Boral siding is a composite fly ash; it is similar to hardy board siding, but it is not made with concrete or a cement product. It is more like a refined finish of MDF and is used where they would like to show off more detail.”

Commission Member Downtain stated “your plans show you are using vinyl siding, but in the description it talks about hardy board siding and Boral.”

Mr. Hoover said, “we would rather use vinyl, we are open to the other products, but vinyl is our first choice.”

Commission Member Downtain stated “it would be a pretty good setback from the masonry to vinyl siding.”

Commission Member Manley stated, “the same thing on limestone and CMU, CMU is cinder-block basically.”

Mr. Hoover explained, “we are looking at a product that isn’t exactly what you would see on CMU, something more polished, more burnished than CMU. I have some reference images, one particularly more of a limestone (residence in East Dallas), the other shows a vinyl siding we are

considering. The main idea of the vinyl siding, we are using a lap siding, we actually prefer the aesthetic of the vinyl as opposed to hardy because of its depth and it gives a more true characteristic of actual wood, something you would see on a more defined building; it is made to portray a lap siding. Another thing we like about vinyl is it is all prepared offsite, it comes already painted; once it is installed, you are done. The vinyl that is used today has improved a lot with the recent development of the product; it doesn't look as bad as people thought, including myself."

Commission Member Davis asked if he was planning to use the big cinder blocks.

Mr. Hoover responded, "no; it will be similar to the picture."

Mr. Shadden explained, "at the City Council meeting last night, the changes on the College Park Overlay District, we did receive letters from the President of the College in support of the changes."

Commission Member Downtain explained "setting a precedent for vinyl siding in that district; yours might be defined as something different, it would open the door to other requests for vinyl siding which is way outside the boundaries for that district. The College offered up a committee to help review some of those things so that might be an exception to consider tabling or removing your request to get some input or some samples of something more specific or even a letter of support from the College."

Mr. Shadden explained, "you may contact the President's Office at Austin College to see if you can gain support."

Mr. Hoover stated "hardy board is already a masonry product; so we can easily use hardy board, we just prefer to do vinyl."

Commission Member Downtain explained, "you could remove your exception request for the façade and explore your options."

Mr. Hoover explained, "the design pushed us to use something more lightweight, doing a two-story residence because we don't want to use brick all the way up, we thought vinyl would be a very good option."

Commission Member Downtain explained, "it would carry a lot of weight if you received approval from the college, take your materials and your case to them and come back to us; help us not set a precedent."

Mr. Hoover explained, "we are very interested in that area, we see Brockett as a major thoroughfare to the College. We definitely want to be in contact with the College, so I would like to withdraw the request for the façade."

Commission Member Wood asked if the carport is enclosed on three sides and the entry is not visible from the street.

Mr. Hoover explained, “that is correct; it basically lacks a door.”

Vice-Chairman Elliott asked the reasoning behind that.

Mr. Hoover explained “it is the concept we are going for; the house is 1,300-1,400 square foot and we stacked it on itself to give more room in the yard, it is not that big of a lot, we wanted to see the green space become part of the project and something that a carport does that a garage would not is to let the project breathe, you get some movement through the project; it is not so massive as a garage would be where people collect their tools, lawn mowers, it is a much more clean lifestyle.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow an attached carport at 709 North Montgomery Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:02 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

STATE OF TEXAS §

March 28, 2019

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, 2019, 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.
Commission Members: David Downtain, Trish Bridges, Leigh Ann Sims and Paul Manley

MEMBERS ABSENT: Vice-Chairman Eric Elliott and Commission Member Shawn Davis

CITY STAFF PRESENT: Scott Shadden, Director of Developmental Services; Clint Philpott, Director of Engineering 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, 2019, 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.

Scott Shadden, Director of Developmental Services introduced Mr. Allen Taylor, 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.

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

Mr. Taylor urged Commission Members to be aware of the risks when they attend seminars and make sure what philosophy the speaker brings forward and what their background is. He explained he is a City Lawyer and represents the more extreme position; my clients are only cities. I am a City Attorney to forty cities and have a master's degree in urban planning. He served as a Planning Director, City Manager, and Attorney representing local governments and also served as a Chairman for a local Planning Commission and was a member of a local zoning commission.

He was asked to give a refresher overview of some of the land use regulations, land development regulations and zoning issues to the Planning and Zoning Commission. He concentrated on two different things; land use regulations and land development regulations for municipal governments in Texas, which comes under four different law headings.

The first is land use regulations, which is zoning; it determines how land, buildings or structures may be used within the corporate limits of the City. These are included in Chapter 211 of the Texas Local Government Code.

The second is land design regulations; these are regulations that allow you to establish subdivision ordinances, rules on how lots, blocks, alleys, easements, roads, parks, public project sites, and things that are needed for the design of the physical development of the City are laid out. These are included in Chapter 212 of the Texas Local Government Code.

The third type of land development regulations are construction codes and are found in Chapter 214 of the Texas Local Government Code. They allow the local government to adopt the International Codes for the materials that can be used, the construction techniques employed to build structures designed for human occupancy.

The last category are the "single purpose boutique regulations" also adopted under Chapter 214 of the Texas Local Government Code. These regulations include stand-alone floodplain regulations, stand-alone tree preservation regulations, stand-alone recreational vehicle park regulations, anything we adopt with a single unified purpose under the police powers granted to local governments.

Mr. Taylor explained under the Texas Constitution, Cities and Counties are general-purpose units of government and they have the right to adopt regulations relating to the protection of the public health, safety and welfare; that is the police power. There are two types of cities, general law cities and home rule cities. Sherman is a home rule city, it is greater than 5,000 in population and has adopted a charter, which serves as the constitution of the city and outlines the power of the government, how it is organized and how powers exercise within the government. It serves the same purpose as a constitution does for a State of Government. The reason to know the distinction is general law cities smaller than 5,000 can adopt regulations and carry out activities only where expressly authorized by a State Statute. A home rule city begins under our constitution with the premise it has power because of its charters equivalent to the State Constitutional Brand of Authority; it can do anything the State can do unless the State Legislative adopted a regulation expressly preempting his authority to do that. A general law city can only do what the State says it can expressly can do and a home rule city can do anything that is not expressly prohibited by the State.

Mr. Taylor said he thought they generally understood land use rules but most Planning Commissions hit the bulk of their issues on the zoning side of the planning equation. Zoning is a regulatory process, in Texas there is a State Enabling Act, Chapter 211 of the Texas Local

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

Government Code, its predecessor provisions were adopted in 1927; it was our standard regulatory grant of authority. It also states what use or uses are allowed for land and structures within each district. As a secondary element of that authority, the City's zoning ordinance can establish performance standards for those uses; those are setback requirements, building height requirements, area ratio requirements, parking requirements, for commercial and industrial development you could limit light, noise, glare, smoke or any industrial operation that would have an environmental impact. Those performance standards are included in the ordinance itself. One of the things to remember is zoning has to be adopted by ordinance and it is a two element item; it consists of a text of an ordinance and an official map. To have a valid zoning structure, a City must have both the text and the map.

The text of the ordinance establishes why it's adopted, what it's intended to do, identifies all the districts within a City, states the use or uses that can occur in each district, and has a series of performance standards for uses that occur within those districts. The ordinance should also include procedures for enforcing the standards.

The zoning map takes these districts and allocates them to specific areas of the City. The map is indispensable and is an official record that must be updated with each change to a zoning ordinance. One way to update the map is to include the update in the template for each zoning ordinance. For example, each zoning ordinance might include the statement "the City staff is hereby directed to amend the official zoning map to reflect this change." Mr. Taylor also recommended that every three years, as an "administrative housekeeping item," the Council agenda include an item for "review and ratification of the official zoning map."

The courts have said that zoning is a "subjective, discretionary, legislative act." Zoning has the broadest grant of authority that routinely exists in governmental operations. A City can zone in order to separate buildings to allow the circulation of light and air; to separate buildings to avoid the danger of fire and explosions; to lessen congestion in the streets; to separate incompatible land uses to avoid negative impacts from one use to another; to preserve property values; to preserve or establish neighborhood boundaries; to preserve character; to avoid overloading the density of areas, to negatively impact public facilities, such as roads, water lines, sewer lines, parks, playgrounds, or schools; to create incentives to implement the City's Comprehensive Plan; to implement the economic development or industrial development plan; to protect architecturally significant structures; to protect historically significant structures or areas; to protect environmentally sensitive areas; and for aesthetic purposes. The courts have said there is no requirement as to what weight any of these reasons is given. That is determined by the local officials of each City based on what they want for their City, however, they must carefully follow the procedural rules for zoning.

Mr. Taylor said zoning should be done in conformance with the Comprehensive Plan. A City is required to adopt a Comprehensive Plan, which is a general statement of policy and position intended to guide the growth of the City into the future, it is not site or activity specific. It is intensity and character of activity specific. The plan is the "blueprint" for the City of how the city can grow responsibly and use its resources effectively and efficiently as it grows. The zoning ordinance is a tool to implement the plan. The zoning structure should be designed to work toward the implementation of the Comprehensive Plan.

Mr. Taylor said that does not mean that a City is required to make every zoning decision exactly in compliance with the plan. A plan is a projection of the future, but zoning must be responsive to current conditions. The plan must be "conceptually in-line" with the zoning actions a City is taking. A City must be able to provide a logical explanation as to why they are transitioning into a new use.

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

Zoning is limited to the corporate limits of the City; you do not zone in the extra territorial jurisdiction (ETJ). The extra territorial jurisdiction is the magic boundary of land surrounding the City; it is based on the size of the City in which a City has limited development regulatory authority. You can regulate land design, not land use. The subdivision ordinance can if the Council chooses to, be extended to the ETJ.

Local zoning regulations do not control actions of the State or Federal government. Federal and State governments are senior to local governments. A City is a "subdivision" of the State government. However, if the State does not "own" the facility, and instead leases it, they are not immune from the zoning rules. Therefore, a building owned by the State or Federal government is immune from the City's zoning rules, but for a building leased from another owner and used by the State or Federal government, that immunity does not apply. The issue of jurisdiction hinges on ownership not occupancy.

As for school districts, Mr. Taylor said they may think they are exempt from zoning, but that's not the case. The City and the school district are both entities created by the State, with specific grants of authority and delineation of responsibilities. The responsibility of a school district is to educate the children and to establish a funding program of taxation to fund that operation. Cities have a responsibility to protect the public health, safety, and welfare, and that involves land use management.

Therefore, the rule is, the school district gets to pick a site and determine the activity that will occur on that site, but whatever that activity is, has to comply with the City's zoning regulations and performance standards. The school picks the site and the character of the activity, but the City's regulations control how it is built. The courts have been consistent in following this rule since it was established. You have to work cooperatively with your sister government in trying to make a rational decision about use. There is a limit on a City's land use authority if it deals with a public school.

The next is an area of expressed specific statutory preemption. The Texas Legislature in a number of areas has adopted specific State Statutes that limit the authority of home rule cities to make certain land use decisions. The one that gets the most coverage in the media and is in the courthouse most frequently is the alcoholic beverage issue. In 1987, they enacted laws that superseded any laws not already on record that were made by individual cities. The law in place prior to 1987 remained in place, but cities could not adopt new or extended regulations after that date.

There are other "limited" preemptions on things such as pawnshops, signage, billboards along major State highways, and sexually oriented businesses. One that comes up more often is modular or manufactured housing. The City cannot prohibit the location of manufactured housing in the City. They also cannot prohibit or limit the placement of a "modular home" in any area, on any lot, on which a conventionally built home would be permitted. A modular home is a home that is built in components off-site, moved to the site, and placed on a foundation. If a doublewide mobile home does not have running gear, it meets the statutory definition of a modular home.

The next area of preemption is spot zoning. It is zoning applied to a piece of property that cannot be logically be explained under the City's Masterplan and treats that property in a manner unlike how other, similar properties are treated. If you think of an intersection with four corners, if three corners are zoned commercial and the fourth corner is zoned single-family residential on this one lot, the owner comes in and would like for it to be zoned commercial because there is commercial all around me and you say no, the court says explain why. What is different about this one corner on that block that it should be treated in a different manner? If you cannot logically

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

explain it, you fall into the rule of spot zoning. Spot zoning can involve large tracts of land if it is in an area with a zoning district designation that does not match the Comprehensive Plan, does not appear logical and isn't consistent with how you treated other similar properties. It is a question of fairness.

The next issue is contract zoning, where a deal for zoning is made, but the issue is not in front of the board for a decision. However, according to Mr. Taylor, a City has contract zoning every day, called planned unit development zoning or site plan zoning. A special district is contract zoning, a mutual set of agreements that were negotiated, documented by an ordinance. The Planning and Zoning Commission and Council can contract for anything they want, as long as the item is jurisdictionally in front of the legislative body on an agenda. A proper application has been presented, the item has been noticed and mailed to the appropriate property owners, it has been advertised and a public hearing is held. They cannot commit to action that has not been brought before them as a Planning and Zoning Commission or City Council. They can only act on agenda items that are before them.

He discussed the preemption issue of exclusionary zoning for fair housing, or lower cost housing. The City has the right to adopt zoning regulations to protect the public health, safety, and welfare of the citizens. They can also take into account those many items that were previously listed.

However, because the City exercises sovereign governmental authority, it must be done in a way that does not have a disproportionate impact on any group or class of individuals, unless you can document that it is the least intrusive method of achieving a legitimate governmental objective. If it is found to be an impermissible, unacceptable use, the courts will "invalidate your zoning ordinance" entirely. This is exclusionary zoning. They say "your zoning ordinance and regulatory structure have an impermissible bias, and we strike your zoning ordinance; they invalidate your zoning ordinance and make you start over." At that time, your City is un-zoned; that means everything in town is a legal nonconforming use, anything you were already fighting over is now legal and if you adopt new zoning, that is great, but these people get to be here forever because they were locked in at this moment in time and they are legal forever.

Commission Members took a break from 11:58 a.m. to 12:08 p.m.

He discussed the processes for the Planning and Zoning Commission. When someone wants a change to the ordinance or map, they come forward and present it to the City. He discussed the process of preparing an item for the agenda and requirements for the Planning and Zoning Commission and public hearing. The Planning and Zoning Commission's recommendation is then placed on the City Council agenda. Their standard is the "highest and best use of land for the public's purposes on that property".

You are going to get into cases on Special Use Permits; things where there are a special limited use. You look at these to see if these are reasonable under the circumstances. Remember the issue of the spot zoning, have you allowed other compatible uses in the area, what safeguards have you put in place. The one's we run into all the time are tattoo parlors, vaping and the CBD oil distributors who want to go in places, a lot of cities have done things with a Specific Use Permits. You evaluate the case like you would any other zoning case, there is no preemption for tattoo parlors, vaping parlors or CBD parlors, they are subject to whatever normal zoning regulations of the appicate, neighborhood character, compatibility of neighboring uses, does it change traffic flows, does it affect property values, all of those are valid considerations. Just think about if you have looked at any others when you are dealing with a Specific Use Permit, have you put any

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019

special conditions on them, have you made any special restrictions that you are not considering in relation to this application. It is the spot zoning issue, are you truly situated properly in a compatible matter, if not, can you explain why the matter is different.

Mr. Taylor discussed the practical aspect of zoning and how the Open Meetings Act applies to the process. He also discussed the use of Executive Sessions and violations of Commission Members talking as a quorum. He urged them to be careful about different forms of communication that might cause violations. He also encouraged them to "stay off of social media" to provide their constituents with a "level playing field." Many examples were discussed.

Mr. Taylor said the Planning and Zoning Commission and the City Council can hold a joint public hearing, but it is never a good idea. It is time efficient, but a divided method is best. The Planning and Zoning Commission should hold the first public hearing and make a recommendation to the City Council. This allows the Council to make a better, more informed decision.

The existing zoning ordinance and zoning map are the status quo, and are presumed valid and legitimately adopted. It is presumed philosophically and culturally appropriate for this community. Judges are required to presume its validity.

If there are facts at issue upon which reasonable minds might differ, the court cannot substitute its judgement for those of the locally elected or appointed decision makers.

In a zoning case, a court will look to see if any action looks arbitrary or capricious. They will look at comments on social media that look like there is prejudgment. If there are, any factual studies that were presented to support the decision the Commission made, the Court must presume that the Commissioners relied on that information to make their decision. He urged Commissioners to "learn the benefit of silence." They must make decisions based on fact, not on emotions. He added, "it won't get better with an explanation."

Subdivision regulations come from a different State enabling Act, Chapter 212. It is a land design regulation, not use. Subdivision regulations regulate the division of land into tracts for the purpose of resale for any development or layout of lots, blocks, alleys or easements for improvements. You can subdivide by deed, by replat, by contract, by lease; if you are breaking up ownership; you are subdividing. Cities may adopt reasonable regulations how you lay out subdivisions by lots, blocks, street right-of-ways, alleys, easements, storm drains to ensure roadways, utilities and storm drains systems are inner connected and allow the City to grow in a reasonable manner. If a developer submits a subdivision that is consistent with your plan, you shall approve it. The case has to be heard in a public meeting, not a public hearing; it does not matter if they do not like it, if it is compliant with the regulations set forth in your ordinance, you have to approve it. The public hearing portion of it only happens if you are resubdividing (Replatting) an area that has already been subdivided and zoned for single-family residential purposes, five years prior to the resubmission. Subdivision is ministerial, the "trip wire" is when it is submitted, and when it is complete; you have thirty-day clocks from the time it is submitted to complete form. If a Planned Commission has not acted on it within thirty days, their approval is operational; you have approved it by inaction.

Mr. Taylor also advised Commission Members that they are subject to the Open Records Act and their notes and records are official records of the City and subject to public information requests. He warned them not to use their personal computers or cell phones.

The meeting was adjourned at 1:18 p.m.

PLANNING & ZONING COMMISSION MINUTES – MARCH 28, 2019



SECRETARY

CHAIRMAN



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

4.

Meeting Date: 04/16/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 7, 9, 15, 16 & 22)

List of Agenda Items:

7. * 2400 BLOCK NORTH HICKORY STREET

The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2400 block of North Hickory Street, being 0.9956 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Menjivar's Addition.

9. * 1900 BLOCK NORTH GRAND AVENUE & THE 1100 BLOCK FRISCO ROAD

The request of Austin College (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1900 Block of North Grand Avenue and the 1100 Block of North Frisco Road, being part of the J.B. McAnair Survey, Abstract No. 763 and all of Lots 1, 2, 3, and 4, Plat of J.S. Hefner's Division, containing 6.033 acres, as follows:

Planning and Zoning Commission

Replat approval of Austin Hawthorn Addition, a Repat of Lots 1, 2, 3 & 4, Plat of J.S. Hefner's Division of 2.11 acres of J.B. McAnair Survey.

15. * 1000 SOUTH GRIBBLE STREET

The request of Equity Trust Co. (Owner), Kalena Cook (Representative) and Owens Land Surveying (Surveyor) concerning the property located at 1000 South Gribble Street, being 2.432 acres in the G. B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Opel Addition.

16. * 1200 BLOCK SOUTH AUSTIN STREET & 400 BLOCK OF WEST DULIN STREET

The request of Ramiro & Letica Alvarez (Owners) and Preston Trail Land Surveying, (Surveyor) concerning the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street, being all of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition, containing 0.764 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Replat approval of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition.

22. * 2105 S. FM 1417 (HERITAGE PARKWAY)

The request of Sherman Storage 1, LLC and RCH Sherman TIC LLC (Owners), Mike Seery (Applicant) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2105 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA Addition, as follows:

Planning and Zoning Board

Site plan approval for the addition of a self-storage facility.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5820 & 5922 TEXOMA PARKWAY

The request of Patterson Investment Properties LP (Owners) Jimmy Young (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 5820 and 5922 Texoma Parkway, being 5.52 acres in the Daniel C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 including all of Block 1 of Sherman Mini Warehouse Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal exterior façade with brick wainscot in lieu of the required masonry for an ice vending machine kiosk in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for an Ice Vending Machine Kiosk.

Background:

The property is located at 5820 and 5922 Texoma Parkway between Woodlake Road and FM 691. The property is zoned a C-2 (General Commercial) District. The applicant would like to place an ice vending machine kiosk at this location. He is also requesting an exception to allow masonry wainscot as the exterior facade of the kiosk.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Patterson Investment Properties LP (Owners)

Jimmy Young (Applicant)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

0

Attachments

Location Map

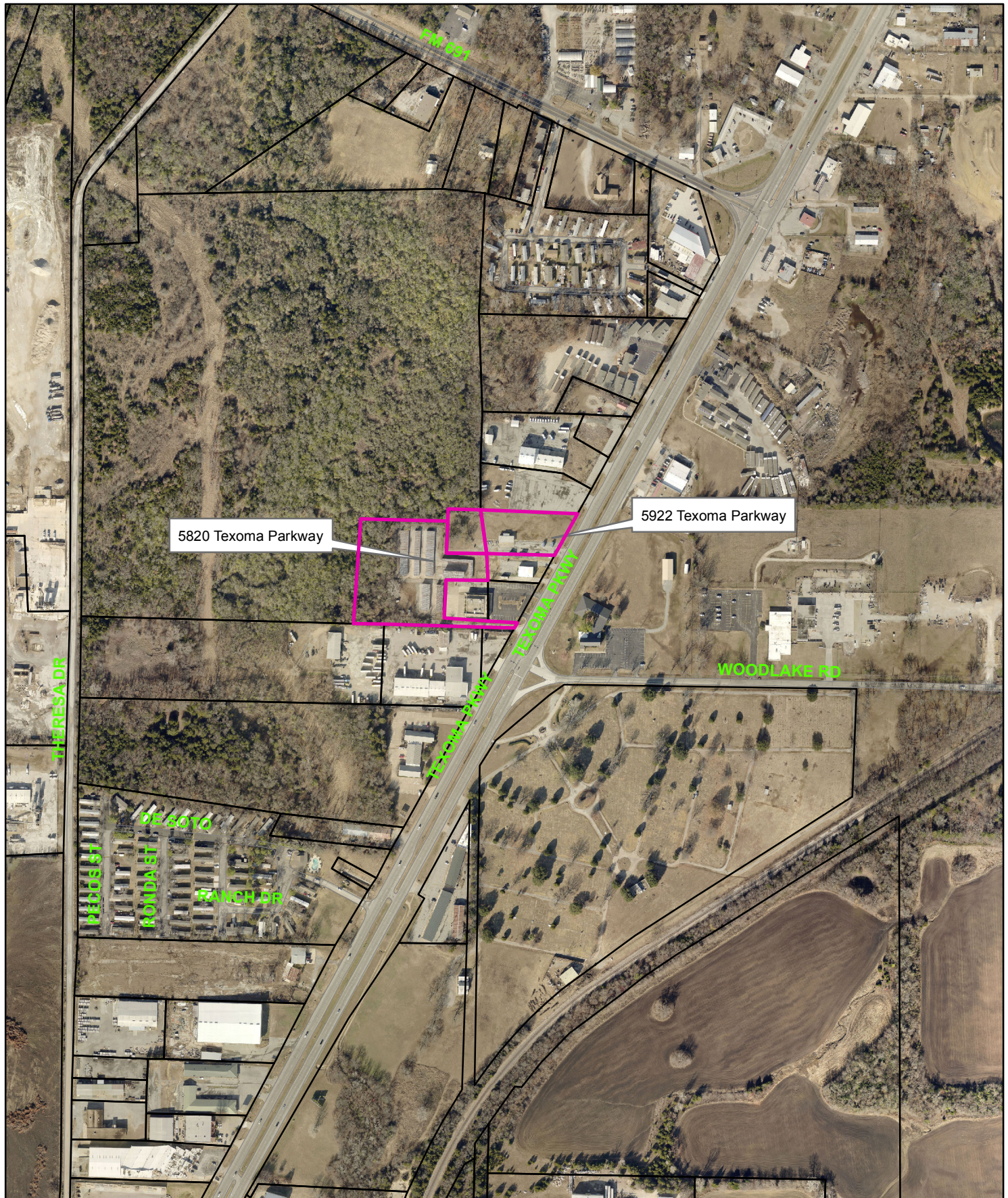
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

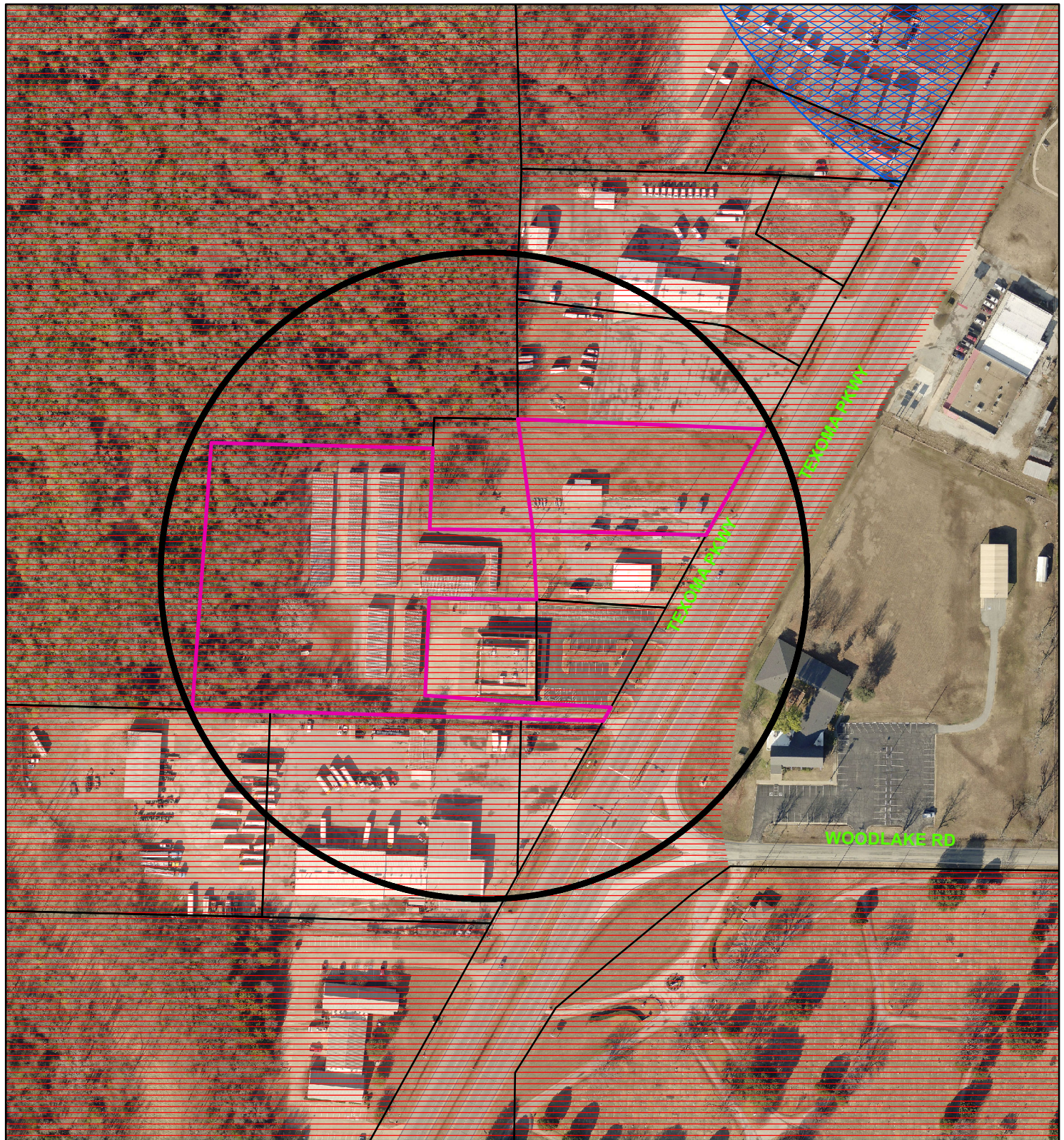


5820 & 5922 Texoma Parkway



NOT TO SCALE

1 in = 500 ft



Zoning - 5820 & 5922 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- 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

5820 Texoma Parkway



5922 Texoma Parkway

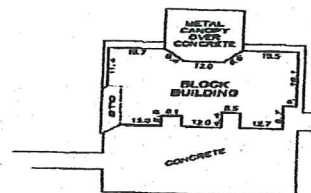


CLP SURVEY
1097

1375 AC
TEXOMA AREA
PARATRANSIT SYSTEM, INC
VOL 3084 PG 384
O.P.R.G.T.

JAMES B. SHANNON SURVEY
ABST. NO. 1085

DETAIL
SCALE ~ 1" = 30'



**SEE LEGAL DESCRIPTION
ATTACHED**

I, James R. Moret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground. Said survey was performed without benefit of Title Examination, and no certification is made regarding the existence or effect of any easements, rights of way, covenants, appurtenances, or encumbrances embraced by the subject property.

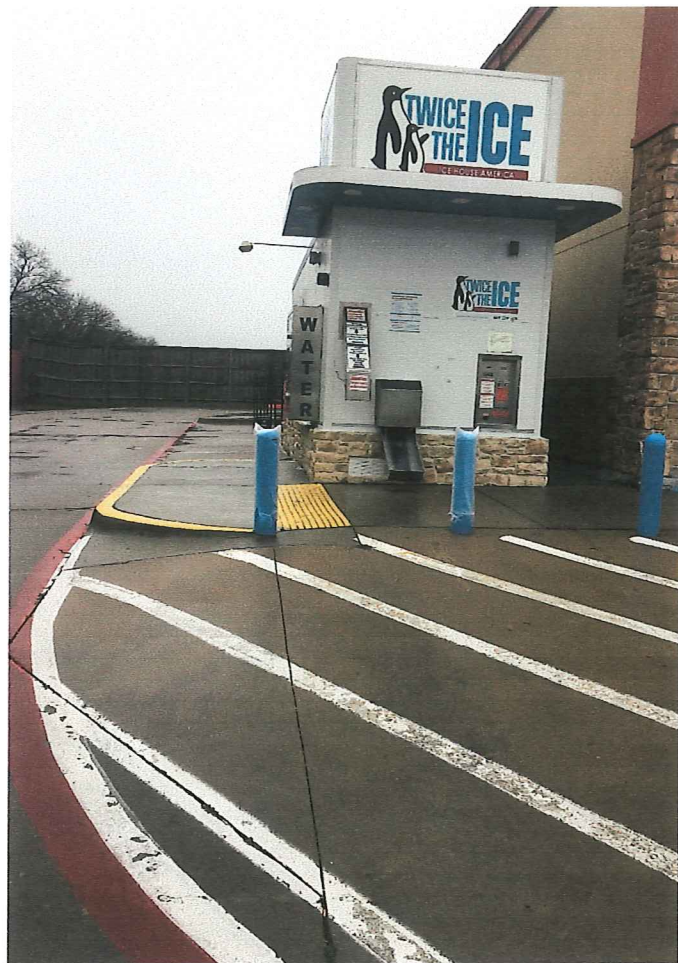
James R. Moret
Registered Professional
Land Surveyor No. 5433
1-24-17



SCALE
1" = 60'

UNDERWOOD
DRAFTING & SURVEYING

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



STAFF REVIEW LETTER

April 9, 2019

Patterson Investment Properties, LP
PO Box 243
Colbert, OK 74733

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

Jimmy Young
1133 Preston Road
Denison, TX 75020

Dear Applicants,

The request for site plan approval for an ice vending machine kiosk for the property located at 5820 and 5922 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
5. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

P&Z Meeting – April 16, 2019 – 5820 & 5922 Texoma Parkway - Site Plan

CC:	Robby Hefton, City Manager Mark Gibson, Director of Utilities Clint Philpott, P.E., Director of Engineering Amber Doan, Engineering Coordinator	Billy Hartsfield, Fire Marshal Brandon Shelby, City Attorney Steve Ayers, Asst. City Manager
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**Planning & Zoning Commission and Board of
Adjustments**

6.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

614 EAST LAMBERTH ROAD

The request of J Toland's Continental Stylists (Owners), Barbie Wright (Representative) and Olga Kladova (Applicant) concerning the property located at 614 East Lamberth Road, being Lot 1, Block 4, Dr. J.H. Carraway's 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 micro-blading/permanent make up in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 614 East Lamberth Road; the southwest corner of Lamberth Road and Masters Street. J Toland's Continental Stylists is the tenant. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1 (75 & 82) Overlay District. Olga Kladove would like to perform microblading and permanent makeup for their customers. She will be using a fine blade to draw hair strokes on the eyebrow area for microblading and using a machine to fill in eyebrows, lips and apply eyeliner with a chosen color for permanent makeup. The treatment is semi-permanent and typically last 1-3 years.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

J Toland's Continental Stylists (Owners)

Barbie Wright (Representative)

Olga Kladova (Applicant)

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:

10

Objections Received:

0

Attachments

Location Map

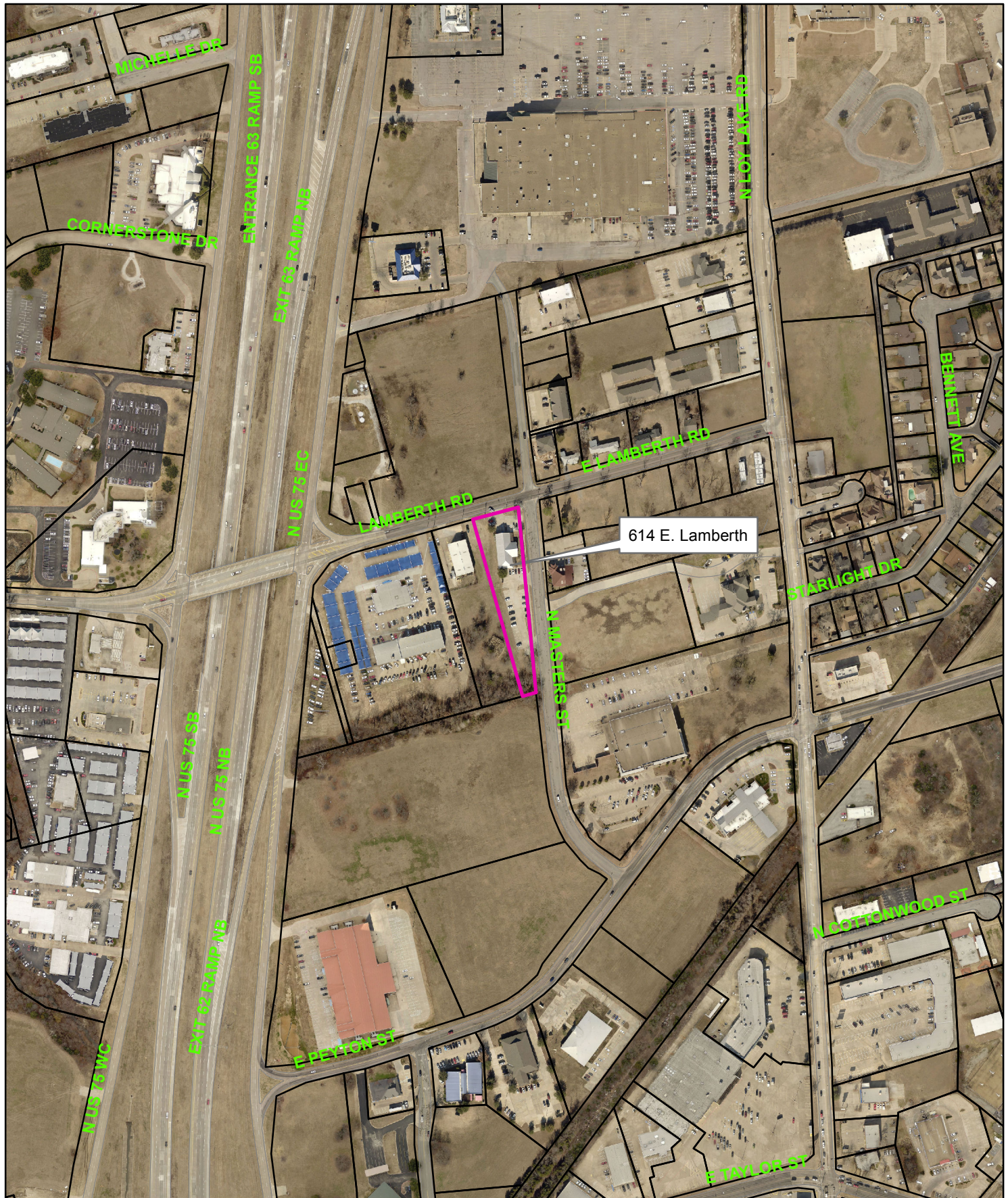
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

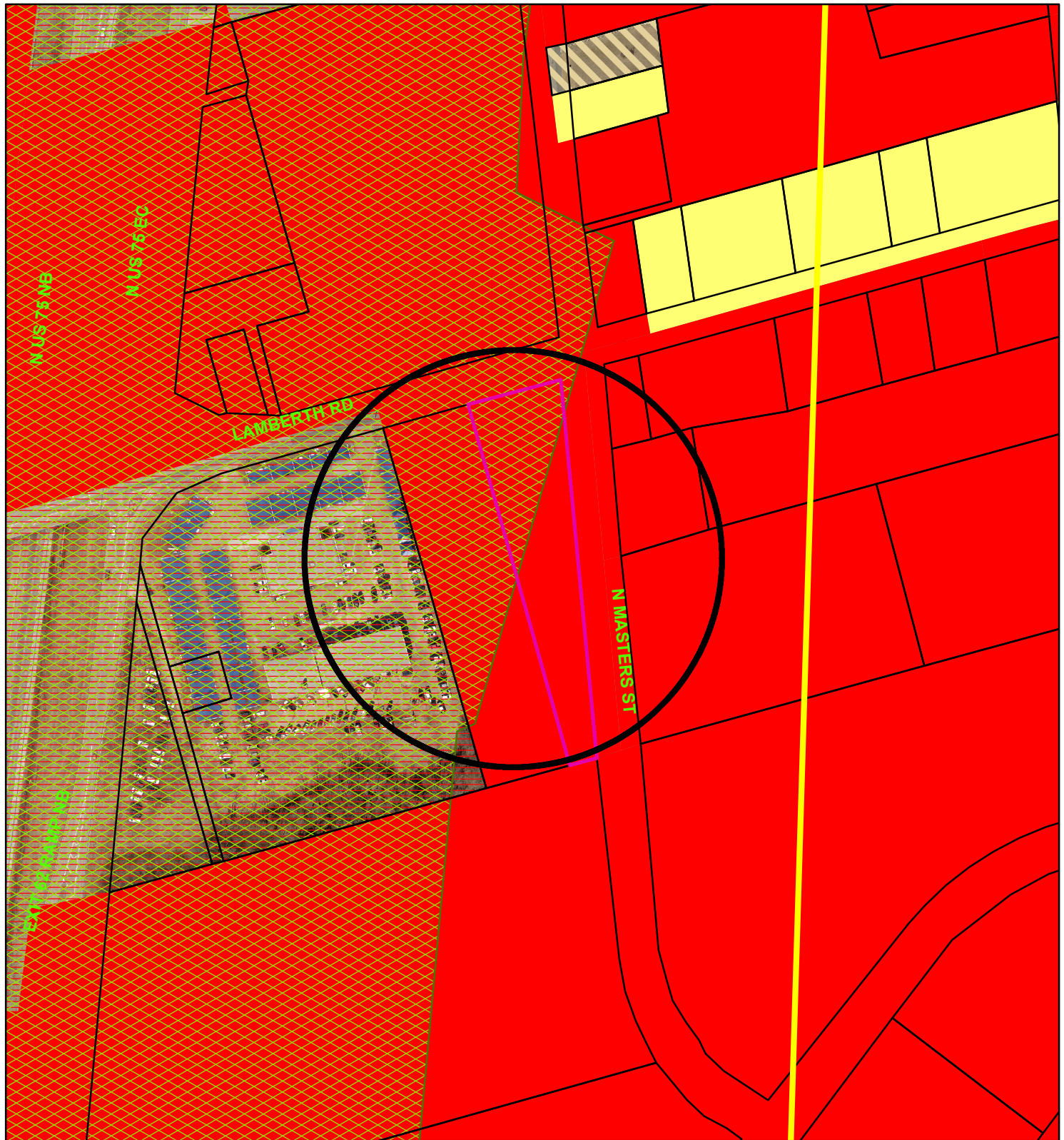


614 East Lamberth Road



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 614 E. Lamberth Road

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_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- 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



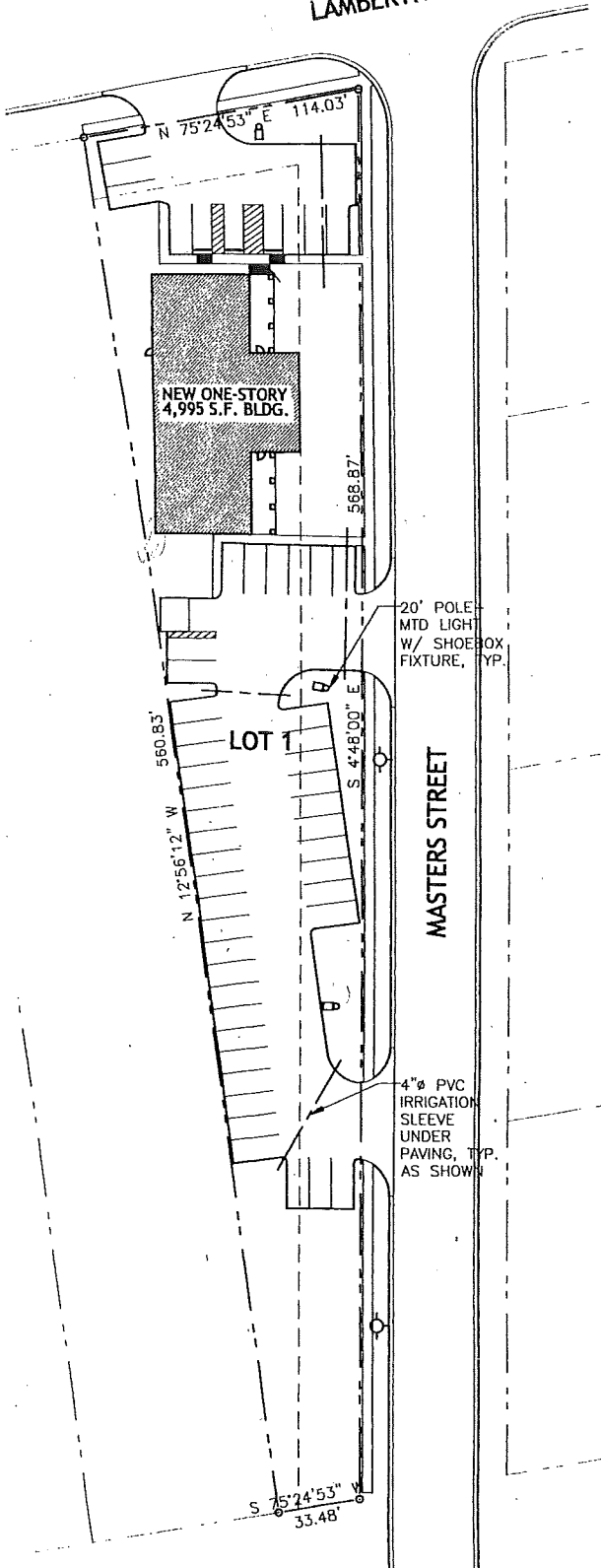
NOT TO SCALE

1 in = 207 ft

614 E. Lamberth Street



LAMBERTH ROAD



GENERAL MEP SITE PLAN NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE ON SAME CIRCUIT & SWITCHED WITH AN ELECTRONIC PHOTO EYE & TIMER.
2. POLE MOUNTED LIGHT FIXTURES SHALL BE 300W METAL HALIDE.
3. PROVIDE 4" PVC IRRIGATION SLEEVES IN LOCATIONS SHOWN ON THIS PLAN.
4. PROVIDE A 2" DOMESTIC WATER METER IN LOCATION APPROVED BY THE CITY OF SHERMAN.



M.E.P. SITE PLAN
SCALE: 1" = 60'-0"

REVISED 10.28.05 PER CITY OF SHERMAN COMMENTS

11
14
05

TEXAS DESIGN WORKS

1237 CAVE ROAD, SHERMAN, TEXAS 75090
P. 903.870.9708 txdsgnwrks@juno.com



**J. TOLAND'S
CONTINENTAL STYLIST**

614 LAMBERTH ROAD, SHERMAN, TEXAS 75090

SHEET NO.

A1.1



STAFF REVIEW LETTER

April 9, 2019

Barbie Wright
614 E. Lamberth Rd.
Sherman, TX 75090

Olga Kladova
1600 W. Heron St.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow micro-blading/permanent make up in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 614 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Lamberth Road or Masters Street right-of-way.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
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.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2400 BLOCK NORTH HICKORY STREET**

The request of Jose Menjivar (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2400 block of North Hickory Street, being 0.9956 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Menjivar's Addition.

Background:

The property is located in the 2400 block of North Hickory Street between Lamberth Road and Pelton Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Jose Menjivar (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

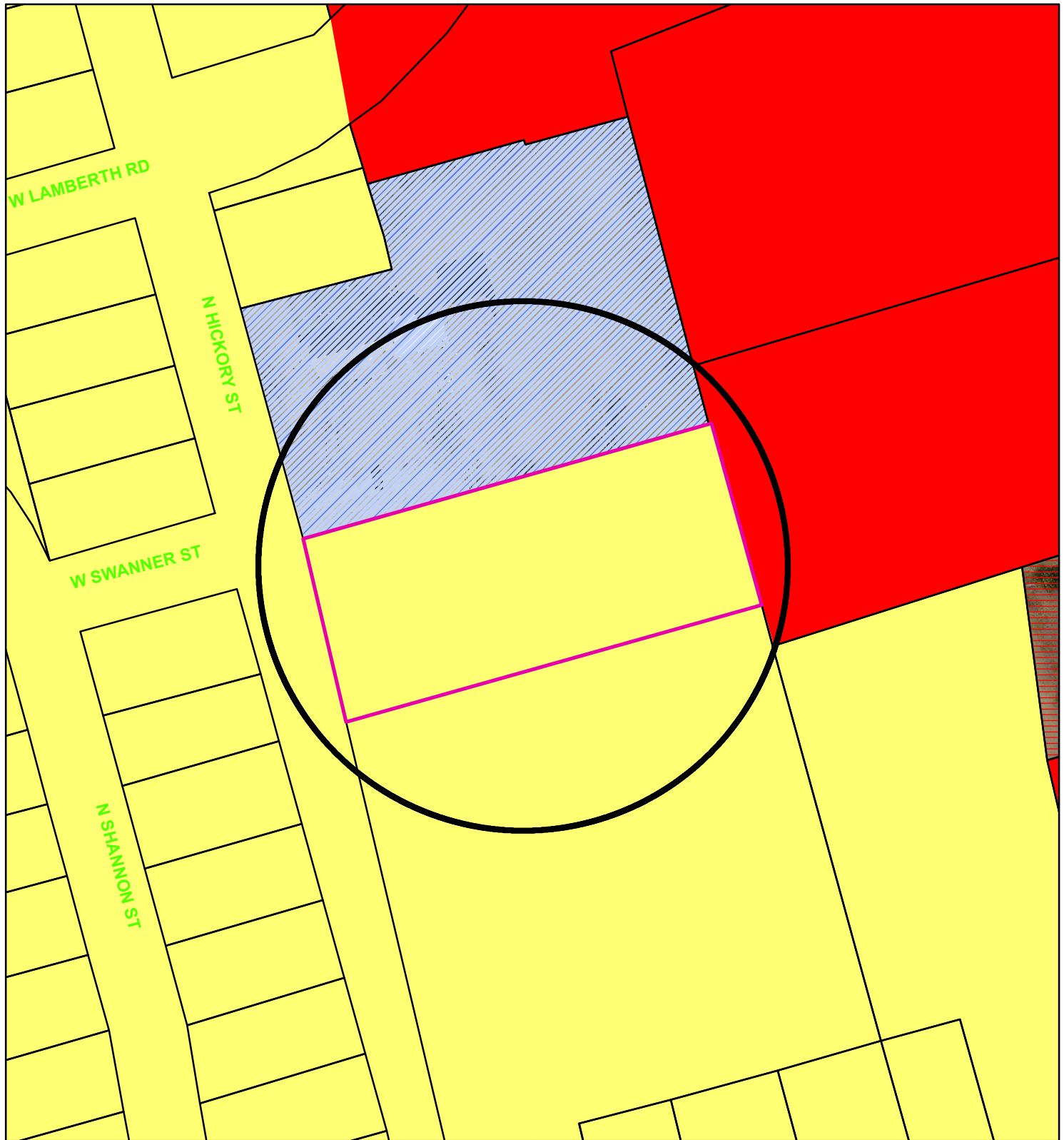
Attachments

Location Map

Zoning Map

Menjivars's Addition

Staff Review Letter



Zoning - 2400 Block N. Hickory Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

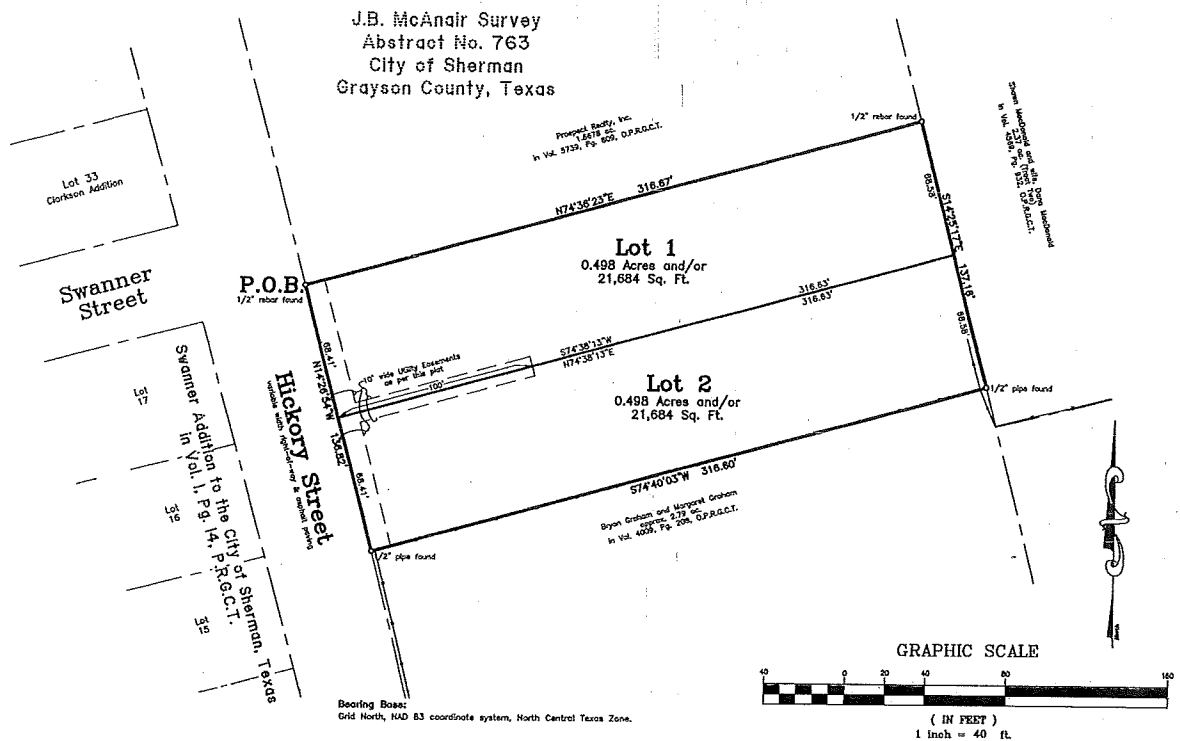
Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- 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





Menjivar's Addition to the City of Sherman, Texas 0.996 acres in the J. B. McAnair Survey Abstract No. 763

General Notes:

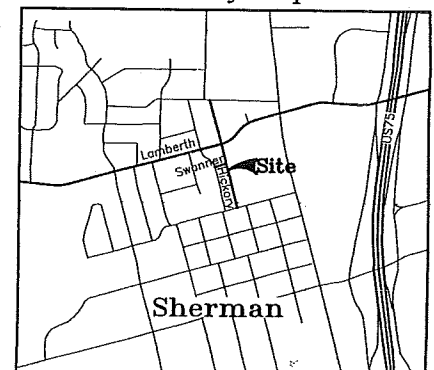
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Services.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the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

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

Job No. CGS440319

Owner:
Jose Antonio Menjivar
P.O. Box 272
Sherman, Texas 75091

Vicinity Map





STAFF REVIEW LETTER

April 9, 2019

Jose Antonio Menjivar
P.O. Box 272
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat of Menjivar's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Water Pro-Rata will be due at the time of development.
6. City Sewer Main must be extended to the southern line of the subject property to serve the development. Sewer capacity shall be verified for proposed use.
7. Remove 10' Utility Easement from between Lots 1 and 2. 10' Utility Easement shall only run along Hickory Street.
8. Metes and bounds description must match drawing.
9. Development Agreement required for Public Infrastructures.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 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
Billy Hartsfield, 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

8.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1803 EAST MAY STREET

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Glenda Hunter (Owner)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

Location Map

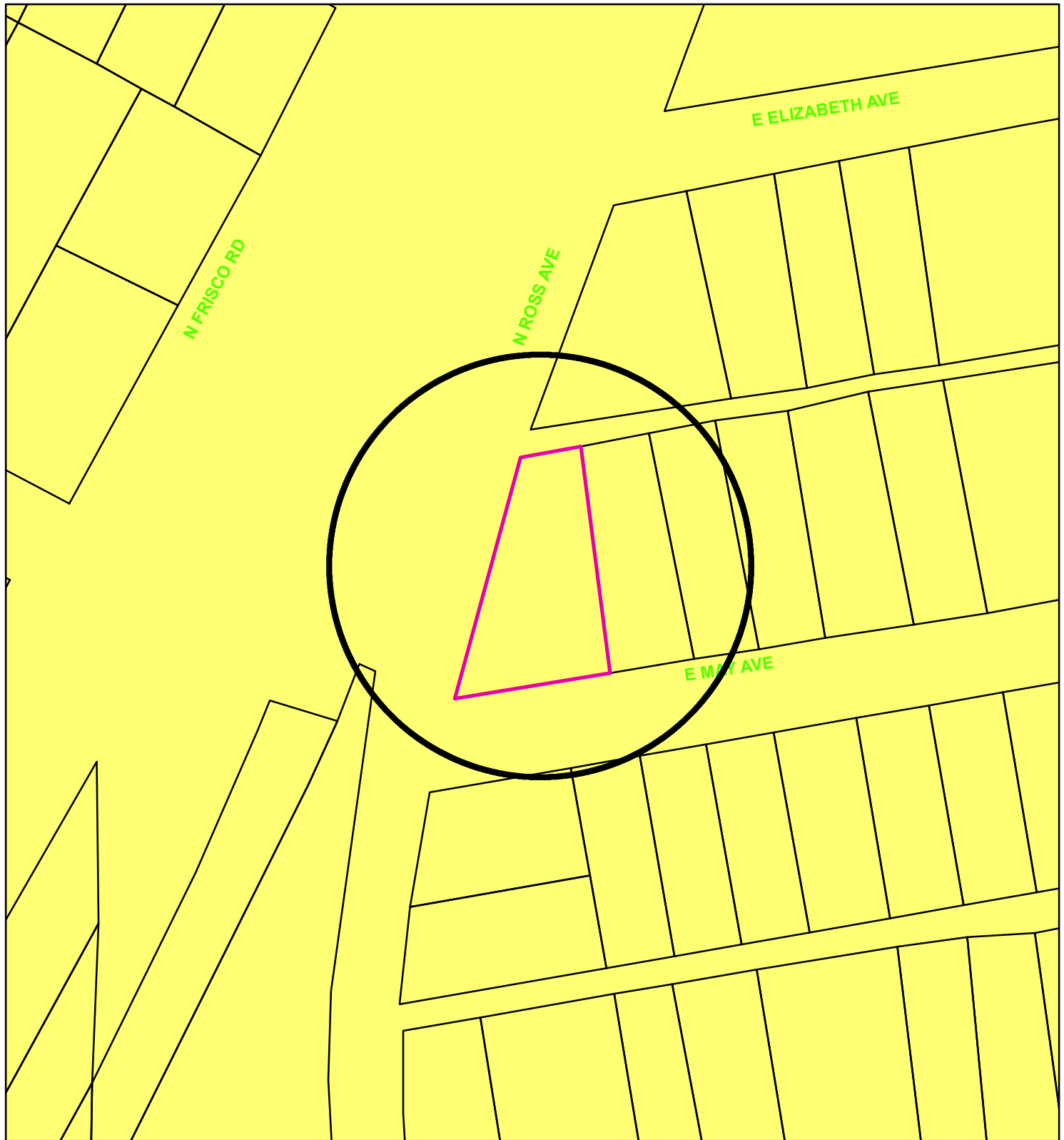
Zoning Map

Zoning Sign Photo

Site Plan

Staff Review Letter

City of Sherman, Texas
Developmental Services Department



Zoning - 1803 E. May Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

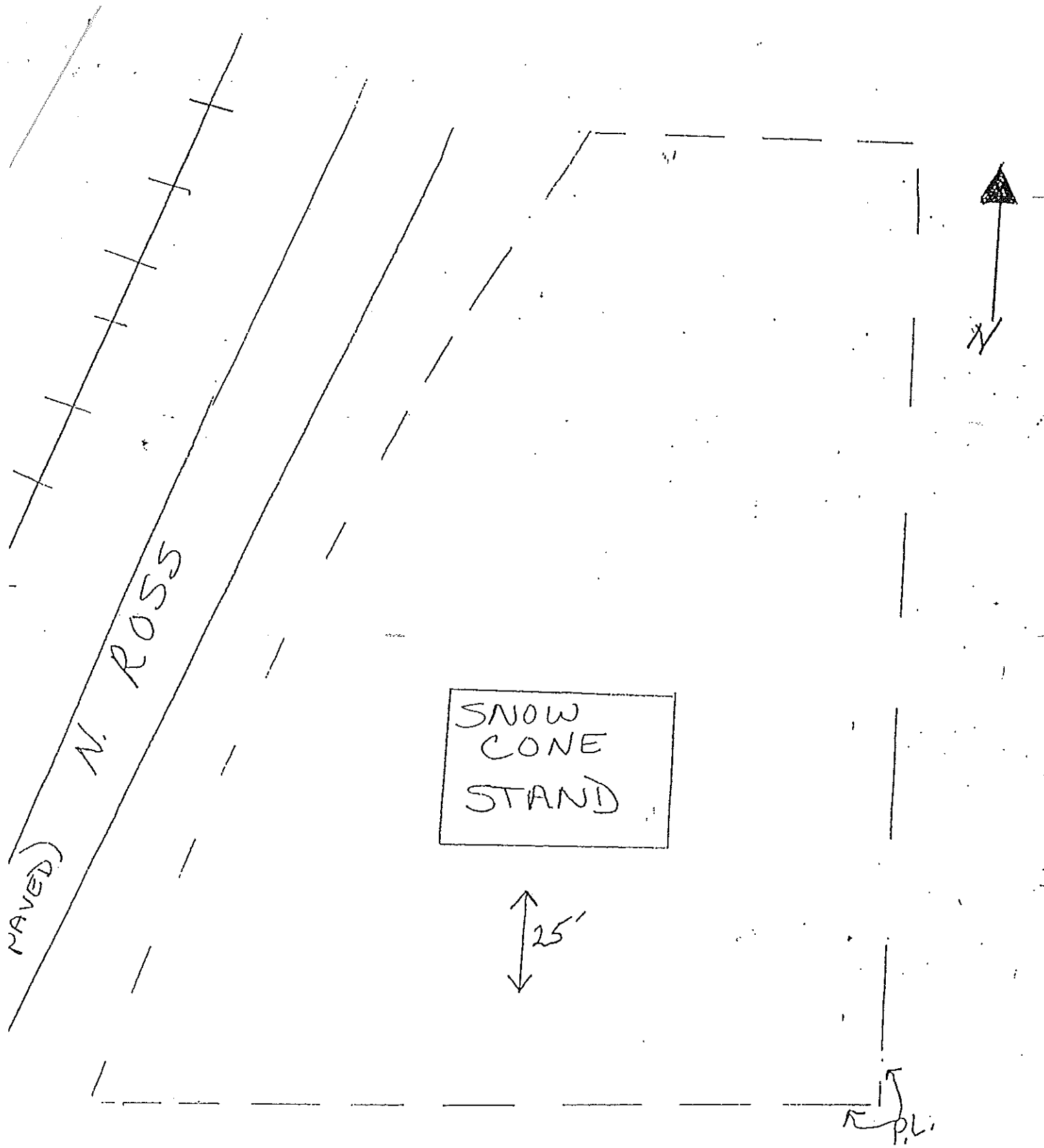
- Unknown
- BIP - Blalock Industrial Park
- C-1 Retail Business District

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



1803 E. May Street





E. MAY

STAFF REVIEW LETTER

April 9, 2019

Glenda Hunter
1814 E. May St.
Sherman, TX 75090

Dear Applicants,

The request for renewal of a Temporary Use Permit to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District for the property located at 1803 East May Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1900 BLOCK NORTH GRAND AVENUE & THE 1100 BLOCK FRISCO ROAD**

The request of Austin College (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1900 Block of North Grand Avenue and the 1100 Block of North Frisco Road, being part of the J.B. McAnair Survey, Abstract No. 763 and all of Lots 1, 2, 3, and 4, Plat of J.S. Hefner's Division, containing 6.033 acres, as follows:

Planning and Zoning Commission

Replat approval of Austin Hawthorn Addition, a Replat of Lots 1, 2, 3 & 4, Plat of J.S. Hefner's Division of 2.11 acres of J.B. McAnair Survey.

Background:

The property is located in the 1900 Block of North Grand Avenue and the 1100 Block of Frisco Road. The property is zoned an M-1 (Light Manufacturing) District. The owner would like to plat the property into two lots for development.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Austin College (Owner)

Helvey-Wagner Surveying, Inc. (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.

and

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

Number of notices mailed:

Not required.

Objections Received:

0

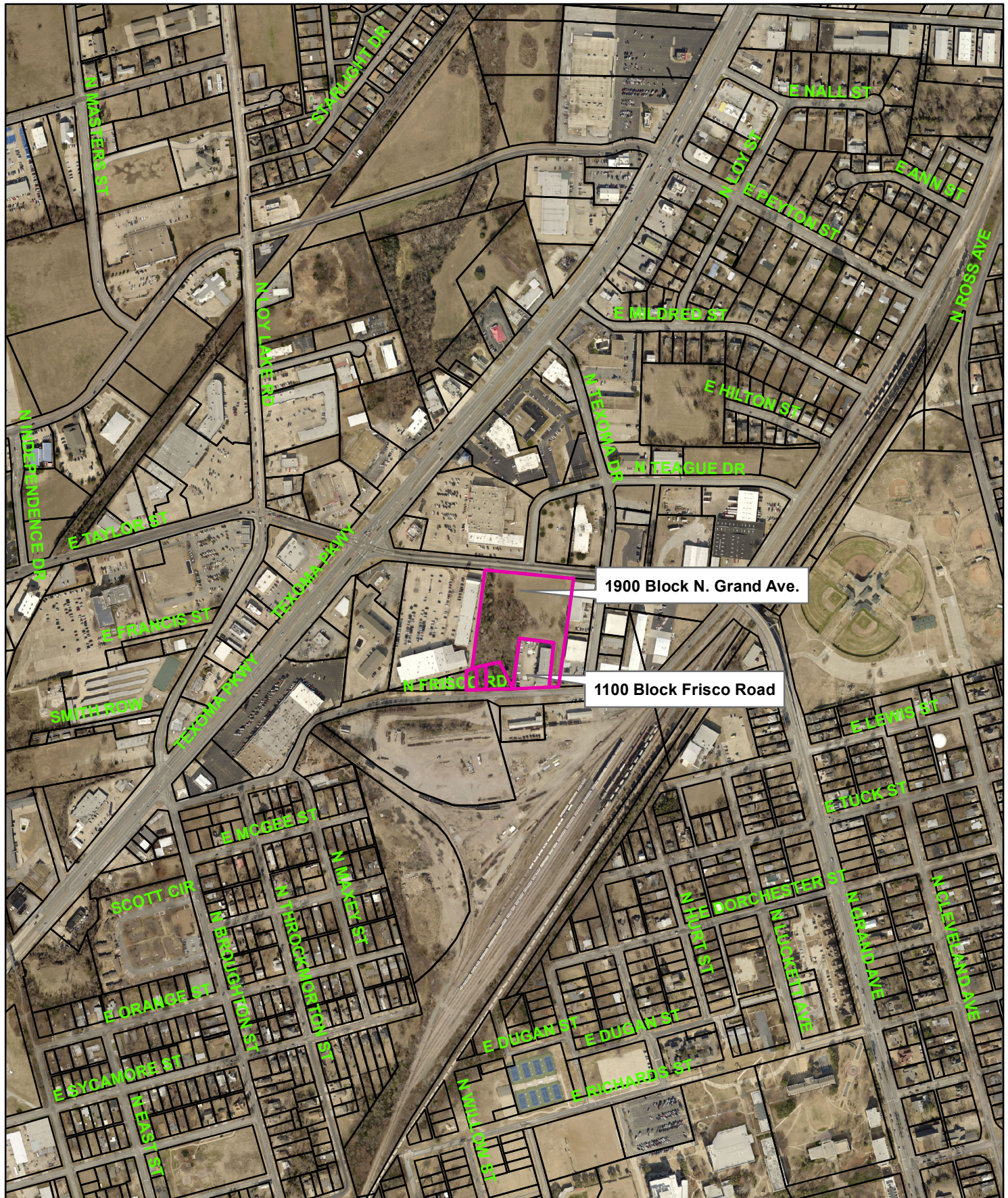
Attachments

Location Map

Zoning Map

Austin Hawthorn Replat

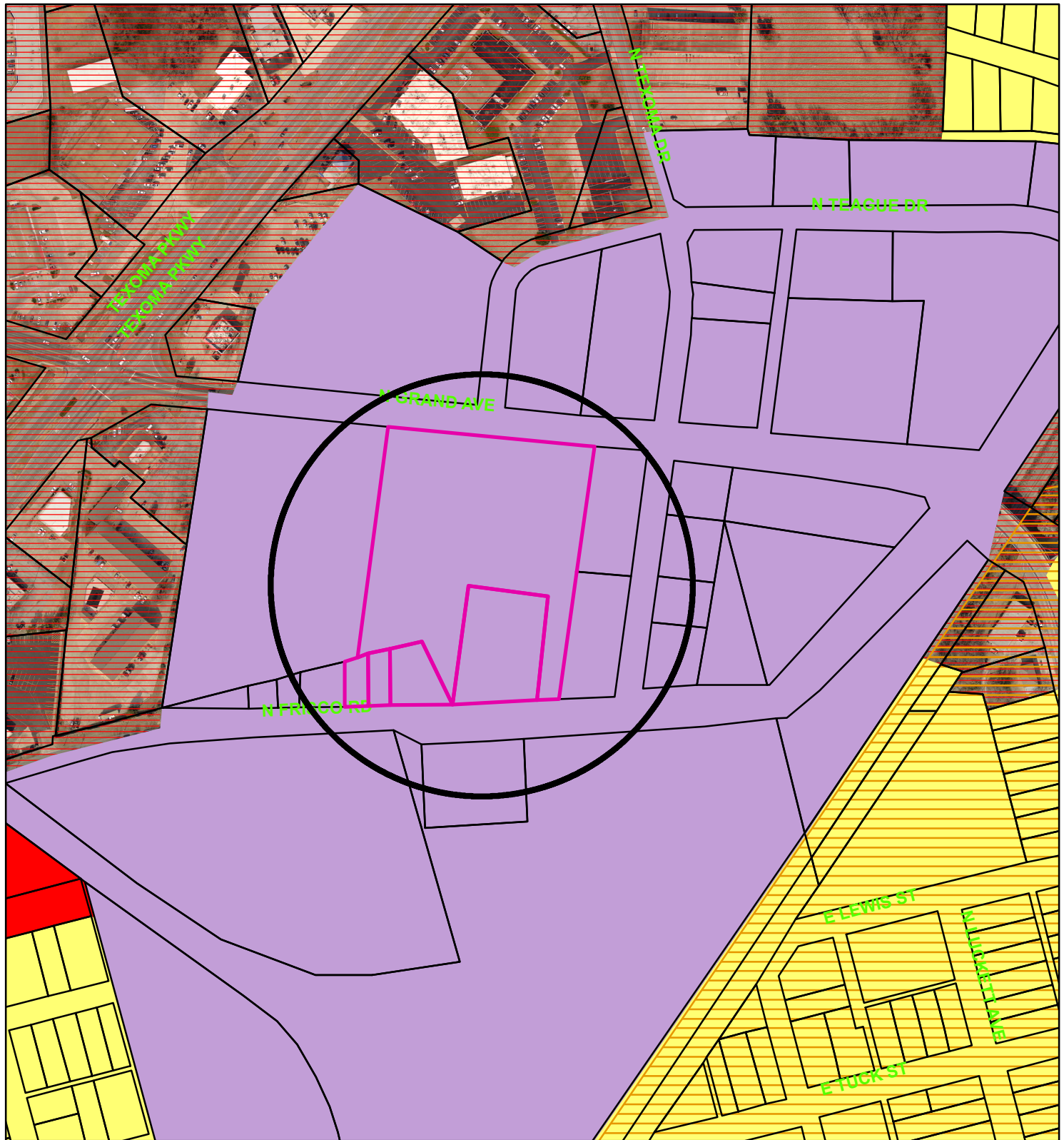
Staff Review Letter



1900 Blk. N. Grand Ave & 1100 Blk. Frisco Rd.



1 in = 662 ft



Zoning - 1900 Blk. N. Grand Ave. & 1100 Blk. N. Frisco Rd.

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SHERMIGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SHERMIGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Balalock 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

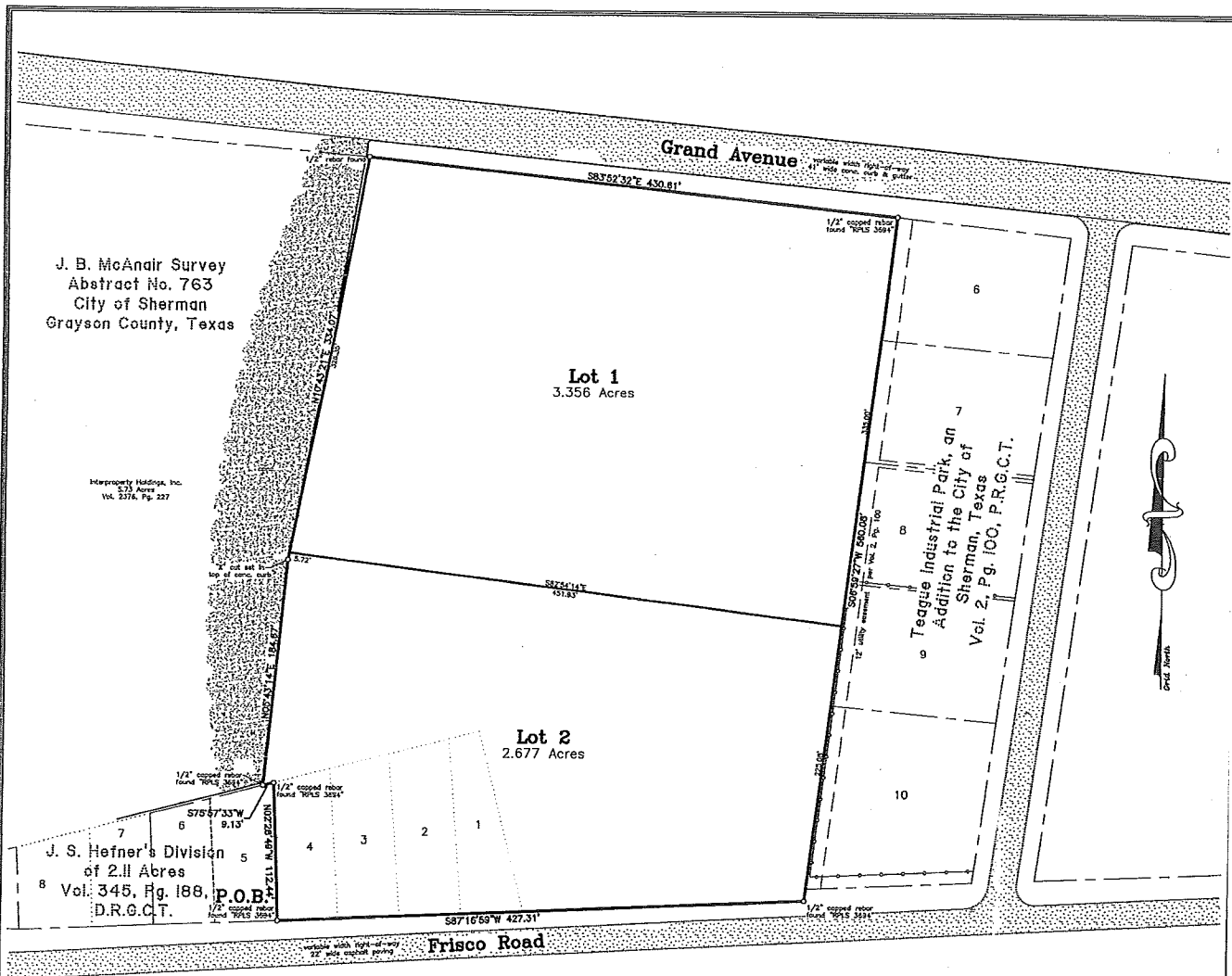


NOT TO SCALE

1 in = 300 ft



City of Sherman, Texas
Developmental Services Department



Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived
by survey-grade Global Positioning System. All
distances shown hereon are ground distances.

Austin Hawthorn Addition to the City of Sherman, Texas

(being a Replat of Lots 1, 2, 3 and 4, Plat J. S. Hefner's Division of 2.11 Acres of J. B. McAnair Survey, as per plat recorded in Vol. 345, Pg. 188, Deed Records, Grayson County, Texas and all of the 5.44 Acre tract adjoining said Lots to the East and North)

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Neither the City of Sherman nor Grayson County will be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100250 F, Revised Date: September 28, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

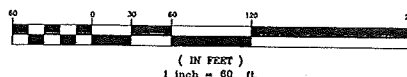
6.033 Acres

in the
J. B. McAnair Survey
Abstract No. 763

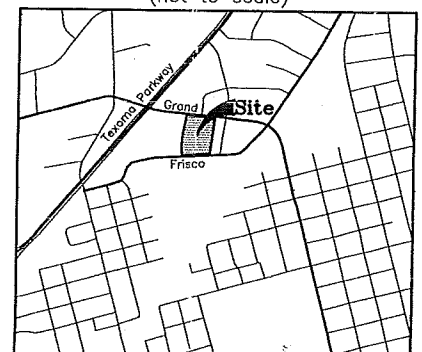
Owner:
Austin College
900 N. Grand Avenue
Sherman, Texas 75090

Job No. CGS410319

GRAPHIC SCALE



Location Map
(not to scale)





STAFF REVIEW LETTER

April 9, 2019

Austin College
900 N. Grand Avenue
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Austin Hawthorn Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat. This includes Texoma Drive.
5. Dedicate a 10' Utility Easement along Grand Avenue and Frisco Road.
6. Water and Sewer Pro-Rata will be due upon development of Lot 1.
7. Metes and bounds description must match drawing.
8. Privately owned and maintained detention in accordance with City criteria will be required as the site develops. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 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
Billy Hartsfield, 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: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

212 NORTH CLEVELAND AVENUE

The request of Danny Fuller (Owner), Joshua Fuller (Applicant) and Jeremy W. Bullard Design Studio, LLC (Architect) concerning the property located at 212 North Cleveland Avenue, being the south 22' of Lots 6 & 7 and the north 20' of Lot 8, Block 32, College Park Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 5' side yard setback on the north property line in lieu of the required 9'2" for a duplex in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 212 North Cleveland Avenue between Chaffin and Pecan Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a duplex at this location, there will be two bedrooms per unit. The exterior facade will be hardy board siding. They are also requesting a variance to allow a 5' side yard setback on the north property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Danny Fuller (Owner)

Joshua Fuller (Applicant)

Jeremy W. Bullard Design Studio, LLC (Architect)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

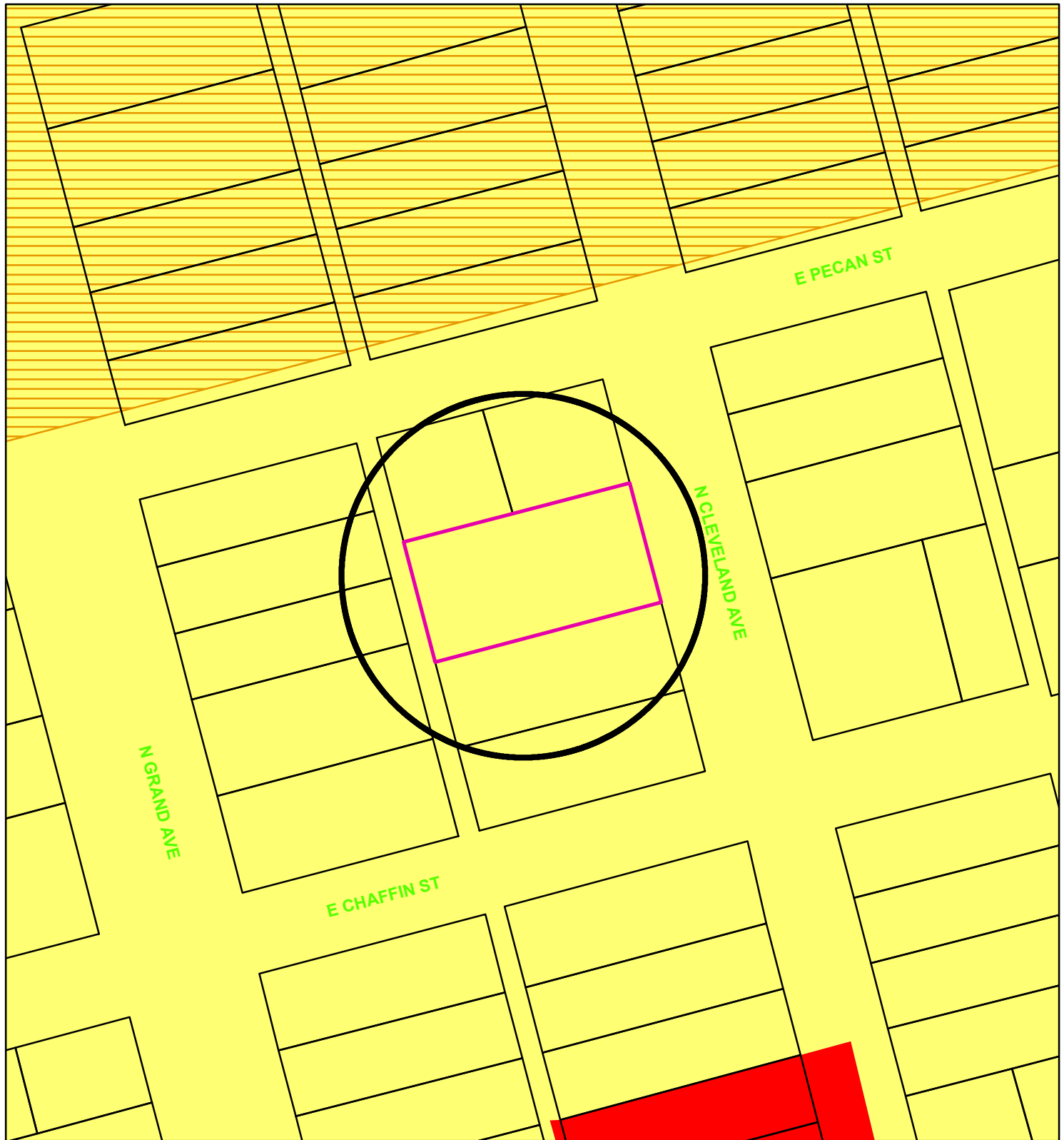
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



Zoning - 212 N. Cleveland Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

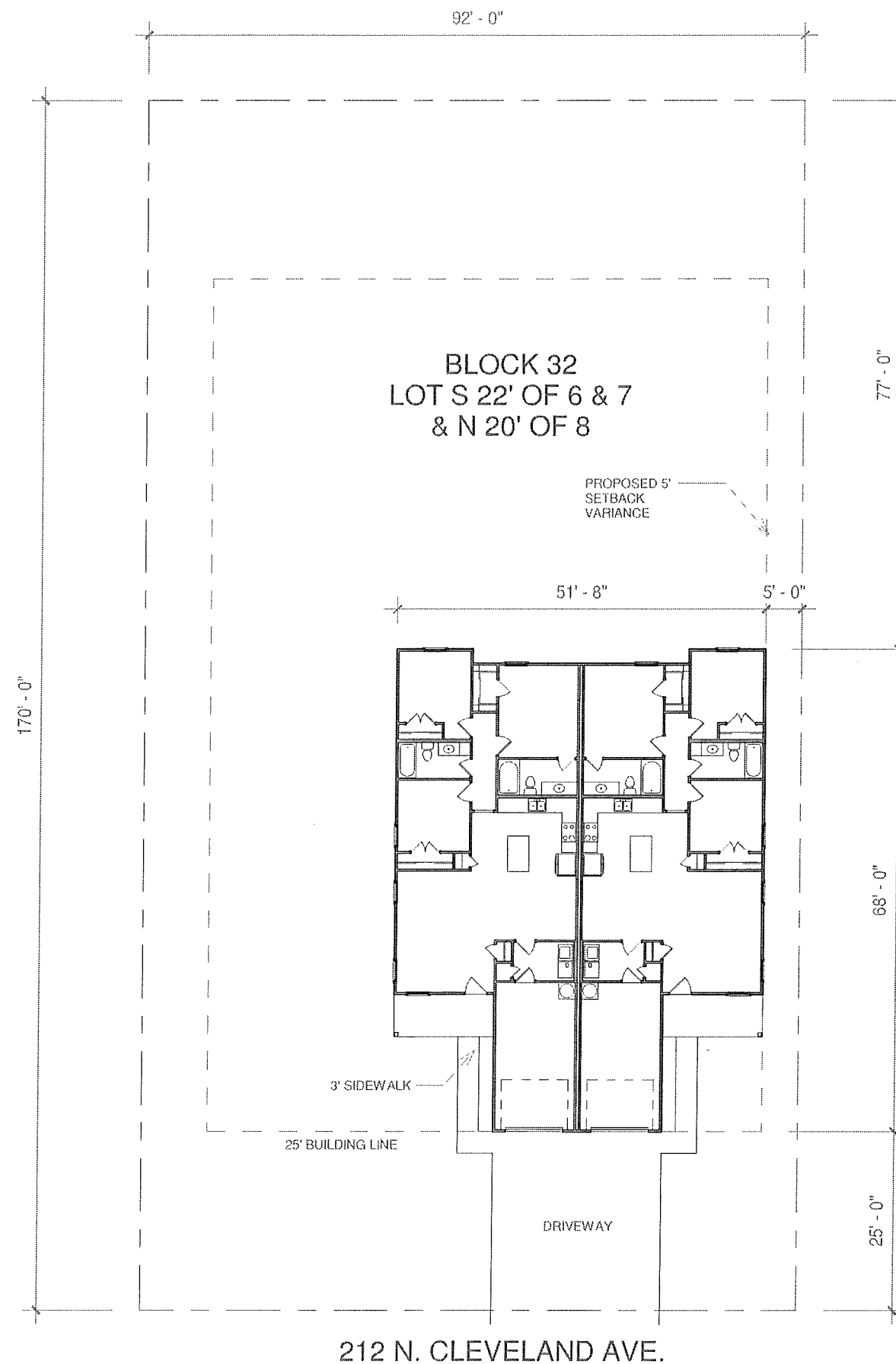
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



NOT TO SCALE

1 in = 100 ft

A photograph showing a residential area with a large, dark, muddy area in the foreground, possibly a flood or construction site. A small white sign is visible in the middle ground. In the background, there are several houses and trees. The sign in the foreground reads: "FLOOD DAMAGE", "FLOOD DAMAGE", "FLOOD DAMAGE", "FLOOD DAMAGE", "FLOOD DAMAGE". The background shows a row of houses with red roofs and bare trees, suggesting a winter or early spring setting. The sky is blue with some clouds.

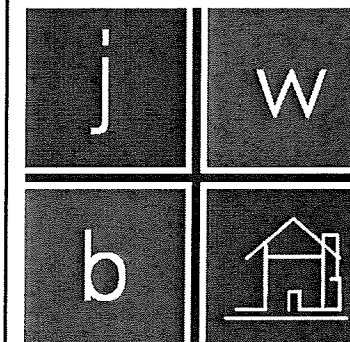


212 N. CLEVELAND AVE.

1 SITE PLAN
1" = 20'-0"

Managed By: JWB

Date: 03/18/19



**JEREMY W. BULLARD
DESIGN STUDIO, LLC**

306 W. Main Street
PO Box 593
Gunter, Texas 75058
903.821.8941
jwbullard@yahoo.com
www.jwbdesignstudio.com

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shall not be used or reproduced in
any form without authorization.

DANNY FULLER
212 N. CLEVELAND
SHERMAN, TX.
19334-R3

SITE PLAN

B4 Scale: 1" = 20'-0"

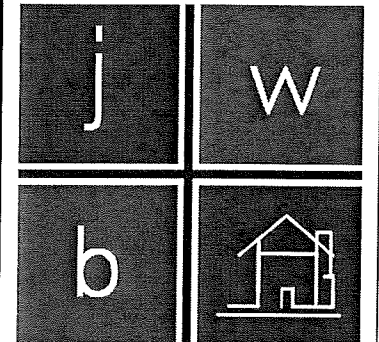


① FRONT ELEVATION BROCHURE
1/8" = 1'-0"



Managed By: JWB

Date: 03/18/19



**JEREMY W. BULLARD
DESIGN STUDIO, LLC**

306 W. Main Street
PO Box 593
Gunter, Texas 75058
903.821.8941
jwbullard@yahoo.com
www.jwbdesignstudio.com

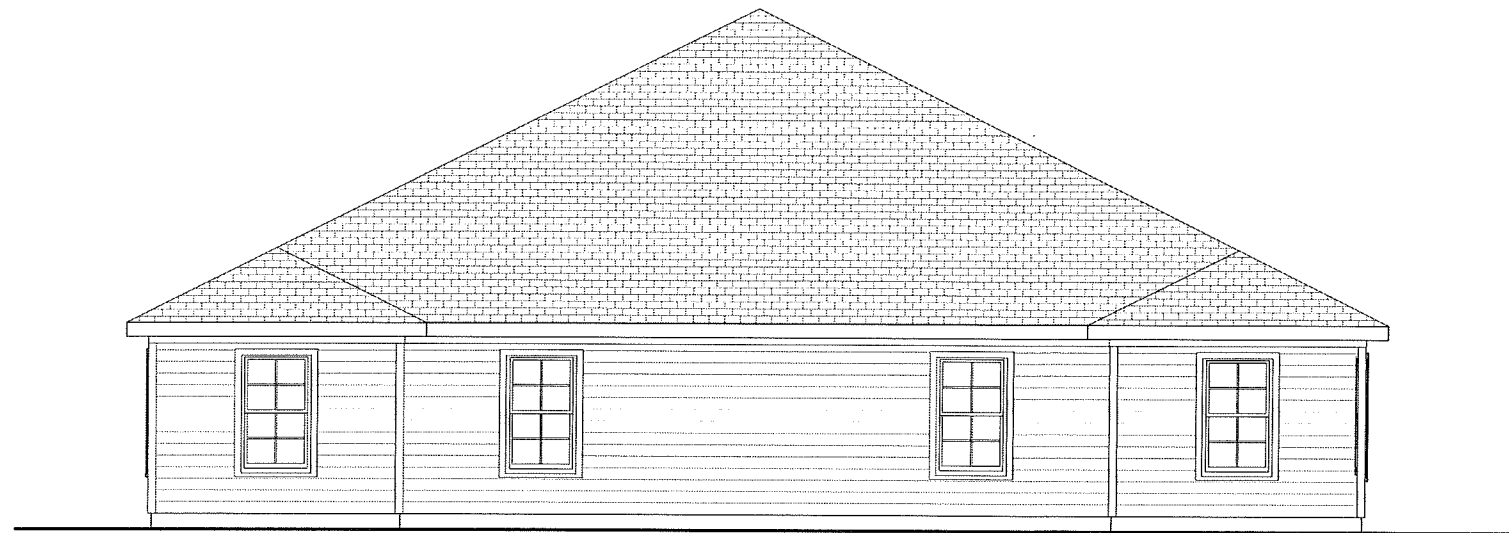
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shall not be used or reproduced in
any form without authorization.

DANNY FULLER
212 N. CLEVELAND
SHERMAN, TX.
19334-R3

ELEVATIONS

B1 Scale: 1/8" = 1'-0"

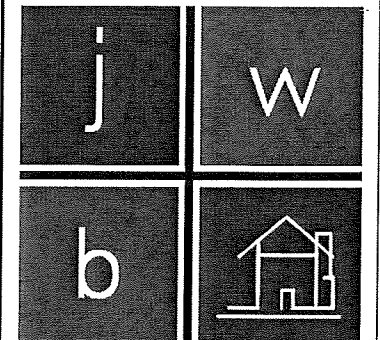


① REAR ELEVATION Brochure
1/8" = 1'-0"



Managed By: JWB

Date: 03/18/19



**JEREMY W. BULLARD
DESIGN STUDIO, LLC**

306 W. Main Street
PO Box 593
Gunter, Texas 75058
903.821.8941
jwbullard@yahoo.com
www.jwbdesignstudio.com

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shall not be used or reproduced in
any form without authorization.

DANNY FULLER
212 N. CLEVELAND
SHERMAN, TX.
19334-R3

ELEVATIONS

B2 Scale: 1/8" = 1'-0"

STAFF REVIEW LETTER

April 9, 2019

Danny Fuller
1610 Idlewood Dr.
Sherman, TX 75092

Joshua Fuller
107 Broken Bow Dr.
Gunter, TX 75058

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 212 North Cleveland Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, minimum two per unit; a parking space is considered to be 9' x 20'.
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. No structure will be permitted along existing lot lines. Platting of subject property may be required upon review of survey.
8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. The City of Sherman does not maintain alleys.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

110 EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of MKT Real Estate Holdings (Owners), Schulman MBG (Tenant), Craig Waldrum, SSC Sign & Lighting (Applicant) and Justin Barnabee, Chandler Signs (Sign Contractor) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lots 3 and 4, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow a 467 square foot, 60' tall multi-tenant freestanding sign along South Highway 75 and a 130 square foot, 12' tall multi-tenant monument sign, 18' from the FM 1417 (Vietnam Veterans Parkway) property line in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 110 East FM 1417 (Vietnam Veterans Parkway); the southeast corner of Highway 75 and FM 1417 (Vietnam Veterans Parkway); Schulman's Movie Bowl Grill is the proposed tenant. The owner would like to erect a 467 square foot freestanding multi-tenant sign along Highway 75 and a 130 square foot multi-tenant monument sign along FM 1417 (Vietnam Veterans Parkway).

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Blalock Commercial Overlay District

Blalock Industrial Park

Origination:

MKT Real Estate Holdings (Owners)

Schulman MBG (Tenant)

Craig Waldrum, SSC Sign & Lighting (Applicant)

Justin Barnabee, Chandler Signs (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.

and

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:

53

Objections Received:

0

Attachments

Location Map

Zoning Map

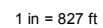
Zoning Sign Photo

Site Plan

Sign Elevations

Staff Review Letter

Letter from Douglass Distributing LTD





Zoning - 110 E. FM 1417 (Vietnam Veterans Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 300 ft

110 E. FM 1417 (Vietnam Veterans Parkway)



SITE PLAN

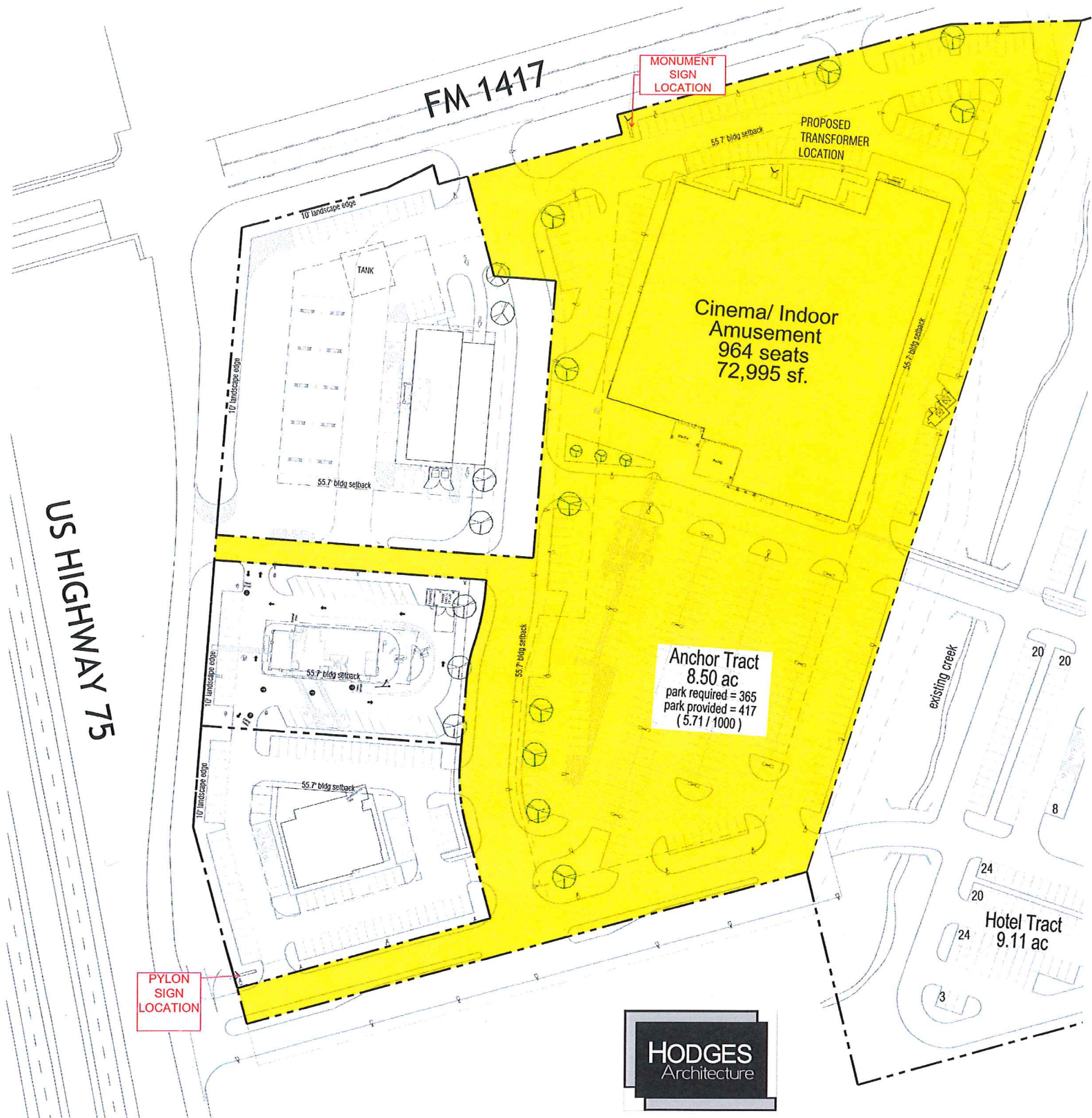
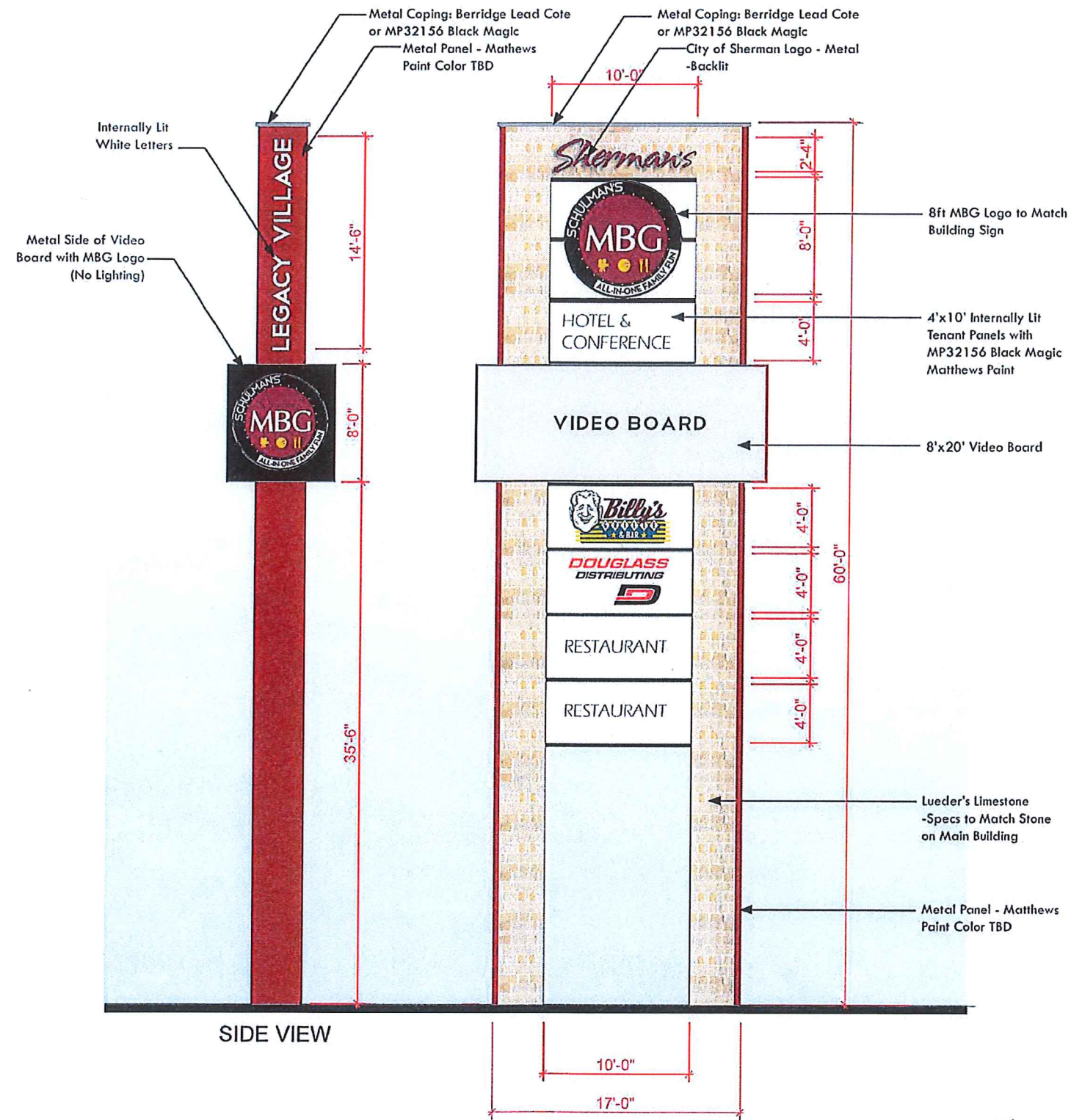


EXHIBIT A

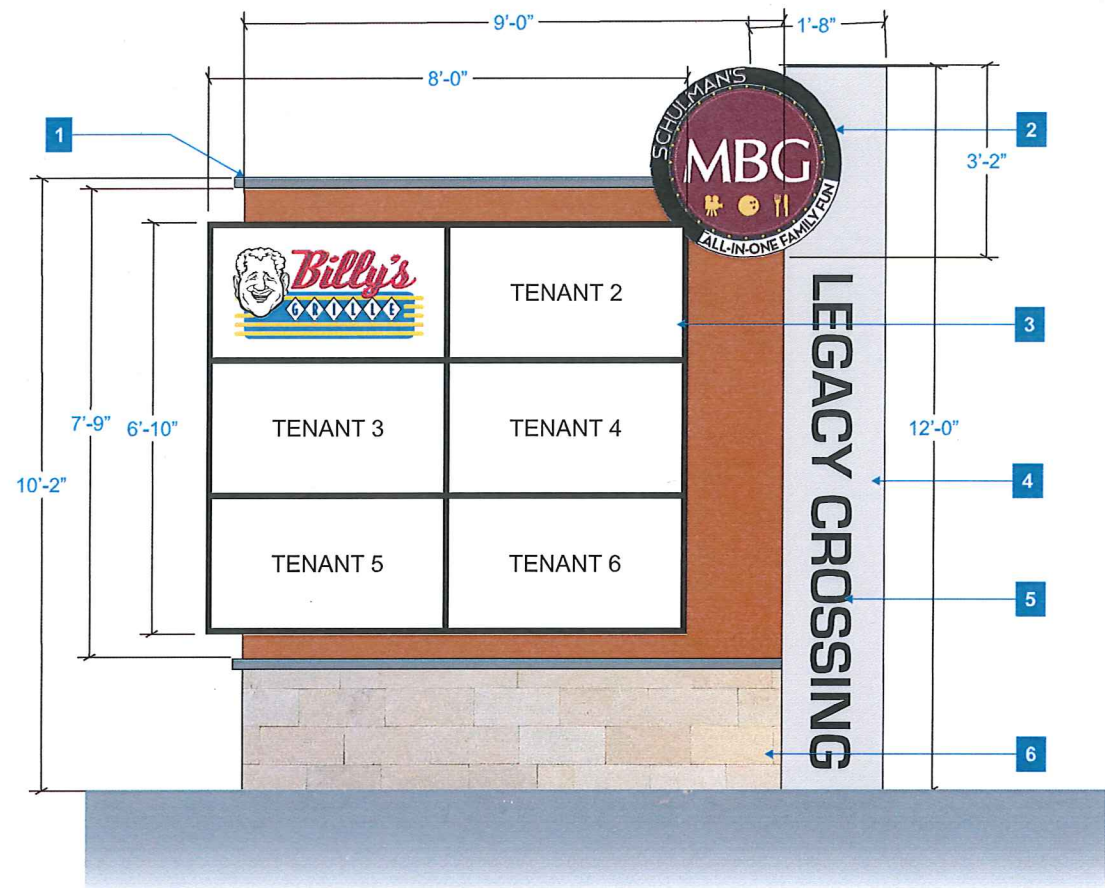
NOTE: These conceptual drawings are not for construction, just collaboration.



PYLON SIGN

SHERMAN, TEXAS





007 MONUMENT SIGN
SCALE: 1/2"= 1'

SPECIFICATIONS

1. 2" X 2" ALUM. SQ. TUBE TRIM ATTACHED TO FACE OF CABINET.
2. LED ILLUMINATED LOGO CABINET WITH FLAT ACRYLIC FACE AND TRIMCAP RETAINERS. MULTICOLOR TRANSLUCENT VINYL DECORATION.
3. 2" X 2" X 3/16" ALUM. FRAMING WITH 1/8" CLADDING AND RETAINERS. LED ILLUMINATED MULTI-TENTED CABINET WITH FLAT 3/16" ACRYLIC FACES
4. .FABRICATED WITH 125" ALUM. CLADDING OVER 1 1/2" X 1/8" ALUM. ANGLE FRAMING.
5. .25" ALUM. LETTERS ATTACHED TO PAINTED BLACK. ATTACHED TO BACKGROUND WITH STUDS.
6. FABRICATED WITH ALUM. ANGLE FRAMING WITH 1/2" WITH DUROCK CEMENT BOARD ATTACHED TO FRAMING. ATTACH STONE VENEER TO DUROCK WITH TRADITIONAL METHOD



CLIENT
Sculman's Amusement
Company
ADDRESS
US 75 AT FM 1417
SHERMAN, TX
DATE - 11-6-2018
DESIGNER - RH
DRAWING NO. - WO#

RH 11/20/2018

Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow. Always follow written specifications. All rights reserved. This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

STAFF REVIEW LETTER

April 9, 2019

MKT Real Estate Holdings LLC
4565 Lake Shore Dr.
Waco, TX 73410

Chandler Signs
Justin Barnabee
14201 Sovereign Rd.
Ft. Worth, TX 76155

Dear Applicants,

The request for an exception and variance to allow a 467 square foot, 60' tall multi-tenant freestanding sign along South Highway 75 and a 130 square foot, 12' tall multi-tenant monument sign, 18' from the FM 1417 (Vietnam Veterans Parkway) property line in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 110 East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Existing 10' Utility Easement along Hwy. 75 Service Road and FM 1417. Encroachment Agreement required if sign encroaches into utility easement.

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

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

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

Respectfully,



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

CC:	Robby Hefton, City Manager Mark Gibson, Director of Utilities Clint Philpott, P.E., Director of Engineering Amber Doan, Engineering Coordinator	Billy Hartsfield, Fire Marshal Brandon Shelby, City Attorney Steve Ayers, Asst. City Manager
------------	--	---

March 29, 2019

Douglass Distributing LTD
325 E. Forest Ave.
Sherman, TX 75090

RECEIVED
APR 08 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

MKT Real Estate Holdings (Owners), Schulman MBG (Tenant) and Craig Waldrum, SSC Sign & Lighting (Applicant), Justin Barnabee, Chandler Signs (Sign Contractor) concerning the property located at 110 East FM 1417 (Vietnam Veterans Parkway), being Lots 3 and 4, MBG Sherman Addition

The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) to allow a 467 square foot, 60' tall multi-tenant freestanding sign along South Highway 75 and a 130 square foot, 12' tall multi-tenant monument sign, 18' from the FM 1417 (Vietnam Veterans Parkway) property line in the Blalock Industrial Park/Blalock Commercial Overlay District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot 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 SIGN IS APPROPRIATE FOR THIS LARGE
DEVELOPMENT. I RECOMMEND APPROVAL OF
THE SIGN VARIANCE

Bill Douglas
Douglass Distributing Company

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

12.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

125 NORTH TRAVIS STREET

The request of W.C. Nix III (Owner), G's Mind and Body Alterations (Proposed Tenant) and Kennon Morris (Applicant) concerning the property located at 125 North Travis Street, being 0.1382 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 125 North Travis Street, the southeast corner of Travis and Wall Streets. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District. G's Mind and Body Alterations is currently located at 2916 North Highway 75, Suite 570; they would like to relocate to this location. G's Mind and Body Alterations does custom tattooing and piercings. They also sell tobacco accessories (tobacco pipes, waterpipes, papers, etc.) body detox, body jewelry, E-cigarettes, vape juices and accessories, novelties, gifts and CBD products.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

W.C. Nix III (Owner)

G's Mind and Body Alterations (Proposed Tenant)

Kennon Morris (Applicant)

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:

19

Objections Received:

3

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Building Elevations

Staff Review Letter

Letter from Glenn Nix

Letter from Los Hermanos

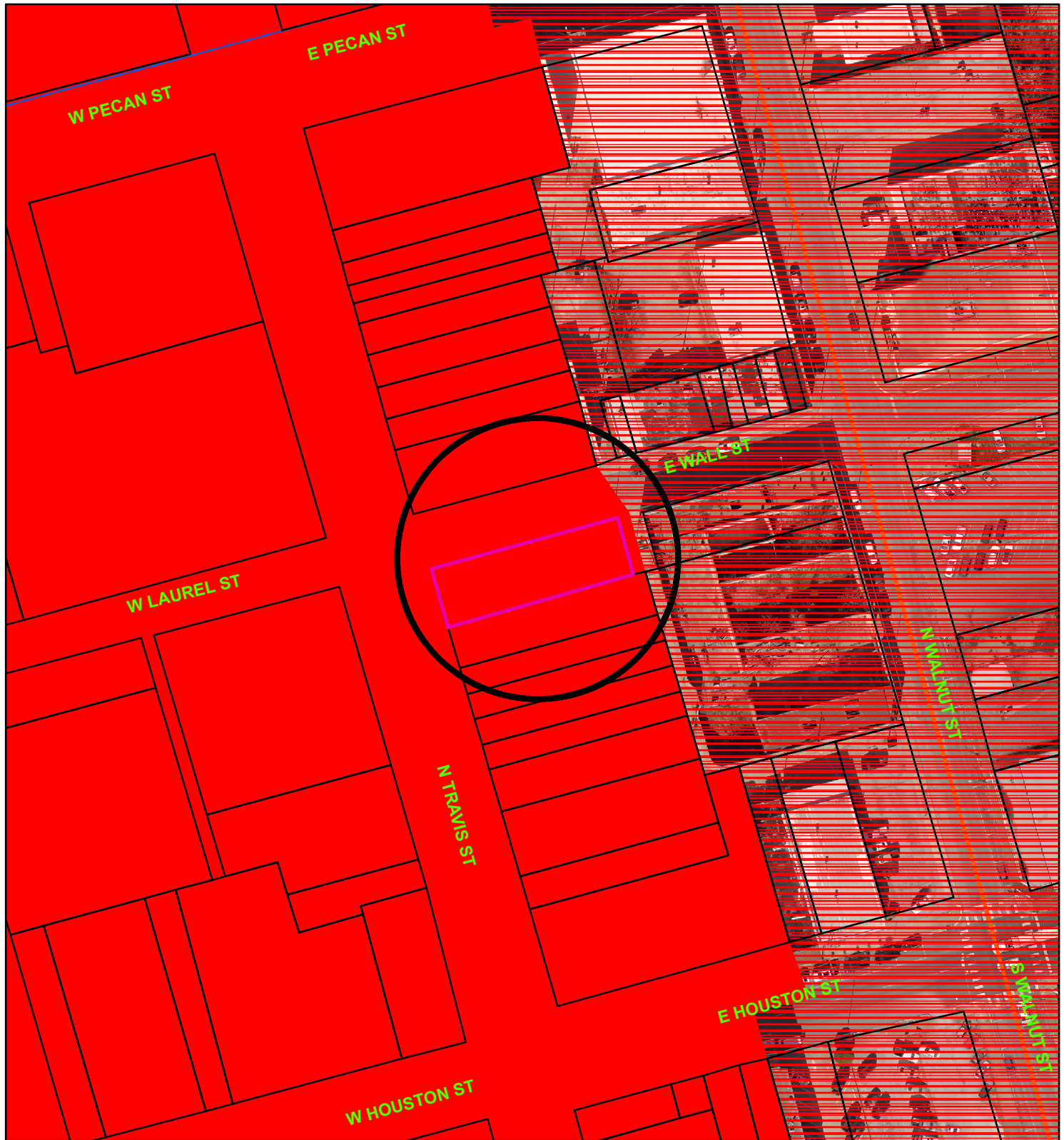
Letter from Thomas Shields



125 North Travis Street



1 in = 200 ft



Zoning - 125 N. Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



125 N. Travis Street



From G's Mind & Body Alterations
2916 N US Hwy.75 Suite 570
Sherman, TX 75090

March 18, 2019
903-375-4622

To: Sherman City Council & Building/Zoning Committee

Regarding re-location of G's Mind & Body Alterations to
125 N. Travis Street Sherman, TX 75090.

Proposed: Re-location of existing G's Mind & Body Alterations to listed address
above

Existing G's tattoo & retail shop has successfully conducted business in current
location for over five years without any complaints from surrounding businesses,
city board, health department while operating in Sherman city limits.

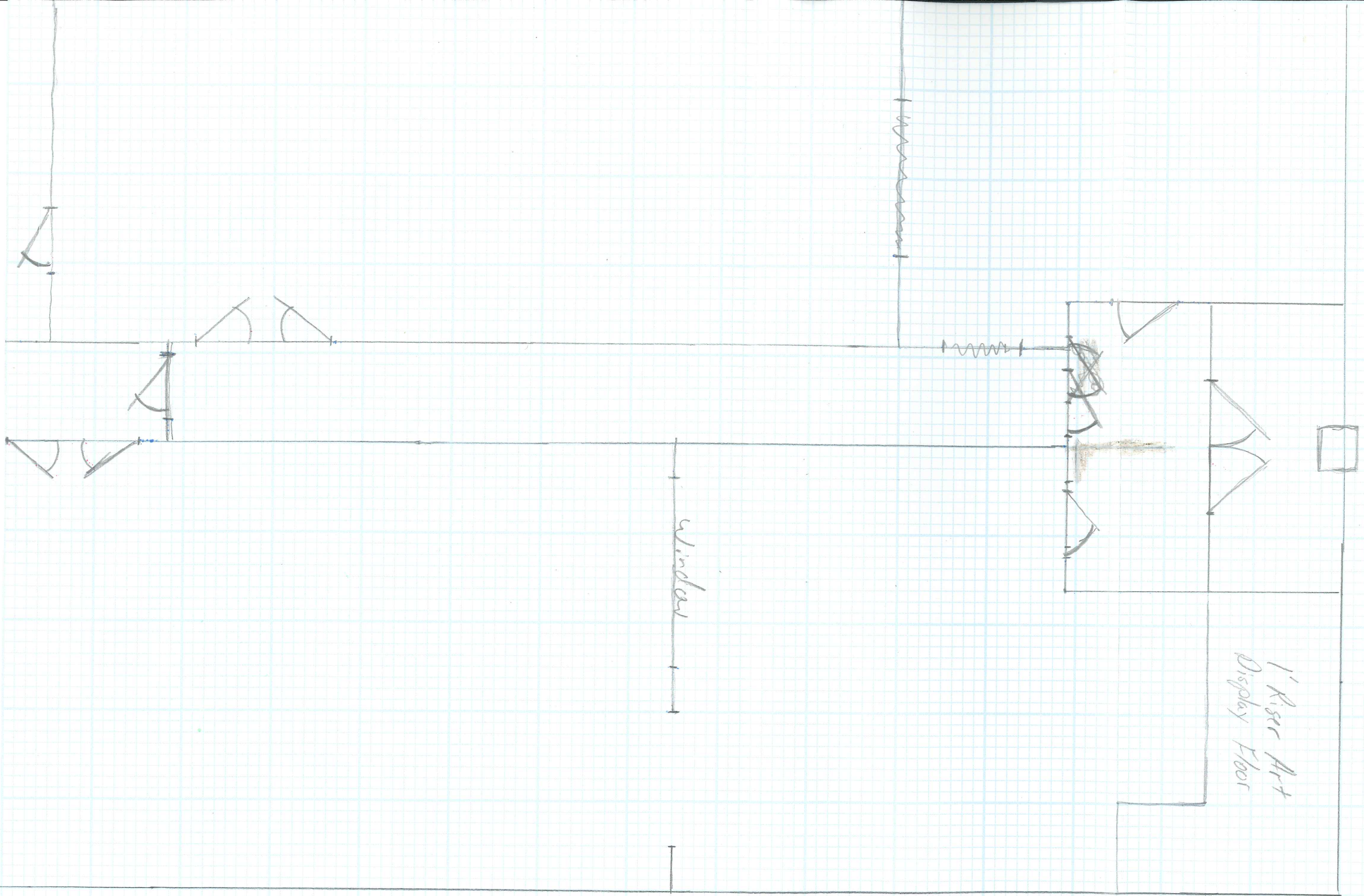
Current business includes primary revenue from tattoo & piercing services. Retail
revenue includes but not limited to body jewelry, E-cigs- vape juices & vape
accessories, novelties & gifts, tobacco accessories (tobacco pipes, waterpipes,
papers, etc..), & body detox.

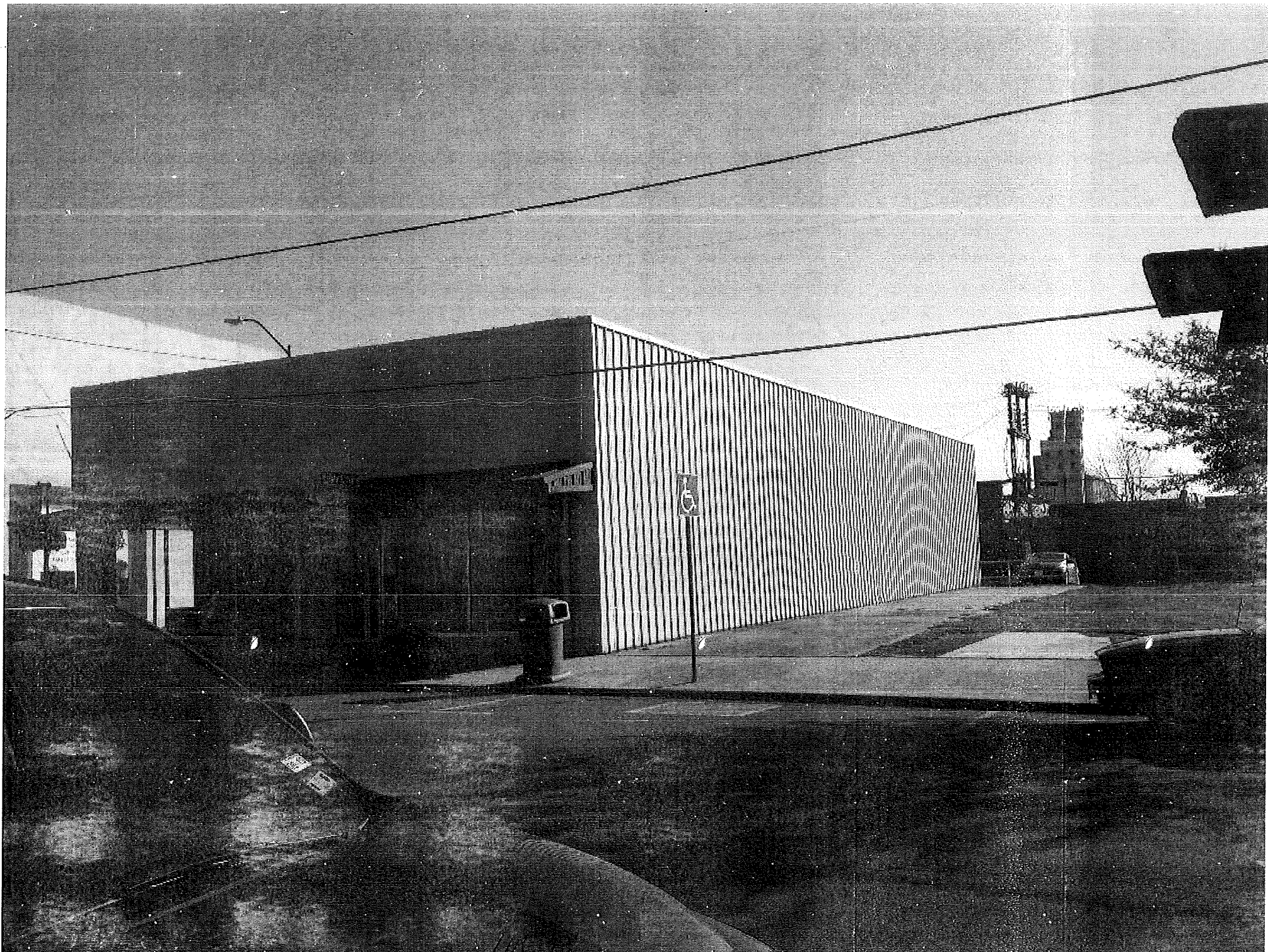
Gee's 2 Tattoos originally conducted business complaint free from city or state
health departments at 4006 S. Texoma Pkwy. Denison, TX from 2001-2014 when
we moved to Sherman.

Gee's 2 Retail conducted business complaint free from same location from 1997-
2014 until moving to Sherman at current location.

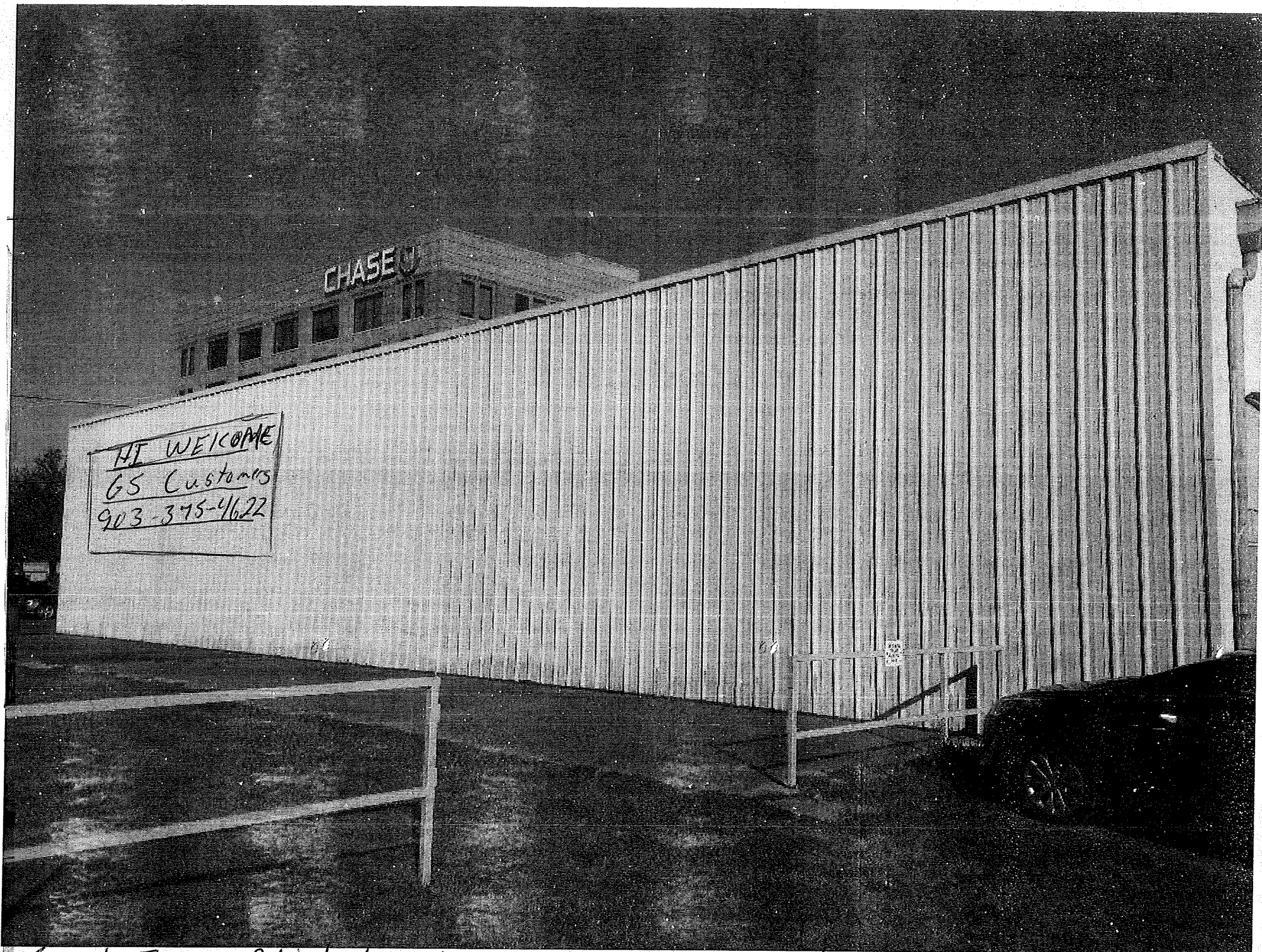
Thank you for your consideration

Kennon & Shandi Morris- Owners





40x20
Front Facing West ~~a~~ Tan Stucco & South wall Tan Ribbed Metall 108' x 20'

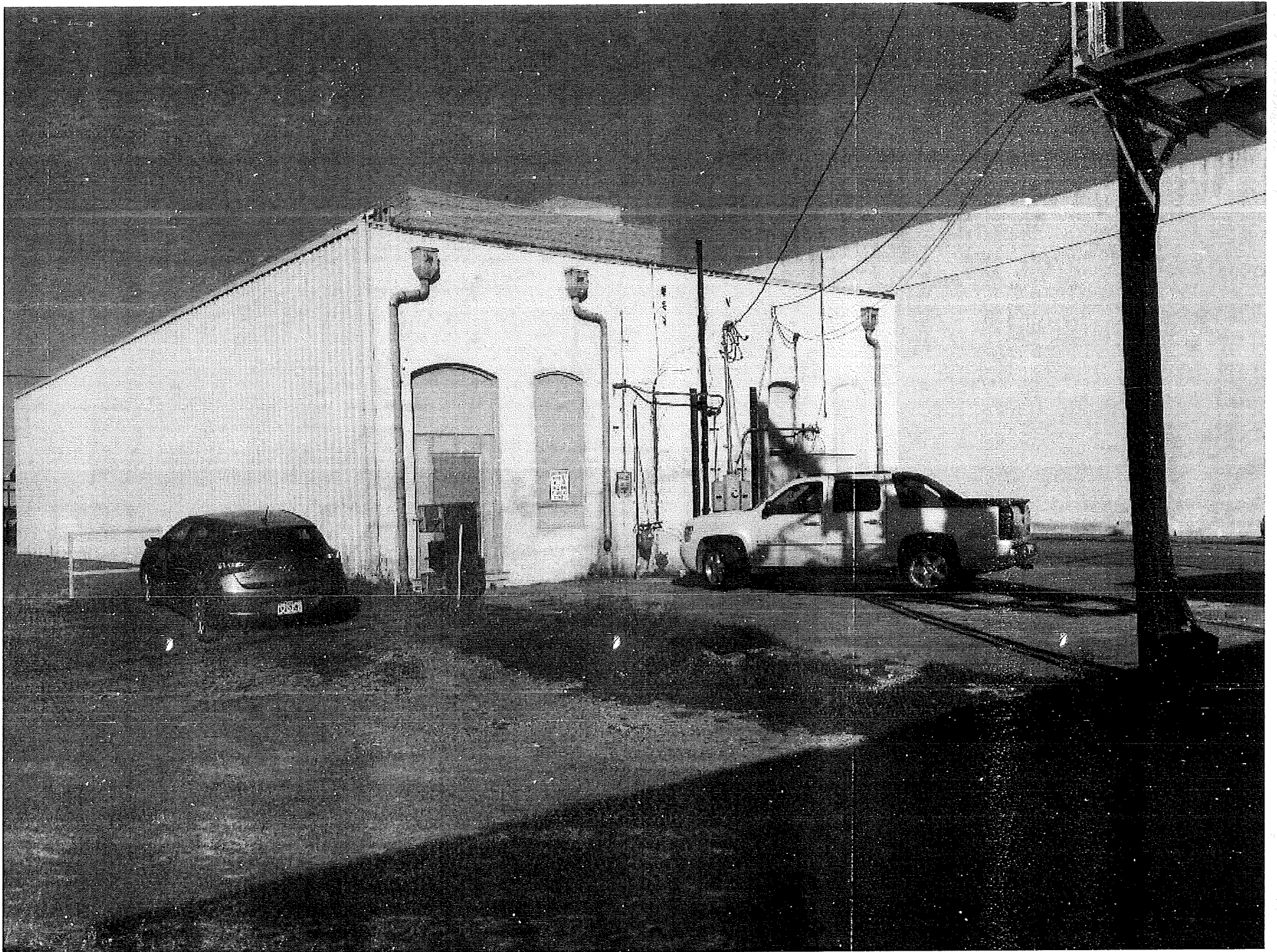


South Facing Ribbed Metal Tan 108'x20' Proposed installation of 8'h x 16'w Market Letter Advertising sign white w/ black letters interchangeable

Upon Approval I would like to Submit
drawings to be Air brushed down whole side
of traditional tasteful Art.



North Facing Wall St. Approx 108'w x 20'h Comp. Stucco Tan
Proposing Air brushed Murrell down whole side After Permit Approval late Summer



Rear Parking East Facing back wall Tan Stucco 40'w x 20'h

Possible Neon lights if I have Enough

40'
10'

Current light up
Sign From Existing location

Neon
light
Bars

West Facing Store Front Tan Stucco & Glass Front 40' x 20'
Green Rain Awning want to change to Deep Purple. Install current location
Light up Sign. Add Blue Neons ~~on~~ under Rain Awning. & maybe
Across top edge of building

Current light up Store Front Sign to be Removed & Reinstalled
onto Front cent of 125 N. Travis St location.



Mind & Body Alterations

22'

10'

STAFF REVIEW LETTER

April 9, 2019

W.C. Nix Jr.
125 N. Travis Street
Sherman, TX 75090

Kennon Morris
2916 North Highway 75, Ste. 570
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central Business District for the property located at 125 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 Central Business District and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
4. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
5. Sells, gives or causes to be sold or given an electronic cigarette or e-cigarette or liquid nicotine to another person who intends to deliver it to someone who is younger than 18 years of age is prohibited.
6. Vendor assisted sales required; self-service merchandising prohibited.
7. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
8. Must comply with the City of Sherman Smoking Ordinance (Chapter 8.06)
9. Hours of operation must comply with all City of Sherman Ordinances.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. Violations of the conditions of the SUP will terminate the Specific Use Permit
12. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 footcandles over ambient light.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

APR 04 2018



Developmental Services

March 29, 2019

Glenn Nix
112 N. Travis #C
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

W.C. Nix III (Owner), G's Mind and Body Alterations (Proposed Tenant) and Kennon Morris (Applicant) concerning the property located at 125 North Travis Street, being 0.1382 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central 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 cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

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


Secretary, Planning & Zoning Board

*I would prefer another type of
business inside in this property.*
Glenn Nix III
112 N. Travis St.

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RECEIVED

APR 04 2018

Developmental Services

March 29, 2019

Los Hermanos Partnership LLC
402 W. Lamar
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

W.C. Nix III (Owner), G's Mind and Body Alterations (Proposed Tenant) and Kennon Morris (Applicant) concerning the property located at 125 North Travis Street, being 0.1382 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

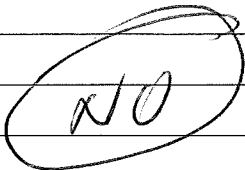
Planning and Zoning Commission

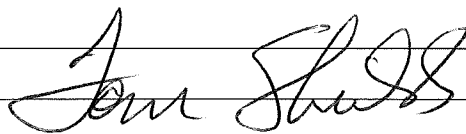
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central Business District.

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 cannot 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





LOS HERMANOS

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RECEIVED

APR 04 2018

Developmental Services

March 29, 2019

Thomas Shields
402 W. Lamar
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

W.C. Nix III (Owner), G's Mind and Body Alterations (Proposed Tenant) and Kennon Morris (Applicant) concerning the property located at 125 North Travis Street, being 0.1382 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

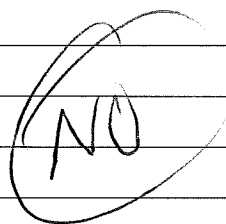
Planning and Zoning Commission

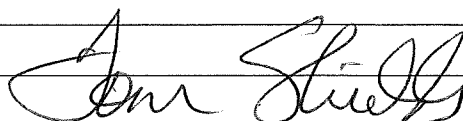
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a tattoo studio and vape shop in a C-1 (Retail Business) District/Central Business District.

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 cannot 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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Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

205 & 215 EAST BROCKETT STREET

The request of Mae Lou Wright (Owner), Ralph & Rosalind Holt (Representatives) and Preston Trail Land Surveying (Surveyor) concerning the property located at 205 and 215 East Brockett Street, being all of Lots 3 and part of Lots 4, 5 and 6, Block 4, Bond's Supplement Number Two, containing 0.392 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

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

Background:

The property is located at 205 and 215 East Brockett Street, the northeast corner of Walnut and Brockett Streets. The property was formerly Wayside Florist before it was destroyed by fire in 2008. The property was approved for a zone change to an R-1 (One Family Residential) District at the March 19, 2019, Planning and Zoning Commission Meeting and is on the agenda for the April 15, 2019, City Council meeting. The owners would like to move in a 10 x 16 foot portable wood frame building to be used for a snow cone stand, May through September. On-site parking will be provided on an existing asphalt surface and access will be provided by a driveway on East Brockett Street.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Mae Lou Wright (Owner)

Ralph & Rosalind Holt (Representatives)

Preston Trail Land 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.

and

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:

20

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Plat

Survey

Site Plan

Building Elevations

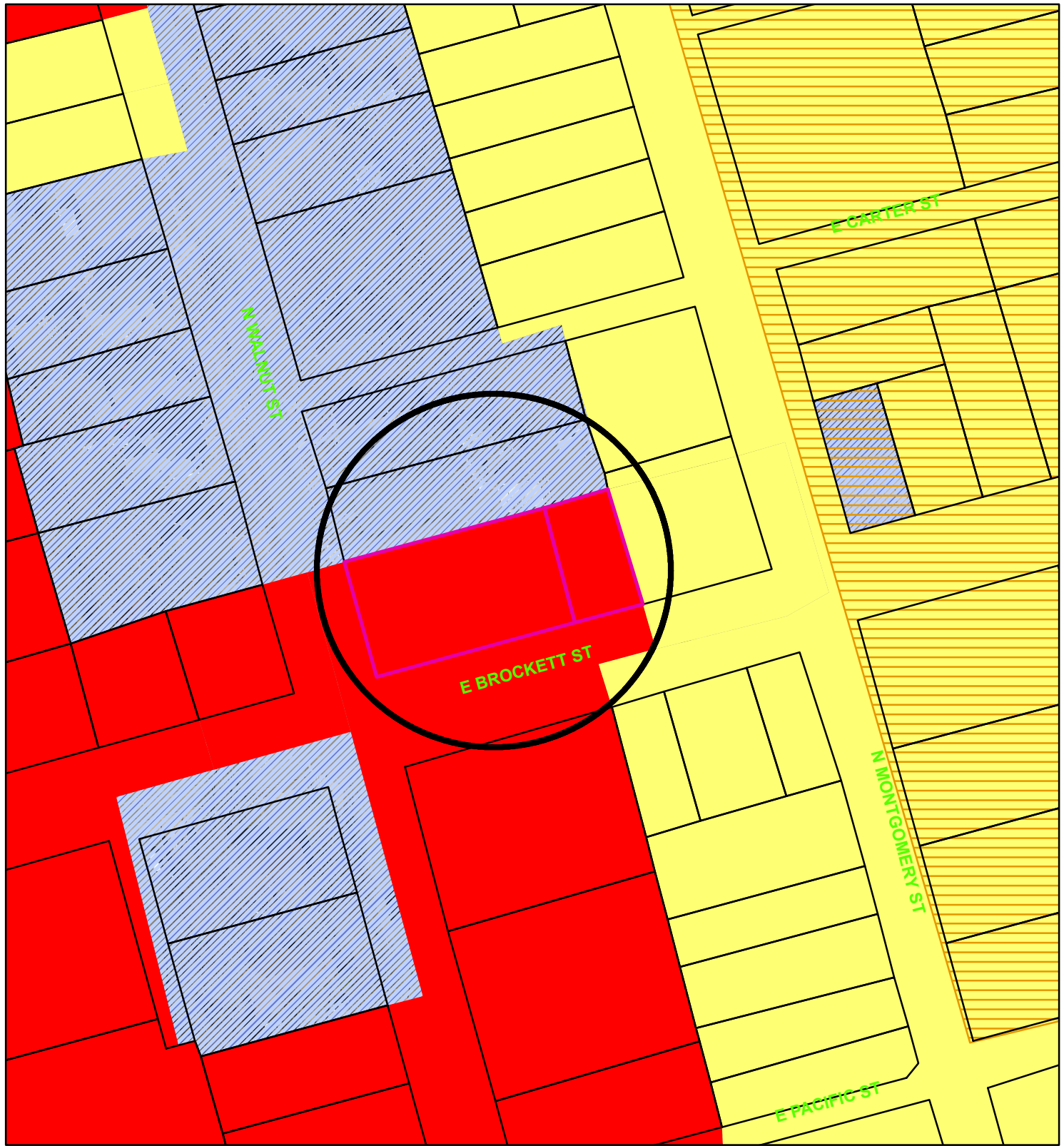
Staff Review Letter



205 & 215 E. Brockett Street



1 in = 400 ft



Zoning - 205 & 215 E. Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 100 ft

205 E. Brockett Street



215 E. Brockett Street





83493 N State Hwy 289, Suite 5, Pottsboro, TX 75076

Ofc. 903-786-6029
Mbl. 903-271-5377
chris@ptls-llc.com

Wednesday, March 20, 2019

City of Sherman
220 W Mulberry Street
Sherman, TX 75090
903-892-7206

RE: Project Narrative – Temporary Use Permit to allow operation of a snow cone stand at 205/215 East Brockett Street, being all of Lot 3, and part of Lots 4,5 and 6, Block 4, G.W. Bonds Supplement No. 2, City of Sherman, Texas

Background:

The property legal description is all of Lot 3, and part of Lots 4,5 and 6, Block 4, G.W. Bonds Supplement No. 2, City of Sherman, Texas.

The property is a vacant lot bounded by residential property owned by the same owner on the north, a residential property on the east, East Brockett Street on the south, and North Walnut Street on the west.

The property was previously occupied by Wayside Florist until 2008.

The property is currently zoned R-1 One Family Residential District.

Owner desires to operate a snow cone stand. The snow cone stand would be a 10-foot x 16-foot portable wood frame building (See Exhibit A). On-site parking would be provided on an existing asphalt surface and access would be provided by a driveway on East Brockett Street to be constructed by owner.

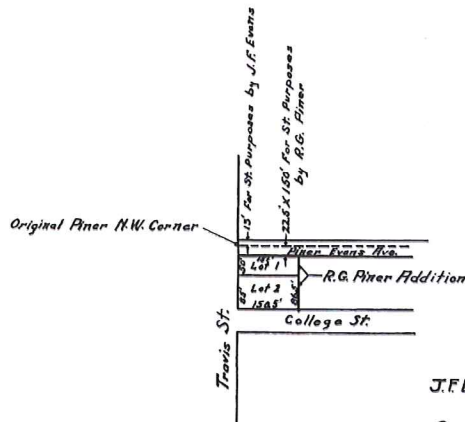
Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Noah', is written over a horizontal line.

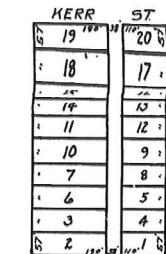
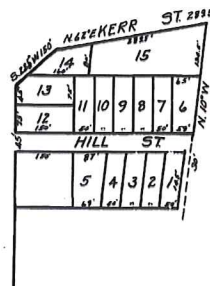
3-21-2019

Chris Noah
RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite 5
Pottsboro, TX, 75076
Ofc: 903-786-6029
Mbl: 903-271-5377
TBPLS Firm No. 10194175

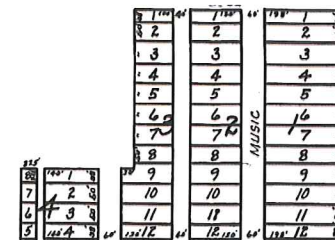
Date



J.F. EVAN'S ADDITION
TO
CITY OF SHERMAN
VOL. 166 PAGE 112

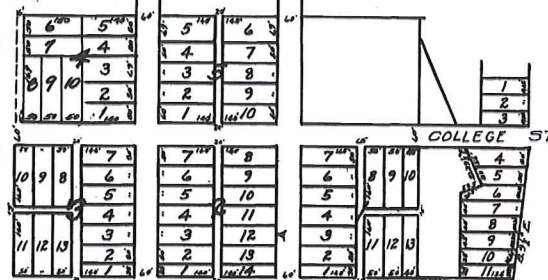


J.Q.A. CARTER'S ADDITION
TO
CITY OF SHERMAN
VOL. 35 PAGE 546



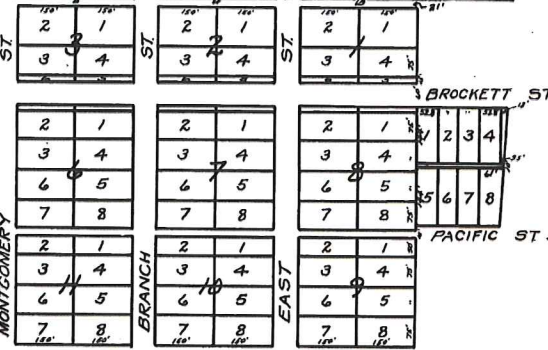
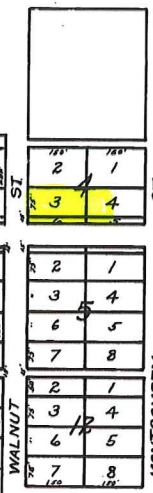
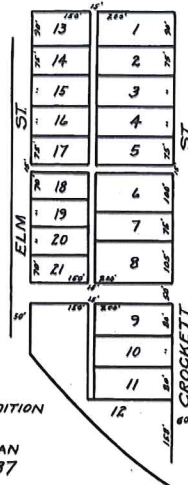
VEAL & ALFORD'S ADDITION
TO
CITY OF SHERMAN
VOL. 43 PAGE 200

HALL & JONES ADD.
TO
CITY OF SHERMAN
VOL. 58 PAGE 245



BOYER & LUCAS ADDITION
TO
CITY OF SHERMAN
VOL. 120 PAGE 94

L.C. CHAPMAN'S ADDITION
TO
CITY OF SHERMAN
VOL. 96 PAGE 437



W.S. McDUFFIE BLOCK
TO
CITY OF SHERMAN
VOL. 88 PAGE 543

BOND'S 1ST ADDITION
TO
CITY OF SHERMAN
VOL. J PAGE 425

BOND'S 2ND ADDITION
TO
CITY OF SHERMAN
VOL. M PAGE 63

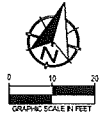
J.B. MCANAIR SURVEY
ABSTRACT NO. 763

JOHN E. L. WRIGHT AND WIFE
MAEL WRIGHT
CALLED 50 x 207
VOL. 1647, PG. 333
D.R.G.C.T.

BLOCK 4
G.W. BONDS SUPPLEMENT
NUMBER TWO
VOL. M, PG. 63
D.R.G.C.T.

KUNIO CESAR TORAR
INST. NO. 2017-19509
O.R.G.C.T.

WILLIAM N. BOWEN
VOL. 4104, PG. 797
O.R.G.C.T.



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

NORTH MONTGOMERY STREET
(1/2" ASPHALT SURFACE W/CONCRETE CURB & GUTTER, APPARENT BY ROW, VOL. M, PG. 63, D.R.G.C.T.)

1/2" IRON ROD
SOUTHWEST CORNER
OF PARCEL NO. 2
VOL. 5307, PG. 325

NORTH WALNUT STREET (POSTED)
(1/2" ASPHALT SURFACE W/CONCRETE CURB & GUTTER, NO RECORD FOUND)

CONCRETE SIDEWALK
N 15°26'19" W 84.66'

0.392 OF AN ACRE
MAEL WRIGHT
VOL. 5956, PG. 91
O.R.G.C.T.

N 74°05'49" E 201.56'

S 74°05'49" W 201.56'

S 15°26'19" E 84.66'

EAST BROCKETT STREET (POSTED)
(1/2" ASPHALT SURFACE W/CONCRETE CURB & GUTTER, NO RECORD FOUND)

EAST PECAN STREET

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
IRP	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
U	UTILITY/POWER POLE
L	LIGHT
TB	TELEPHONE BOX
TM	TELEPHONE MANHOLE
FH	FIRE HYDRANT
WM	WATER METER
BM	BURIED NATURAL GAS MARKER
ST	STREET SIGN
BL	BOUNDARY LINE
AD	ADJOINER LINE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
AS	ASPHALT
OE	OVERHEAD ELECTRIC UTILITY

GENERAL NOTES:

- This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
- Current Zoning: C-1 Retail Business District
Proposed Zoning: R-1 One Family Residential District

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lot 3, and part of Lots 4, 5, and 6 in Block 4 of G.W. Bonds Supplement Number Two to the City of Sherman according to the plat thereof recorded in Volume M, Page 63, Deed Records of Grayson County, Texas, and being the same tract of land described in the deed to Mae L. Wright recorded in Volume 5966, Page 91, said Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southeast corner of said Wright tract (5966-91), common to the southwest corner of a tract of land described in the deed to William N. Bowen recorded in Volume 4104, Page 797, Official Records of Grayson County, Texas, and on the apparent northerly right-of-way line of East Brockett Street (No Record Found);

THENCE South 74°05'49" West, with the southerly line of said Wright tract (5966-91) and with the apparent northerly right-of-way line of East Brockett Street, a distance of 201.56 feet to 1/2-inch iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the southwest corner of said Wright tract (5966-91), and at the intersection of the apparent northerly right-of-way line of East Brockett Street and the apparent easterly right-of-way line of North Walnut Street (No Record Found);

THENCE North 15°26'19" West, with the westerly line of said Wright tract (5966-91) and with the apparent easterly right-of-way line of North Walnut Street, a distance of 84.66 feet to a Capped Iron Rod set for the northwest corner of said Wright tract (5966-91), common to the southwest corner of a called 50-foot x 200-foot tract of land described in the deed to Johnie L. Wright and wife, Mae L. Wright, recorded in Volume 1647, Page 380, said Deed Records;

THENCE North 74°05'49" East, with the northerly line of said Wright tract (5966-91) and with the southerly line of said Wright tract (1647-380), a distance of 201.56 feet to a Capped Iron Rod set for the northeast corner of said Wright tract (5966-91), common to the southeast corner of said Wright tract (1647-380), and on the westerly line of aforesaid Bowen tract;

THENCE South 15°26'19" East, with the easterly line of said Wright tract (5966-91) and with the easterly line of said Bowen tract, a distance of 84.66 feet to the POINT OF BEGINNING and enclosing 0.392 of an acre (17,064 square feet) of land, more or less.

PRELIMINARY

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

ZONING EXHIBIT
0.392 OF AN ACRE

J.B. MCANAIR SURVEY, ABSTRACT NO. 763
ALL OF LOT 3 AND PART OF LOTS 4, 5, AND 6
BLOCK 4, G.W. BONDS SUPPLEMENT NUMBER TWO
TBD East Brockett Street, Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING

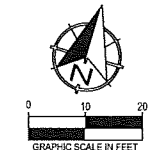
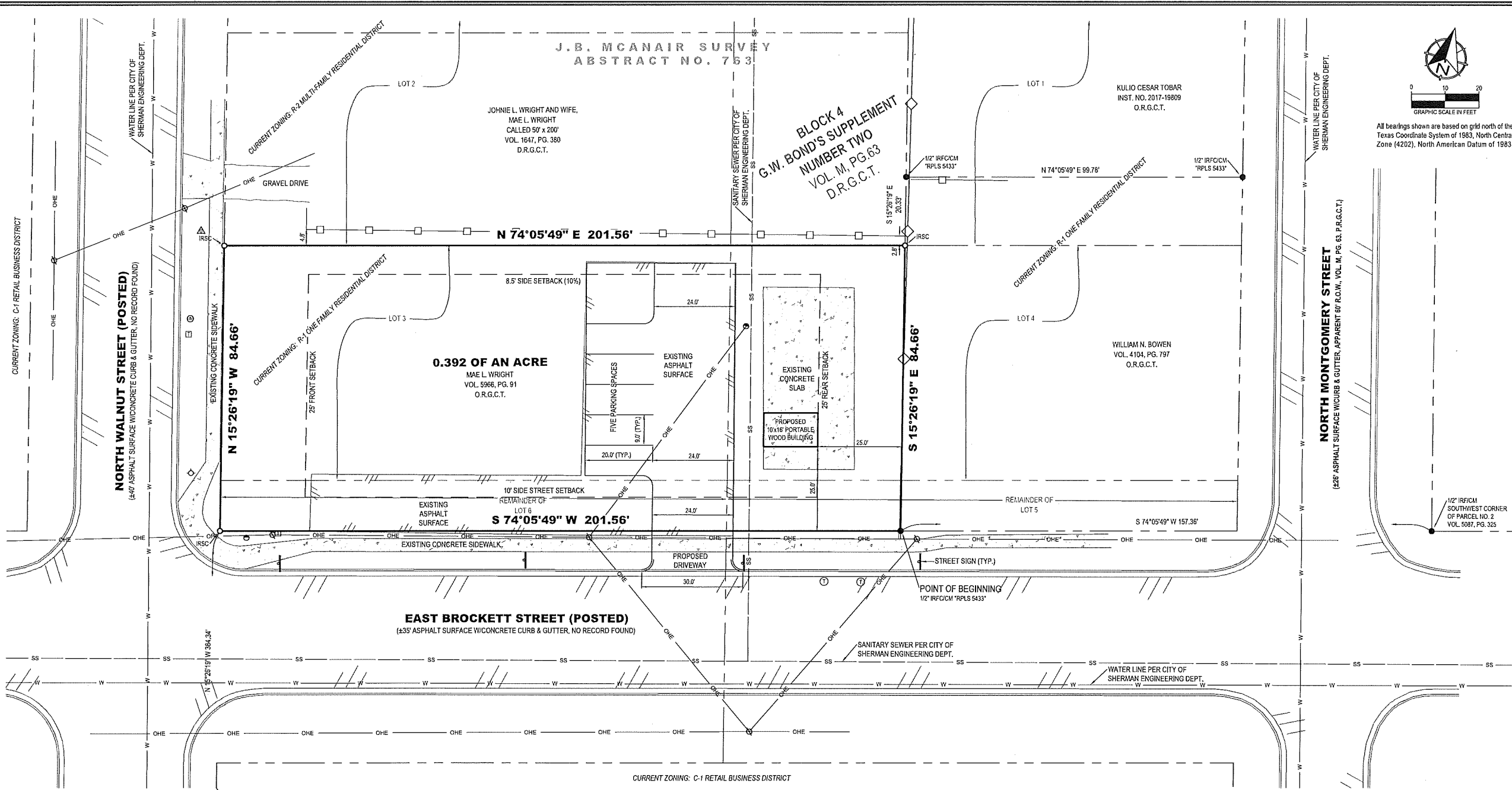
83493 N. State Hwy 289, Suite 5
Patterson, TX 75076
www.prestontrailandsurveying.com
903-786-6029

18PLS Film No.
10194175

Drawn by: CBN
Checked by: BNH

Scale: 1"=20'
Date: 02/22/2019

Project No. 190077
Sheet No. 1 of 1



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

LEGEND	
●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ 'PRESTON TRAIL LAND SURVEYING, RPLS 6585' CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
IPF	IRON PIPE FOUND
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R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
⊕	UTILITY/POWER POLE
●	LIGHT
☐	TELEPHONE BOX
⊙	TELEPHONE MANHOLE
⊕	FIRE HYDRANT
⊙	WATER METER
⚠	BURIED NATURAL GAS MARKER
—	STREET SIGN
—	BOUNDARY LINE
---	ADJOINER LINE
—	WOOD FENCE
—	CHAIN LINK FENCE
—	ASPHALT
—	OVERHEAD ELECTRIC/UTILITY

- GENERAL NOTES:**
- This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
 - Current Zoning: R-1 One Family Residential District
 - Request for a Temporary Use Permit to operate a snow cone stand.

LAND DESCRIPTION:
BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lot 3, and part of Lots 4, 5, and 6 in Block 4 of G.W. Bond's Supplement Number Two to the City of Sherman according to the plat thereof recorded in Volume M, Page 63, Deed Records of Grayson County, Texas, and being the same tract of land described in the deed to Mae L. Wright recorded in Volume 5966, Page 91, said Deed Records, and being more particularly described as follows:
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southeast corner of said Wright tract (5966-91), common to the southwest corner of a tract of land described in the deed to William N. Bowen recorded in Volume 4104, Page 797, Official Records of Grayson County, Texas, and on the apparent northerly right-of-way line of East Brockett Street (No Record Found);
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THENCE South 15°26'19" East, with the easterly line of said Wright tract (5966-91) and with the easterly line of said Bowen tract, a distance of 84.66 feet to the POINT OF BEGINNING and enclosing 0.392 of an acre (17,064 square feet) of land, more or less.

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

SITE PLAN
0.392 OF AN ACRE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
ALL OF LOT 3 AND PART OF LOTS 4, 5, AND 6
BLOCK 4, G.W. BONDS SUPPLEMENT NUMBER TWO
205-215 East Brockett Street, Sherman
Grayson County, Texas



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

TBPLS Firm No. 1019475	Drawn by: CRN Checked by: BNH	Scale: 1"=20' Date: 03/20/2019	Project No. 19-0077 Sheet No. 1 of 1
---------------------------	----------------------------------	-----------------------------------	---

Exhibit A



STAFF REVIEW LETTER

April 9, 2019

Mae L. Wright
711 N. Walnut St.
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Highway No. 289
Suite No. 5
Pottsboro, TX 75076

Rosalind Holt
502 E. Centennial St.
Sherman, TX 75090

Dear Applicants,

The request for a Temporary Use Permit to allow the operation of a snow cone stand May through September in an R-1 (One Family Residential) District for the property located at 205 and 215 East Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
7. Parking will be permitted on private property only.
8. Parking will be permitted on improved surfaces only.

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

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

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

Respectfully,



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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

14.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

719 EAST MCGEE STREET

The request of Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 719 East McGee Street, the northwest corner of McGee and Maxey Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a duplex at this location, there will be four bedrooms per unit. The exterior facade will be brick.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Seraj Ali (Owner)

Underwood Drafting and Surveying (Surveyor)

D2L Designs, LLC (Designer)

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:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter

Letter from Eisenhower Texoma LTD

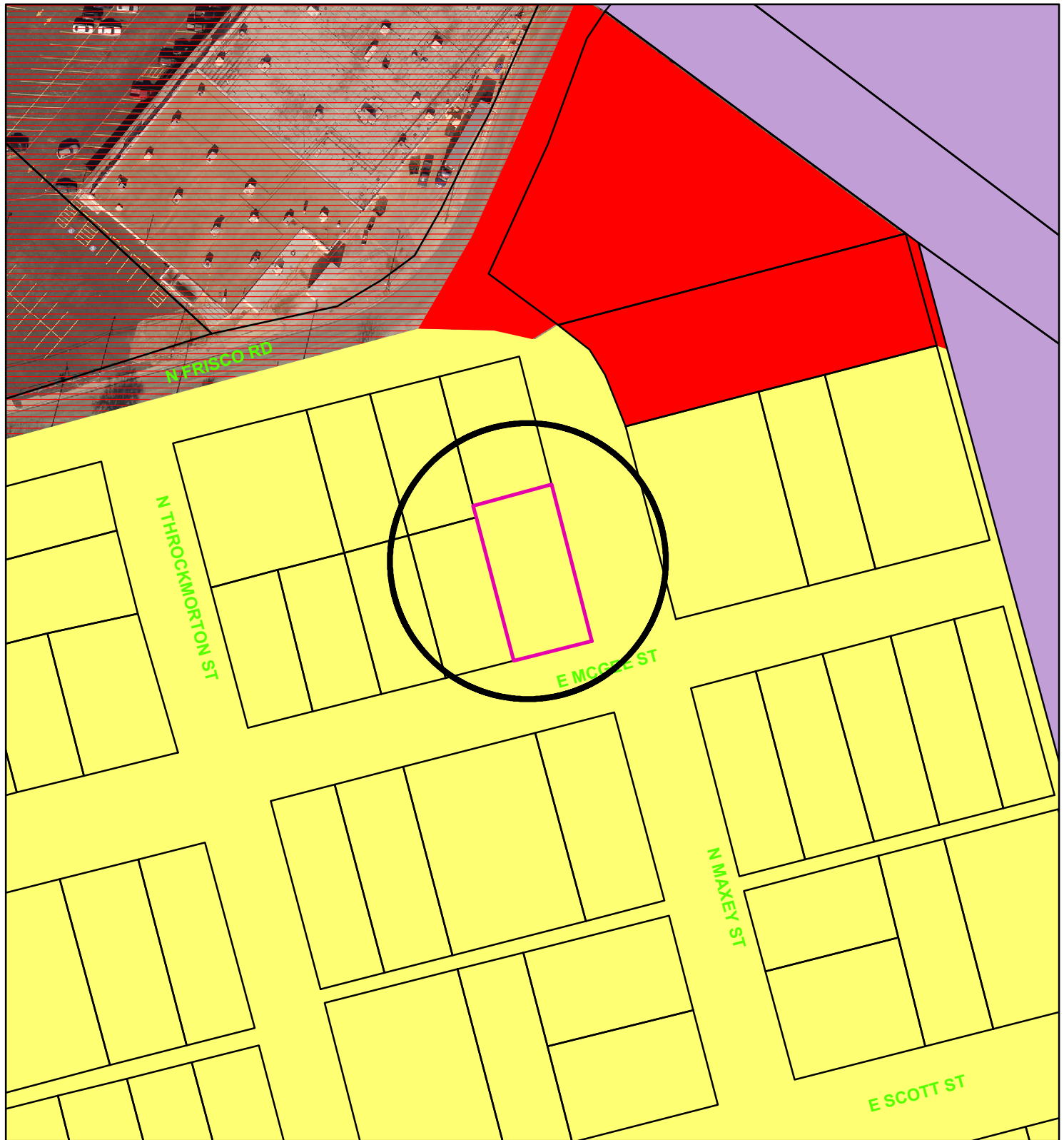


719 E. McGee Street



1 in = 165 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 719 E. McGee 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



719 E. McGee Street



JOB NO. 19020114
FW:RR -- DFT:RWS

TOBAR'S PROPERTIES
VOL. 5456, PG. 345
O.P.R.G.C.T.

PETER OKWUMA
VOL. 2705, PG. 193
O.P.R.G.C.T.

LANNY PETTIT
VOL. 3205, PG. 618
O.P.R.G.C.T.

SOUTH 120'
LOT 1
(VACANT)

MAKEY STREET

McGEE STREET

SCALE
1" = 30'

PP

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- W WATER METER
- PP POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- BOUNDARY LINE
- - - PROPERTY LINE
- CHAINLINK FENCE

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2019
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 28th day of February 2019, a survey was made on the ground of the property shown hereon, described as Lot S1, Block 2, of the Jones & Summit Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 304, Page 3, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 719 E. McGee St., Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



UNDERWOOD
DRAFTING & SURVEYING

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

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

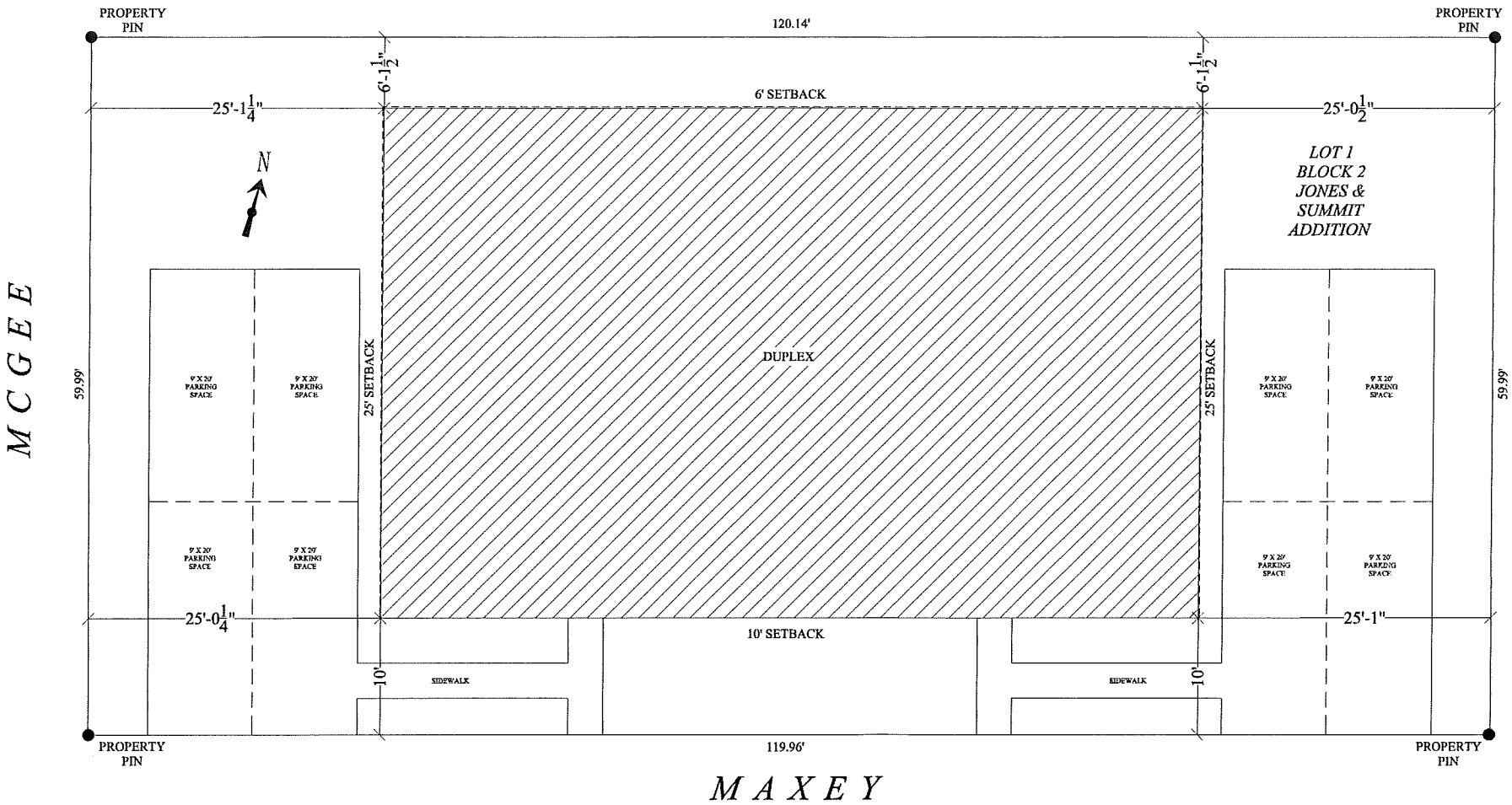


SERAJ ALI

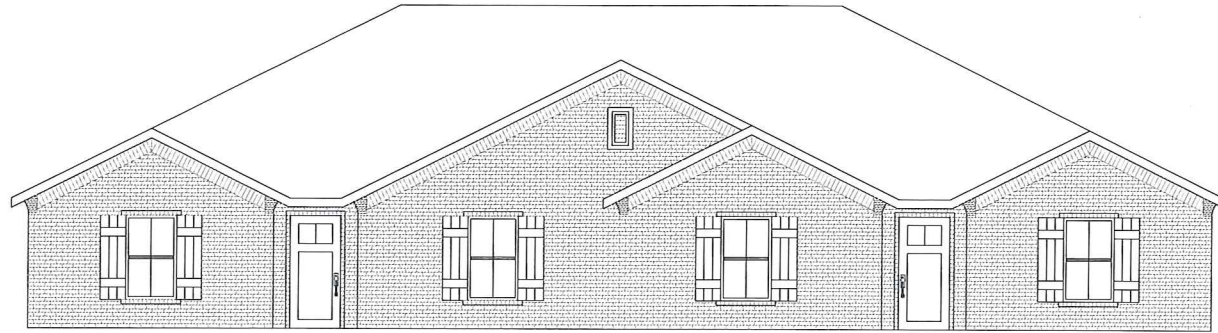
719 E. MCGEE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

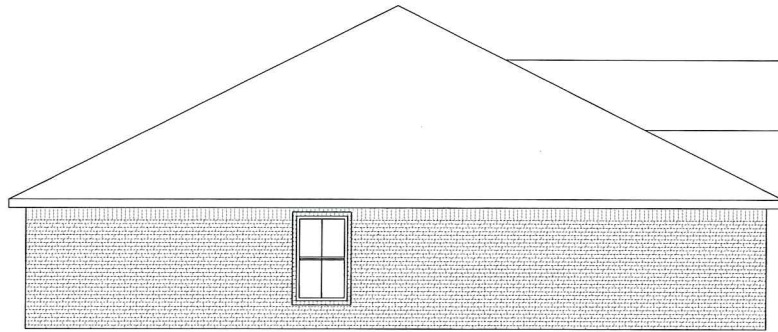
DATE
03/20/19
SHEET
SITE
SCALE
3/16" = 1'



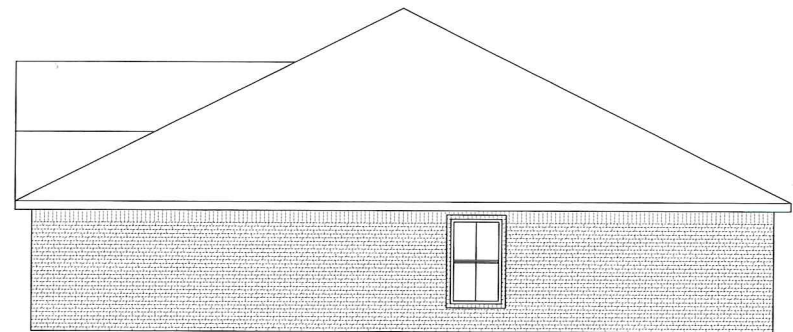
SITE PLAN



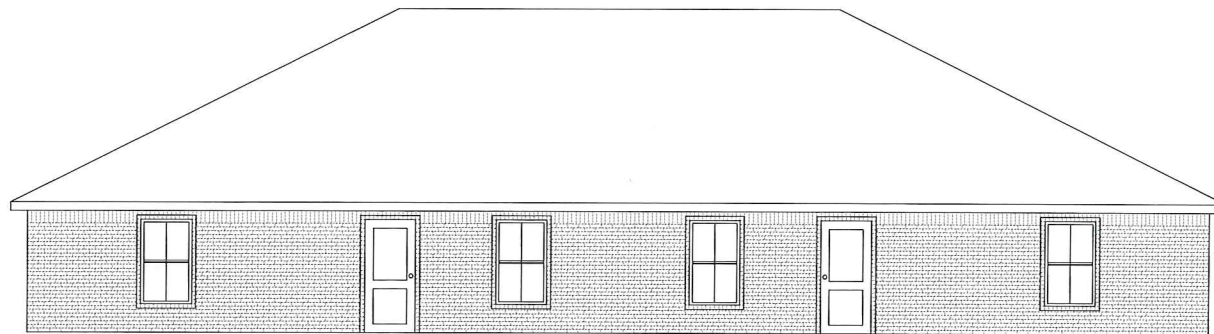
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION

STAFF REVIEW LETTER

April 9, 2019

Seraj Ali
1113 Lakota Pl
Carrollton, TX 75010

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

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 719 East McGee Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, minimum two per unit; a parking space is considered to be 9' x 20'.
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 City of Sherman Engineering Department.
8. Private Sanitary Sewer Easement may be required to serve property with sewer.

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

P&Z Meeting – April 16, 2019 – 719 E. McGee Street - SUP

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

RECEIVED

APR 04 2018



Developmental Services

March 29, 2019

Eisenhower Texoma LTD
C/O John Munson
PO Box 357
Denison, TX 75020

*Pull up
tax map*

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, April 16, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Seraj Ali (Owner), Underwood Drafting and Surveying (Surveyor) and D2L Designs, LLC (Designer) concerning the property located at 719 East McGee Street, being part of Lot 1, Block 2, Jones & Summit Addition

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 duplex 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 cannot 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

Approved, John Munson
Managing Partner *4/2/19*
Eisenhower Texoma Ltd.

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



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

15.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1000 SOUTH GRIBBLE STREET**

The request of Equity Trust Co. (Owner), Kalena Cook (Representative) and Owens Land Surveying (Surveyor) concerning the property located at 1000 South Gribble Street, being 2.432 acres in the G. B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Opel Addition.

Background:

The property is located at 1000 South Gribble Street between Thomas and Hub Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Equity Trust Co. (Owner)

Kalena Cook (Representative)

Owens Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat - Opel Addition

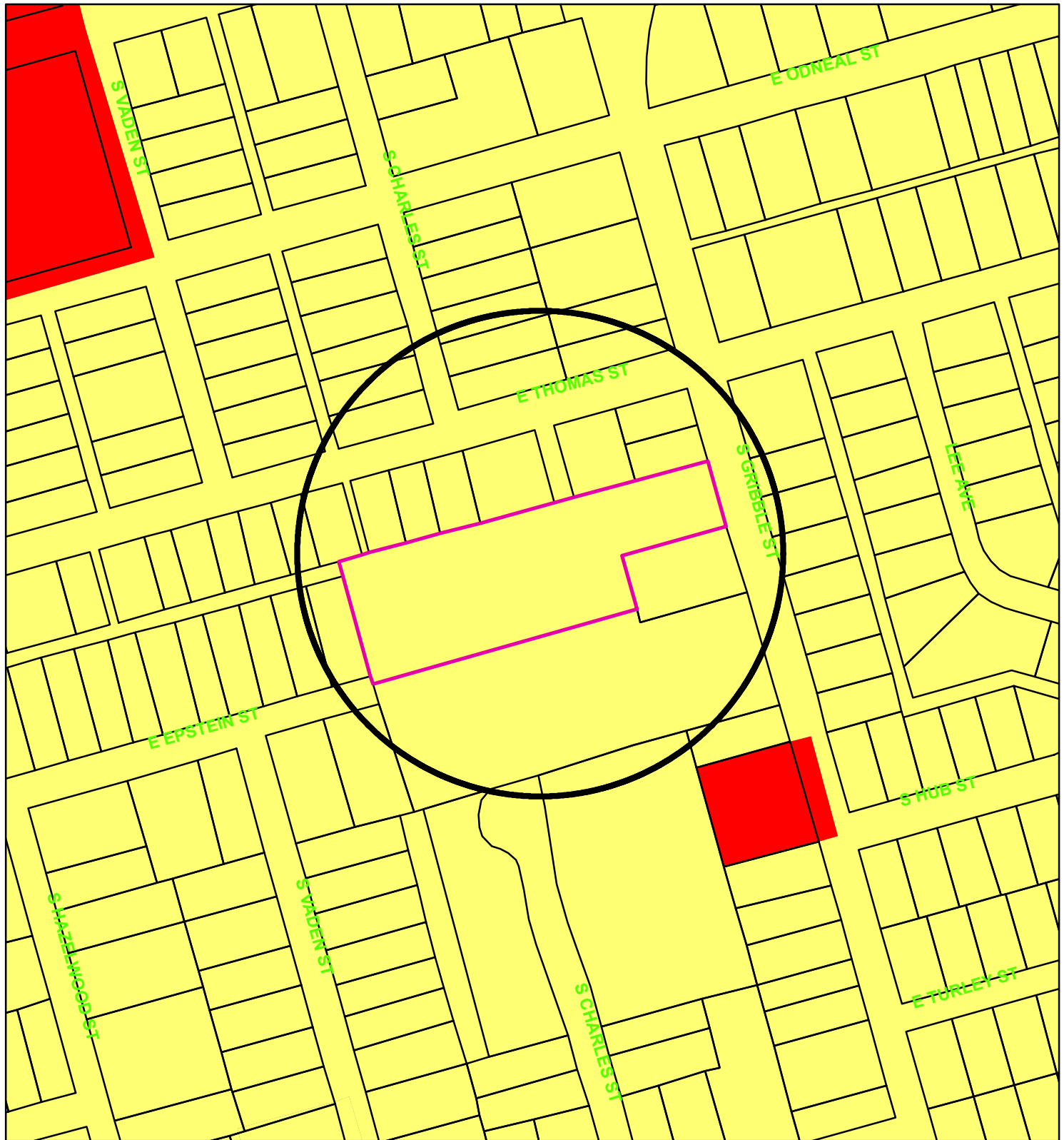
Staff Review Letter



1000 S. Gribble Street



1 in = 300 ft



Zoning - 1000 S. Gribble Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

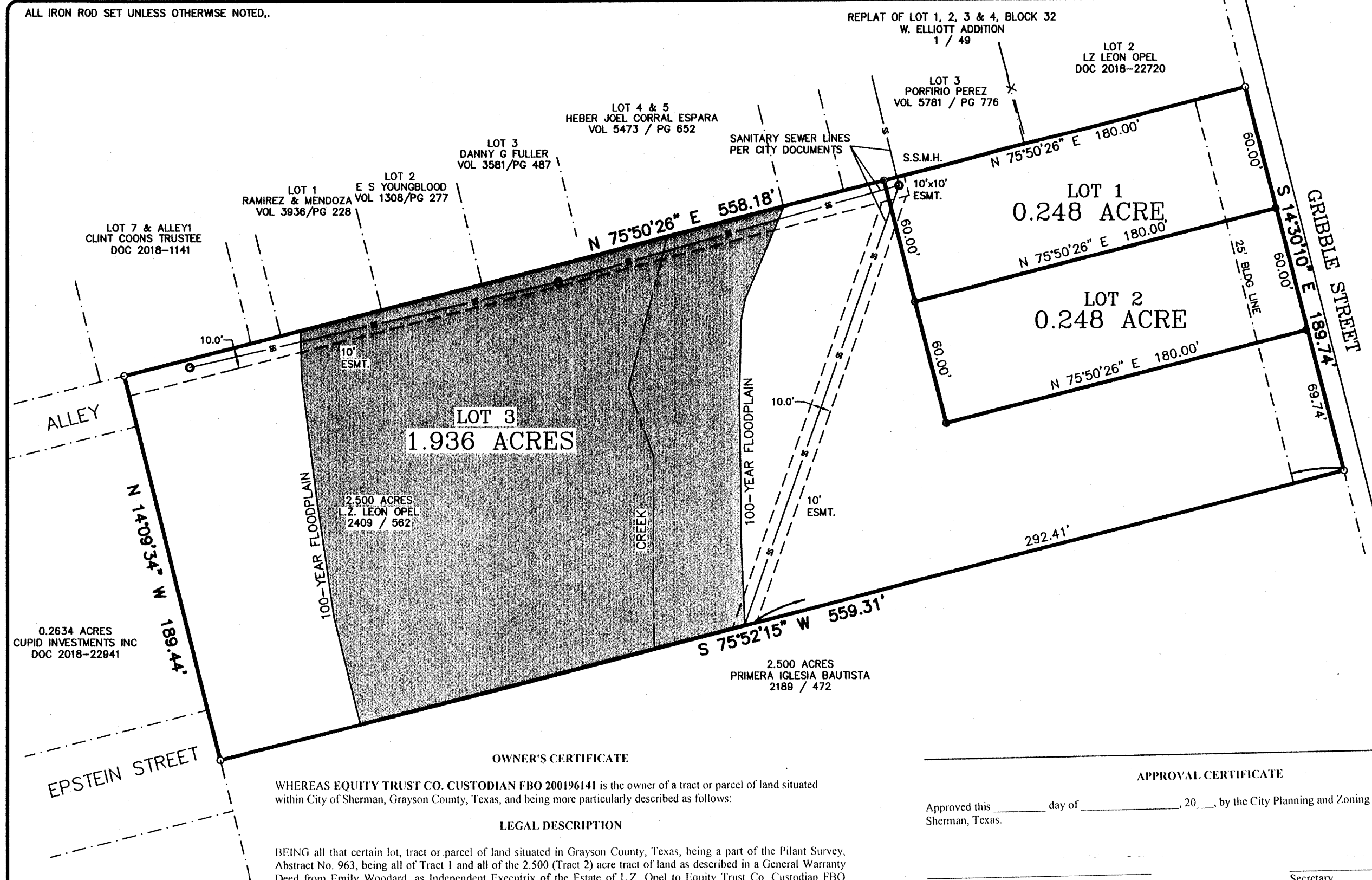
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

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

ALL IRON ROD SET UNLESS OTHERWISE NOTED.



OWNER'S CERTIFICATE

WHEREAS EQUITY TRUST CO. CUSTODIAN FBO 200196141 is the owner of a tract or parcel of land situated within City of Sherman, Grayson County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in Grayson County, Texas, being a part of the Pilot Survey, Abstract No. 963, being all of Tract 1 and all of the 2,500 (Tract 2) acre tract of land as described in a General Warranty Deed from Emily Woodard, as Independent Executrix of the Estate of L.Z. Opel to Equity Trust Co. Custodian FBO 200196141 as recorded in/under Instrument No. 2018-22737 of the Official Public Records of Grayson County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northeast corner of said 2,500 acre tract on the west line of Gribble Street, said Point of Beginning being at the existing southeast corner Lot 2 of the REPLAT OF LOT 1, 2, 3 & 4, BLOCK 32 OF W. ELLIOTT ADDITION, an addition to the City of Sherman, Grayson County, Texas, as recorded in Volume 1 at Page 49 of the Plat Records of Grayson County, Texas;
THENCE S 14°30'10\"/>

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EQUITY TRUST CO. CUSTODIAN FBO 200196141, hereby adopts this Plat as OPEL ADDITION, an addition to the City of Sherman, Grayson County, Texas and dedicates to the public use forever any roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND this the _____ day of _____, 20____.

Owner

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared the person(s) whose name(s) is(are) subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity therein stated.

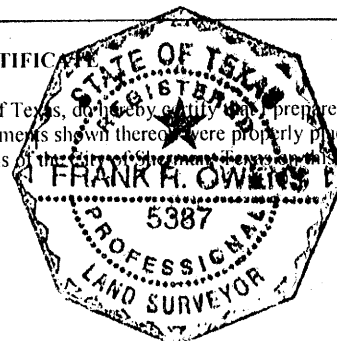
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for _____ County, Texas

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the State of Texas, on the _____ day of _____, 20____.

Frank R. Owens
R.P.L.S. No. 5387



APPROVAL CERTIFICATE

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

Chairman

Secretary

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

Mayor, City of Sherman, Texas

Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of _____ Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

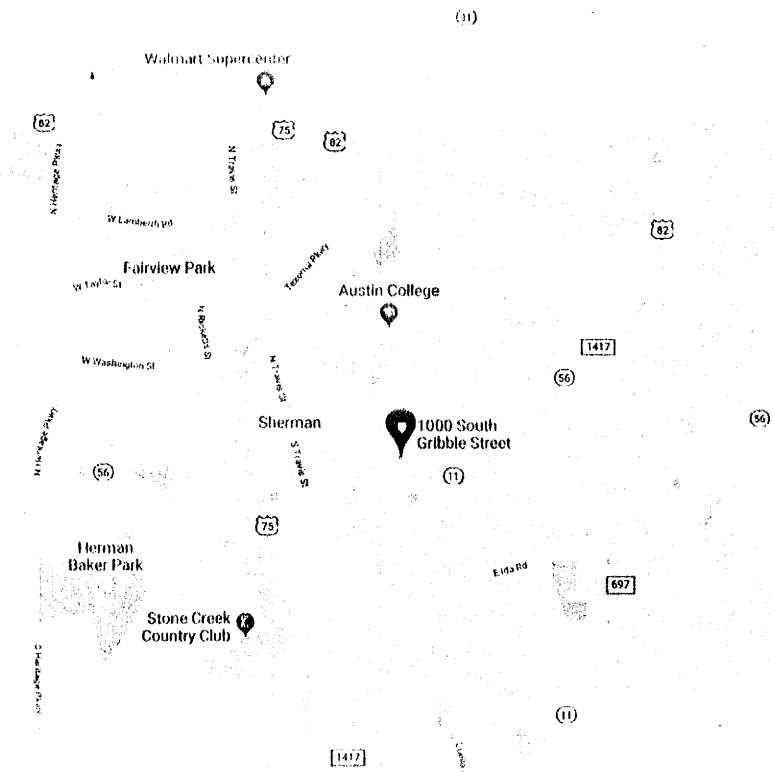
Witness my hand this _____ day of _____, 20____.

City Clerk, City of Sherman, Texas

NOTES:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48181C0290F dated September 29, 2010, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VICINITY MAP



FINAL PLAT OPEL ADDITION CITY OF SHERMAN, GRAYSON COUNTY, TEXAS 2.432 ACRES JANUARY, 2019

Owners:
Equity Trust Co.
6108 Greywalls Dr.
McKinney, Tx. 75070

Surveyor:
Owens Land Surveying
P.O. Box 1025
Greenville Tx. 75403
(903) 450-9837

2.432 ACRES TOTAL

SCALE: 1"=50'

LEGEND

POWER POLE
WATER METER
GAS METER
WATER VALVE
FIRE HYDRANT
ELECTRIC METER
MAILBOX
CLEAN OUT
TELEPHONE PEDESTAL
UNDERGROUND CABLE MARKER

--- WOOD FENCE
--- BARBED WIRE FENCE
--- CHAINLINK FENCE



Owens Land Surveying

www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1025
GREENVILLE, TX 75403



DATE: MARCH 18, 2019

DRAWN BY: B.E. & F.R.O.

SCALE: 1" = 50'

JOB NO.: 2018-491



STAFF REVIEW LETTER

April 9, 2019

Equity Trust Co.
6108 Greywalls Dr.
McKinney, TX 75070

Owens Land Surveying
P.O. Box 1025
Greenville, TX 75403

Dear Applicants,

The request for approval of the Final Plat of Opel Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. Show Point of Beginning on drawing.
8. Dedicate a 10' Utility Easement along South and East property lines and along Gribble Street.
9. Additional Sanitary Sewer Line to the west of sewer line shown on plat. Verify location of all sanitary sewer lines.
10. Show all Sanitary Sewer Easements on subject property. Show Vol./Pg. of Easements on drawing.
11. Dedicate a 20' Sanitary Sewer Easement over all Sanitary Sewer lines.
12. Private Sanitary Sewer Easement required to serve Lot 2. Said Private Sanitary Sewer Easement must be filed of record in the Official Public Records of Grayson County, Texas.
13. Metes and bounds description should reference G.B. Pilant Survey, Abstract No. 963.
14. Require a minimum of three (3) found monuments be shown on drawing.
15. Remove Building Line from plat.
16. Correct General Notes to reflect correct Flood Zone.
17. The City of Sherman does not maintain alleys.
18. 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.

19. 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
Billy Hartsfield, 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**

16.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1200 BLOCK SOUTH AUSTIN STREET & 400 BLOCK OF WEST DULIN STREET**

The request of Ramiro & Letica Alvarez (Owners) and Preston Trail Land Surveying, (Surveyor) concerning the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street, being all of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition, containing 0.764 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Replat approval of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition.

Background:

The property is located in the 1200 block of South Austin Street and the 400 block of West Dulin Street, the northeast corner of Austin and Dulin Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Ramiro Alvarez (Owner)

Rick Green (General Contractor)

Preston Trail Land Surveying, (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

187

Objections Received:

0

Attachments

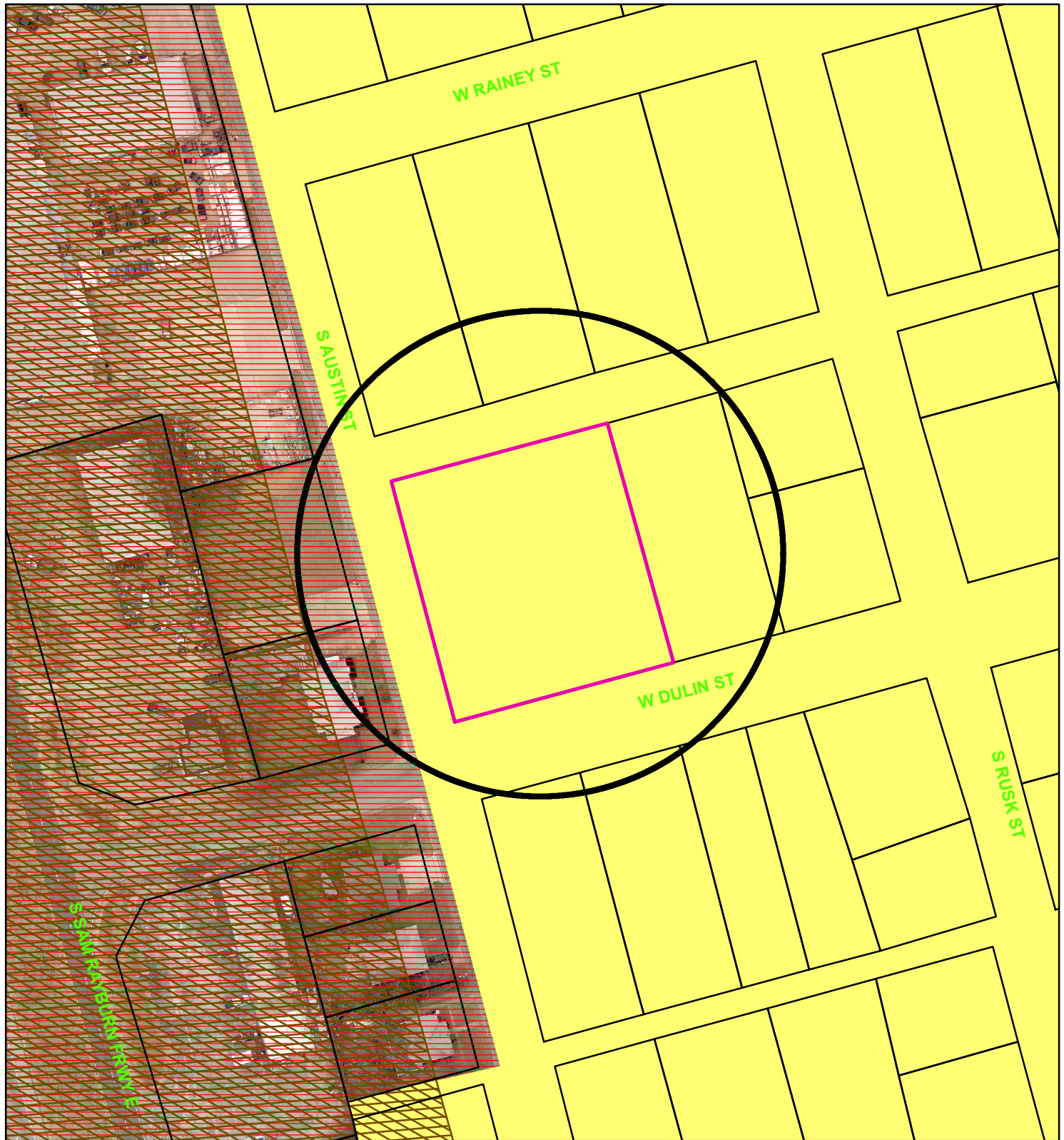
Location Map

Zoning Map

Zoning Sign Photo

Replat B.H. Moore Heirs Addition

Staff Review Letter



Zoning - 1200 Blk. S. Austin Street & 400 Blk. W. Dulin Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 100 ft



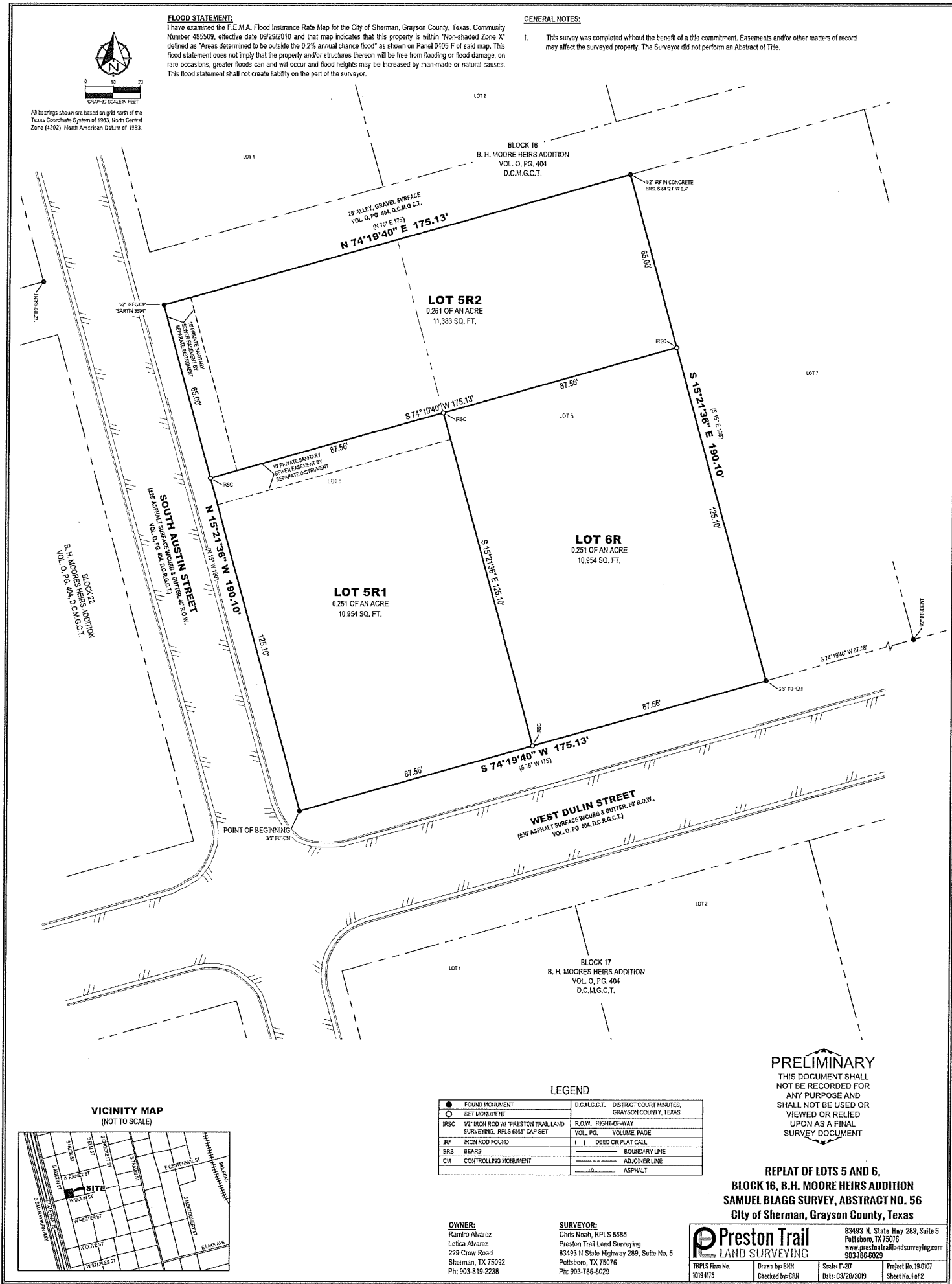
City of Sherman, Texas
Developmental Services Department

1200 Blk. S. Austin Street



400 Blk. W. Dulin Street





CITY COUNCIL CERTIFICATE OF ACCEPTANCE
Accepted by the City Council of the City of Sherman, Texas:
Mayor, City of Sherman, Texas _____ Date _____
The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF LOTS 5 AND 6, BLOCK 16, B.H. MOORE HEIRS ADDITION to the City of Sherman was submitted to the City Council on the ____ day of ____ 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.
Witness my hand this ____ day of ____, A.D. 20____
Clerk, City of Sherman, Texas _____
**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**
Accepted this ____ day of ____, 20____
by the City Planning and Zoning Commission of the City of Sherman, Texas.
Chairman _____ Secretary _____

SURVEYORS CERTIFICATE
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.
Chris R. Noah _____ Date _____
Registered Professional Land Surveyor No. 6585

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

**REPLAT OF LOTS 5 AND 6,
BLOCK 16, B.H. MOORE HEIRS ADDITION
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman, Grayson County, Texas**

OWNER:
Ramiro Alvarez
Leticia Alvarez
229 Crow Road
Sherman, TX 75092
Ph: 903-819-2238

SURVEYOR:
Chris Noah, RPLS 5585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

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



STAFF REVIEW LETTER

April 9, 2019

Ramiro & Leticia Alvarez
229 Crow Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Require 10' Utility Easement along Austin and Dulin Streets.
6. 10' Private Sanitary Sewer Easement must be moved out of the required 10' Utility Easement along Austin Street.
7. Said 10' Private Sanitary Sewer Easement shall be filed of record in the Official Public Records of Grayson County, Texas.
8. The City of Sherman does not maintain alleys.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 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
Billy Hartsfield, 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**

17.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1200 BLOCK SOUTH AUSTIN STREET & 400 BLOCK OF WEST DULIN STREET

The request of Ramiro & Letica Alvarez (Owners), Rick Green (General Contractor) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street, being all of Lots 5 and 6, Block 16, B.H. Moore Heirs Addition, containing 0.764 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow three (3) duplexes in an R-1 (One Family Residential) District.

Background:

The property is located in the 1200 block of South Austin Street and the 400 block of West Dulin Street, the northeast corner of Austin and Dulin Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into three lots for residential development of three duplexes. The duplexes will have two bedrooms per unit for a total of four bedrooms. The exterior facade will be brick. Four parking spaces will be provided per lot.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Ramiro Alvarez (Owner)

Rick Green (General Contractor)

Preston Trail Land Surveying, (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

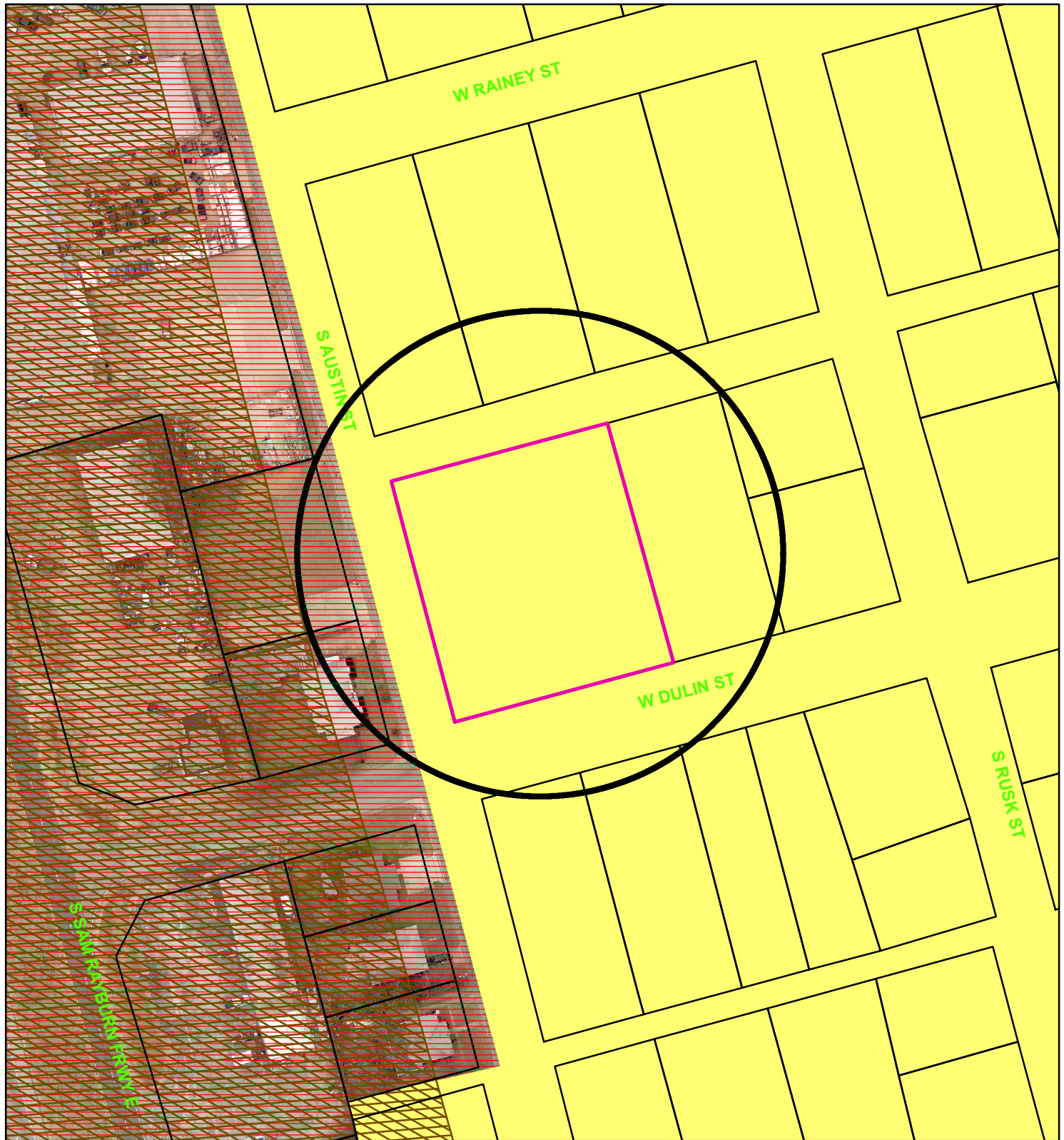
Zoning Sign Photo

Replat B.H. Moore Heirs Addition

Site Plan

Building Elevations

Staff Review Letter



Zoning - 1200 Blk. S. Austin Street & 400 Blk. W. Dulin Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 100 ft



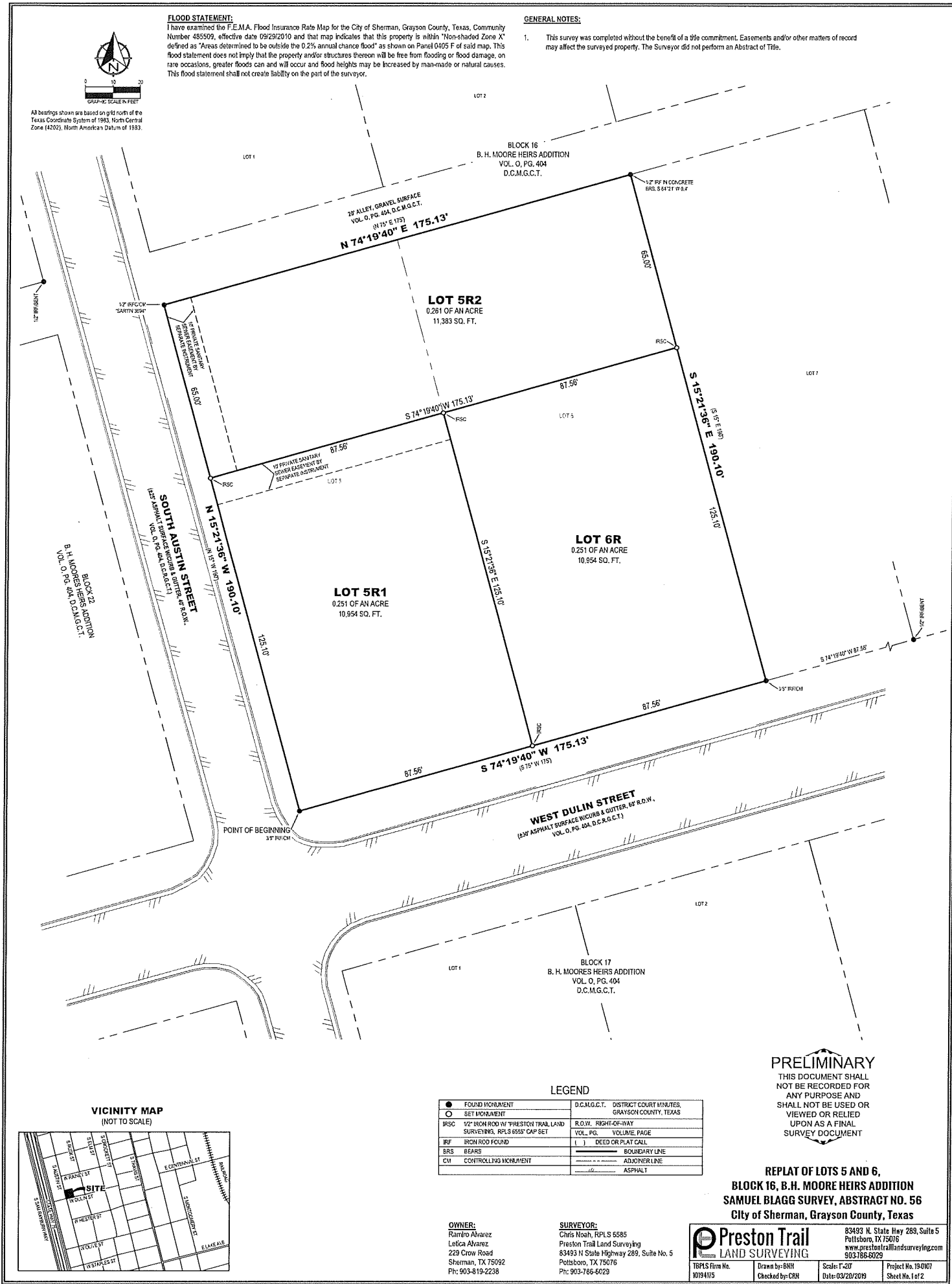
City of Sherman, Texas
Developmental Services Department

1200 Blk. S. Austin Street



400 Blk. W. Dulin Street





CITY COUNCIL CERTIFICATE OF ACCEPTANCE
Accepted by the City Council of the City of Sherman, Texas:
Mayor, City of Sherman, Texas _____ Date _____
The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF LOTS 5 AND 6, BLOCK 16, B.H. MOORE HEIRS ADDITION to the City of Sherman was submitted to the City Council on the ____ day of ____ 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.
Witness my hand this ____ day of ____, A.D. 20____.
Clerk, City of Sherman, Texas _____
**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**
Accepted this ____ day of ____, 20____
by the City Planning and Zoning Commission of the City of Sherman, Texas.
Chairman _____ Secretary _____

SURVEYORS CERTIFICATE
I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.
Chris R. Noah _____ Date _____
Registered Professional Land Surveyor No. 6585

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

**REPLAT OF LOTS 5 AND 6,
BLOCK 16, B.H. MOORE HEIRS ADDITION
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman, Grayson County, Texas**

OWNER:
Ramiro Alvarez
Leticia Alvarez
229 Crow Road
Sherman, TX 75092
Ph: 903-819-2238

SURVEYOR:
Chris Noah, RPLS 5585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

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

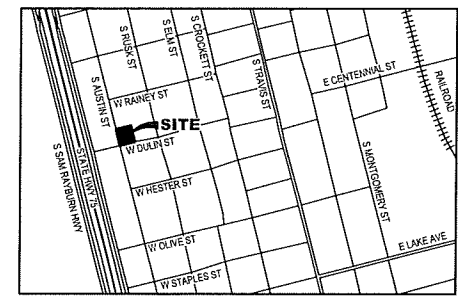


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

GENERAL NOTES:

- Existing Zoning: R-1 One Family Residential District
Requested: Specific Use Permit to allow Duplexes.
- Require on-site parking: 1 parking space per bedroom = 12 total
Provided on-site parking: 12 total

VICINITY MAP
(NOT TO SCALE)



PRELIMINARY

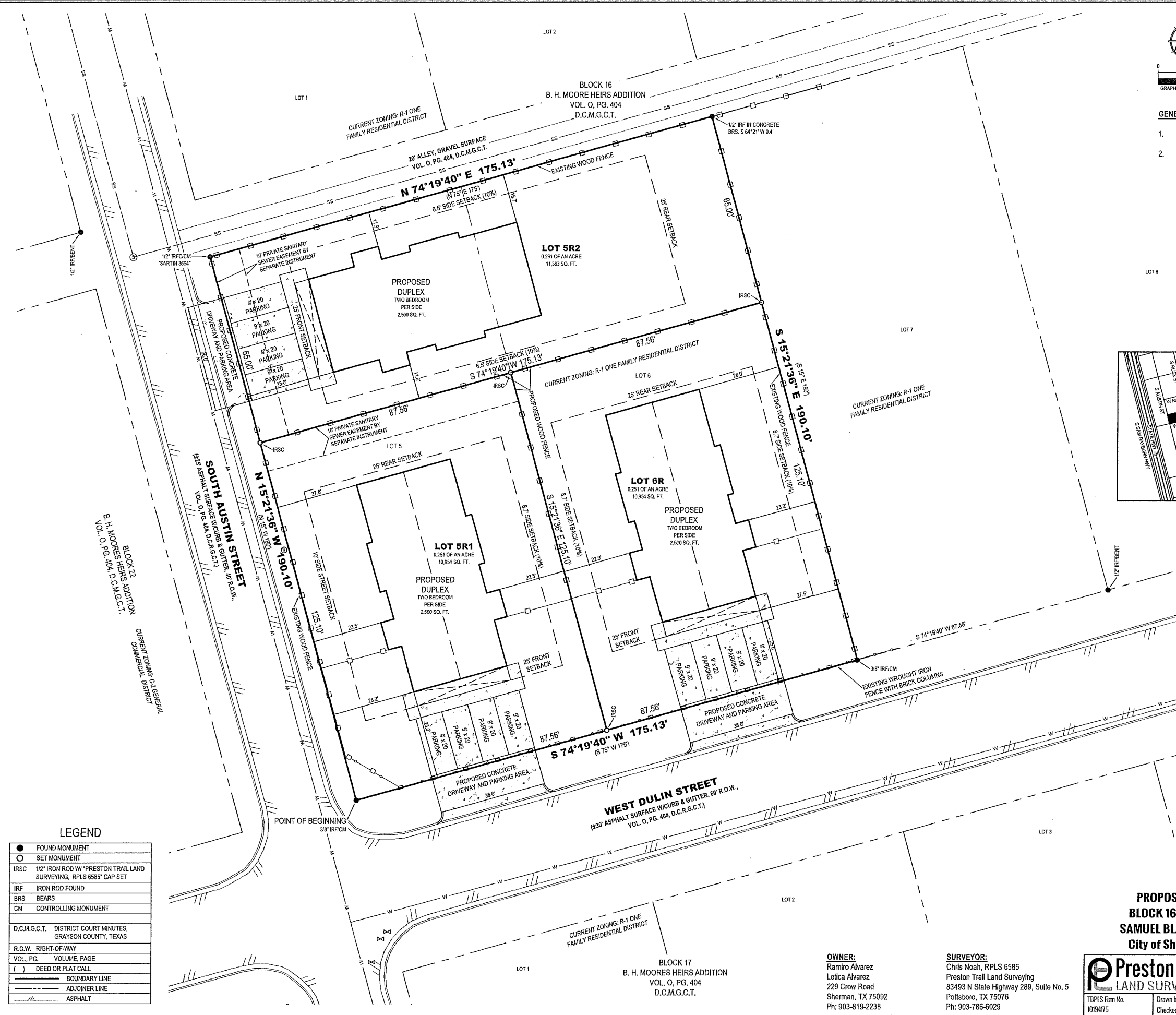
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SITE PLAN
PROPOSED REPLAT OF LOTS 5 AND 6,
BLOCK 16, B.H. MOORE HEIRS ADDITION
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman, Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903.786.6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 03/20/2019	Project No. 19-0107 Sheet No. 1 of 1
----------------------------	----------------------------------	-----------------------------------	---



LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
BRS	BEARS
CM	CONTROLLING MONUMENT
D.C.M.G.C.T.	DISTRICT COURT MINUTES, GRAYSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
()	DEED OR PLAT CALL
---	BOUNDARY LINE
---	ADJOINER LINE
---	ASPHALT

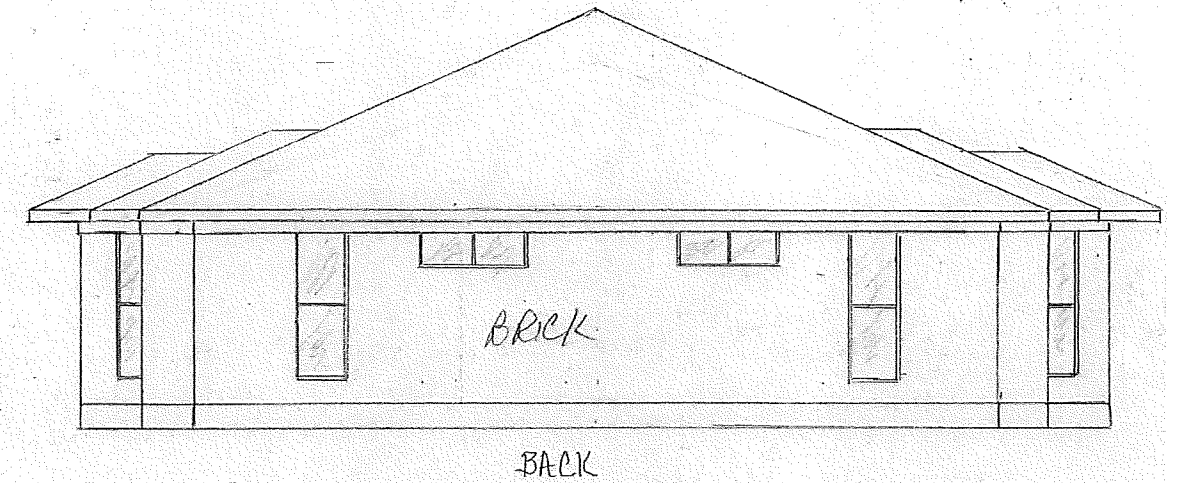
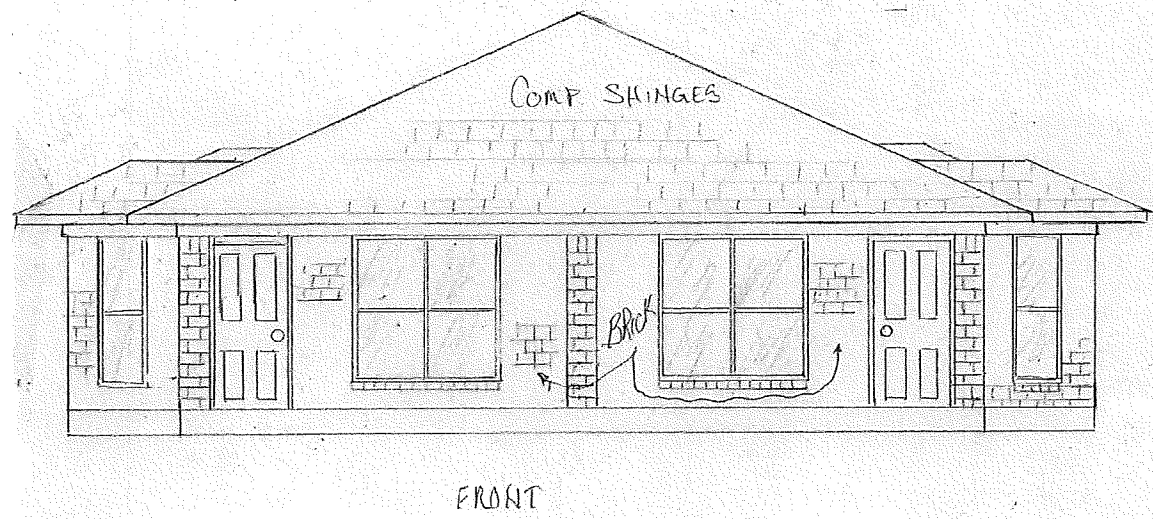
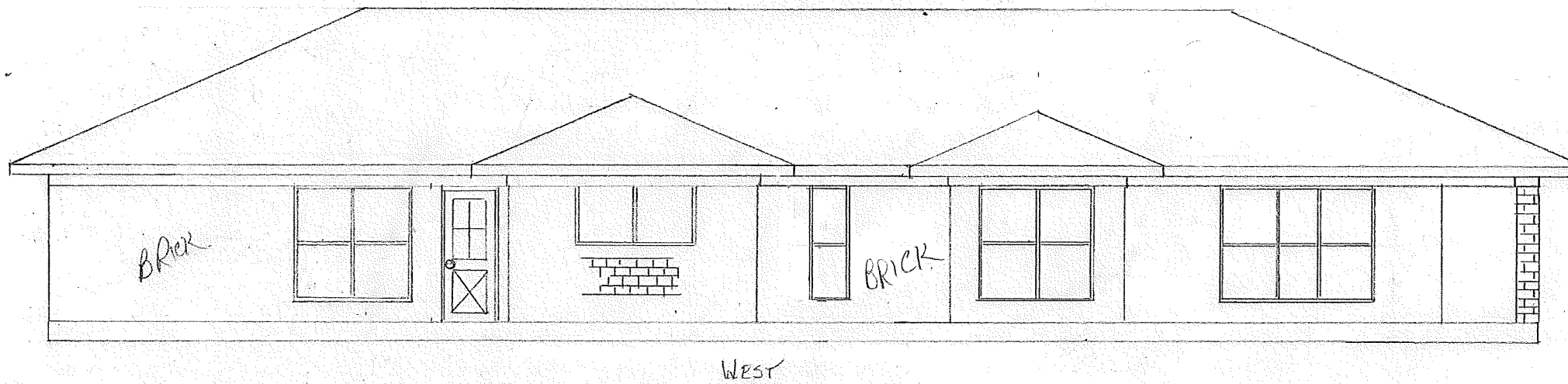
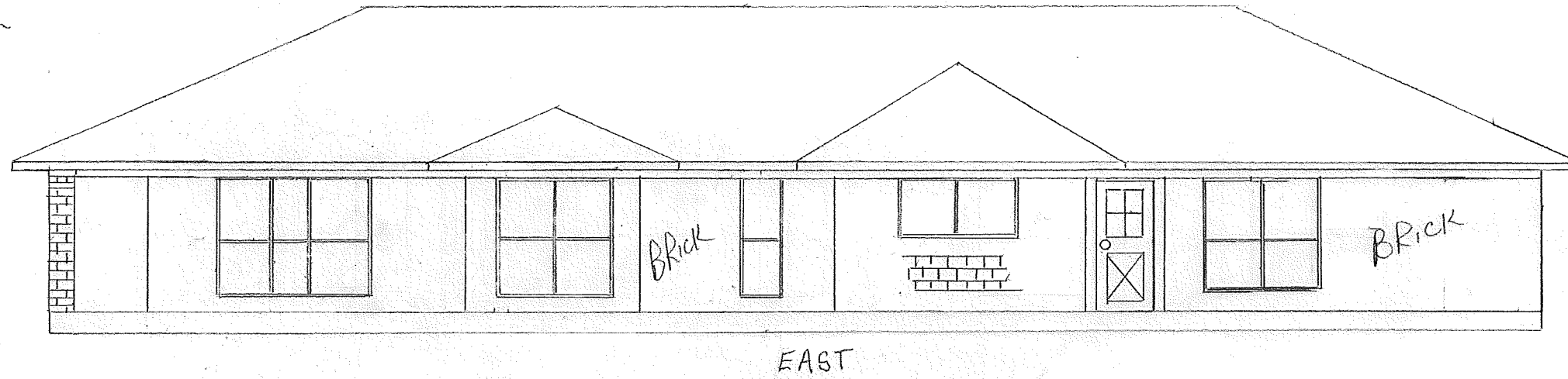
OWNER:
Ramiro Alvarez
Letica Alvarez
229 Crow Road
Sherman, TX 75092
Ph: 903-819-2238

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

BLOCK 17
B. H. MOORES HEIRS ADDITION
VOL. O, PG. 404
D.C.M.G.C.T.

Proposed Duplex Elevations

Designer: Rick Green
903-870-6006



STAFF REVIEW LETTER

April 9, 2019

Ramiro Alvarez
229 Crow Rd.
Sherman, TX 75092

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

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow three duplexes in an R-1 (One Family Residential) District for the property located in the 1200 Block of South Austin Street and the 400 Block of West Dulin Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, minimum two per unit; a parking space is considered to be 9' x 20'.
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. Platting of the property is required.
8. The City of Sherman does not maintain alleys.
9. Private Sanitary Sewer Easement required to serve structures along Dulin Street.
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Parking off of Austin and Dulin Streets does not meet standards; coordinate with Engineering Department. Maximum drive approach width for Residential approaches is 24 feet.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

18.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2002 LOY LAKE ROAD

The request of Altona, Inc. (Owner), Smoke on the Water (Proposed Tenant), Shannon Reed (Applicant), Mangrum Commercial Real Estate (Representative) and Underwood Drafting, and Surveying (Surveyor) concerning the property located at 2002 Loy Lake Road, being Lot C, Taylor Plaza, 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 vape shop in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

Background:

The property is located at 2002 Loy Lake Road, the northwest corner of Loy Lake Road and Taylor Street. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. Smoke on the Water is currently located at 1630 Texoma Parkway; they would like to relocate their business to this location. Smoke on the Water sells tobacco accessories (tobacco pipes, waterpipes, steam rollers, nectar collectors) E-cigarettes, vape juices and accessories.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Altona, Inc. (Owner)\

Smoke on the Water (Proposed Tenant)

Shannon Reed (Applicant)

Mangrum Commercial Real Estate (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

1

Attachments

Location Map

Zoning Map

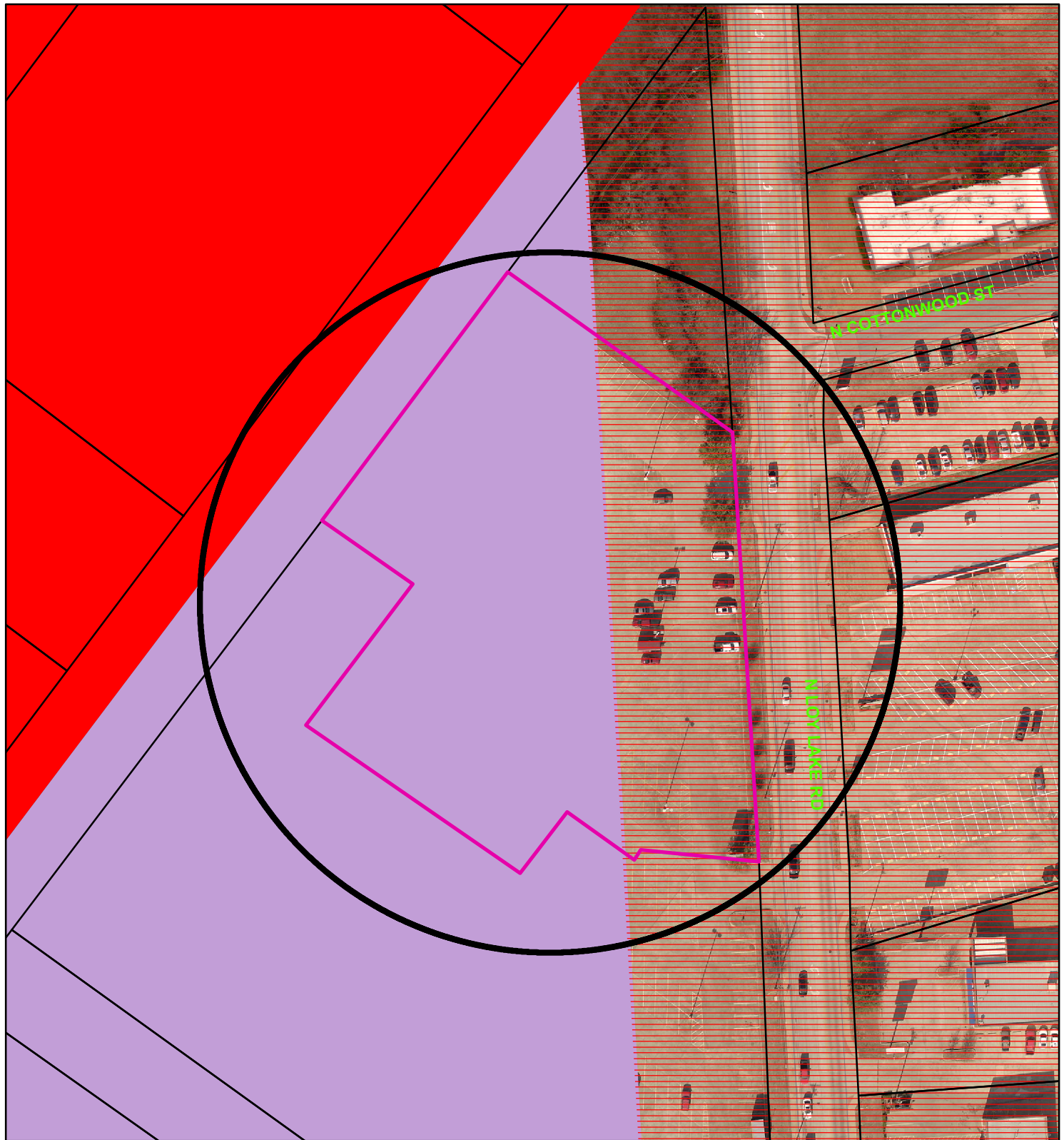
Zoning Sign Photo

Survey/Site Plan

Lease Space Elevation

Staff Review Letter





Zoning - 2002 Loy Lake Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 100 ft



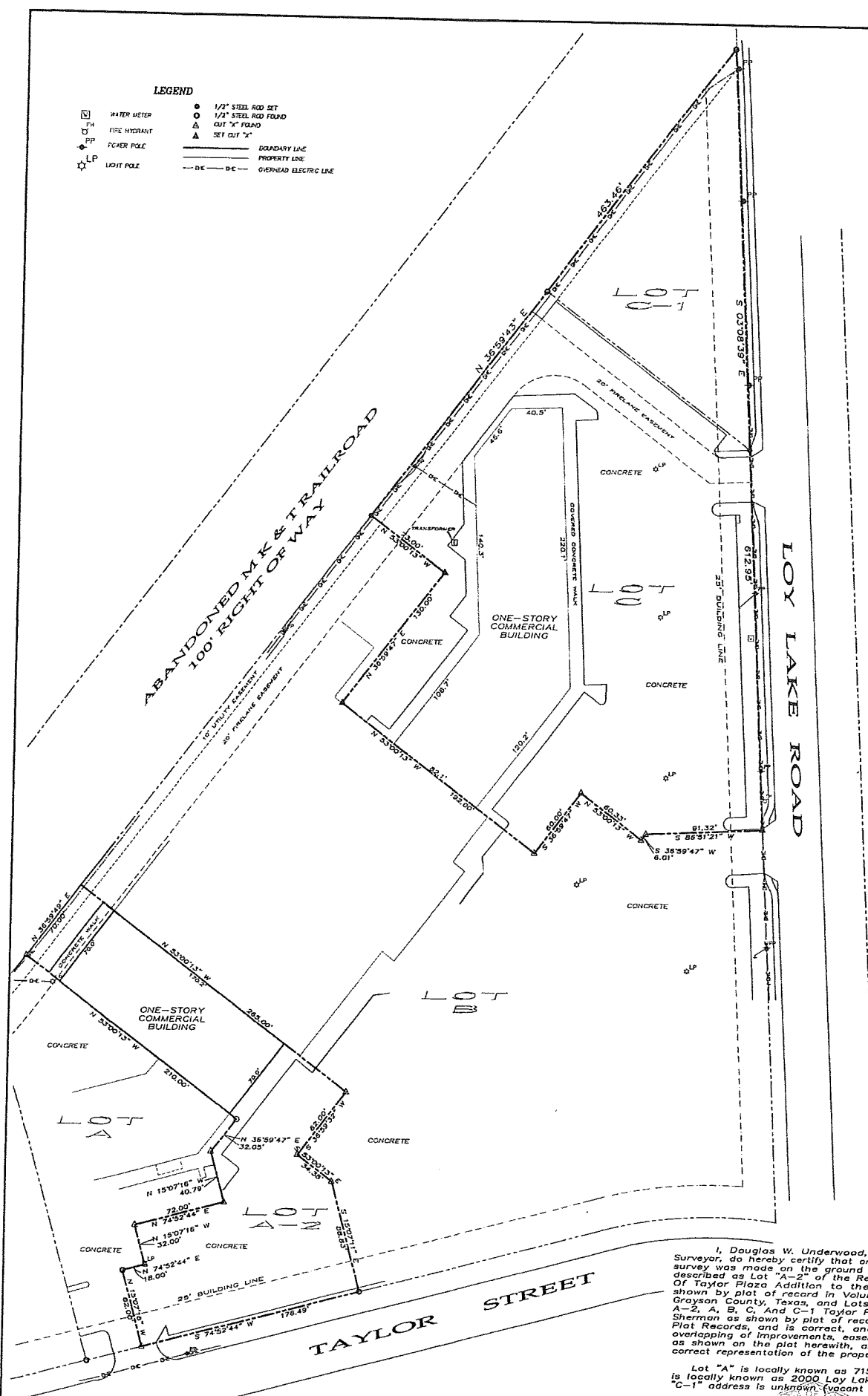
City of Sherman, Texas
Developmental Services Department

2002 Loy Lake Road



LEGEND

- | | |
|--------------|------------------------|
| WATER METER | 1/2" STEEL ROD SET |
| TH | 1/2" STEEL ROD FOUND |
| FIRE HYDRANT | OUT "X" FOUND |
| PP | SET OUT "X" |
| FOSTER POLE | BOUNDARY LINE |
| LP | PROPERTY LINE |
| LOIT POLE | OVERHEAD ELECTRIC LINE |



SCALE
1" = 50'

~ BASIS OF BEARINGS ~
GPS OBSERVATION
TEXAS COORDINATE SYSTEM
NAD 83

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that on the 18th day of July, 2018, a survey was made on the ground of the property shown hereon, described as Lot "A-2" of the Replat Of Lots A, A-1, and A-2 of Taylor Plaza Addition to the City of Sherman, Texas, as shown by plat of record in Volume 9, Page 18, Plat Records, Grayson County, Texas, and Lots "C" and "C-1" of Lots A-1, A-2, A, B, C, and C-1 Taylor Plaza Addition to said City of Sherman as shown by plat of record in Volume 8, Page 80, said Plat Records, and is correct, and that there are no conflicts, overlapping of improvements, easements or rights of way, except as shown on the plat herewith, and that the plat herewith is a correct representation of the property legally described herein.

Lot "A" is locally known as 715 E. Taylor Street, and Lot "C" is locally known as 2000 Loy Lake Road, Sherman, Texas. Lot "C-1" address is unknown (vacant lot).



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
REVISED 09-30-2018

UNDERWOOD
DRAFTING & SURVEYING

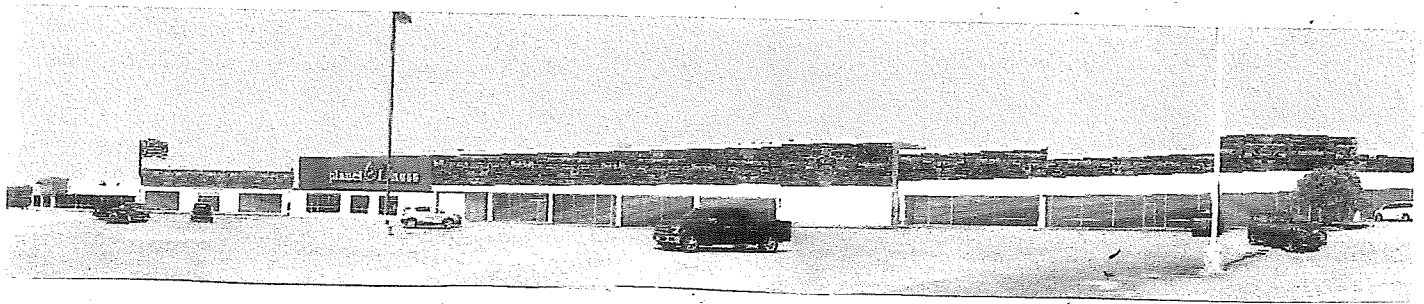
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151





MANGRUM COMMERCIAL

COMMERCIAL REAL ESTATE



Taylor Plaza Shopping Center Offering for Lease:

One of the highest traffic counts in Sherman, TX at over 37,100 +-

Rental Rate: \$12.50 PSF

Triple Net: \$2.75 PSF

TI (Tenant Improvement \$) Negotiable

Space Available:

Suite 719 E. Taylor: 11,900+- sf

Suite 725 E. Taylor: 28,678+- sf

Suite 2000: 2,400 +- sf

Suite 2002: 1,340 +- sf

Suite 2004: 1,360 +- sf

Suite 2006: 2,580 +- sf

Suite 2016: 1,410 +- sf

Suite 2028: 1,382 +- sf

Suite 2030: 2,400 +- sf

Suite 2032: 1,600 +- sf

Suite 2039: 1,352 +- sf

STAFF REVIEW LETTER

April 9, 2019

Altona, Inc.
616 Clariden Ranch Rd.
Southlake, TX 76092

Mangrum Commercial Real Estate
PO Box 127
Howe, TX 75459

Shannon Reed
2002 Loy Lake Road
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a vape shop in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District for the property located at 2002 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 M-1 (Light Manufacturing) District and the sign 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 Loy Lake Road or Taylor Street right-of-way.
4. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. Sale of electronic cigarettes or e-cigarettes or liquid nicotine to persons younger than 18 years of age is prohibited; proof of age required.
7. Sells, gives or causes to be sold or given an electronic cigarette or e-cigarette or liquid nicotine to another person who intends to deliver it to someone who is younger than 18 years of age is prohibited.
8. Vendor assisted sales required; self-service merchandising prohibited.
9. The facility or business shall not be open to persons younger than 18 years of age unless a parent or guardian is present.
10. Must comply with the City of Sherman Smoking Ordinance (Chapter 8.06)
11. Hours of operation must comply with all City of Sherman Ordinances.
12. The property must be properly maintained in a state of good repair and neat appearance.
13. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic is prohibited. Brightness shall be no more than 0.3 footcandles over ambient light.
14. Violations of the conditions of the SUP will terminate the Specific Use Permit.
15. Review the zoning and development ordinance for additional requirements.
16. 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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

19.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

722 NORTH ROSS AVENUE

The request of Tim Pike (Owner) and Helvey-Wagner Surveying, (Surveyor) concerning the property located at 722 North Ross Avenue, being Lot 1, Block 4, C. J. Keliehor's First Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 722 North Ross Avenue, the southwest corner of Ross Avenue and East Carter Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a duplex at this location, there will be three bedrooms per unit with a one-car garage. The exterior facade will be hardy board siding.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tim Pike (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:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Floor Plan

Staff Review Letter



722 N. Ross Ave.

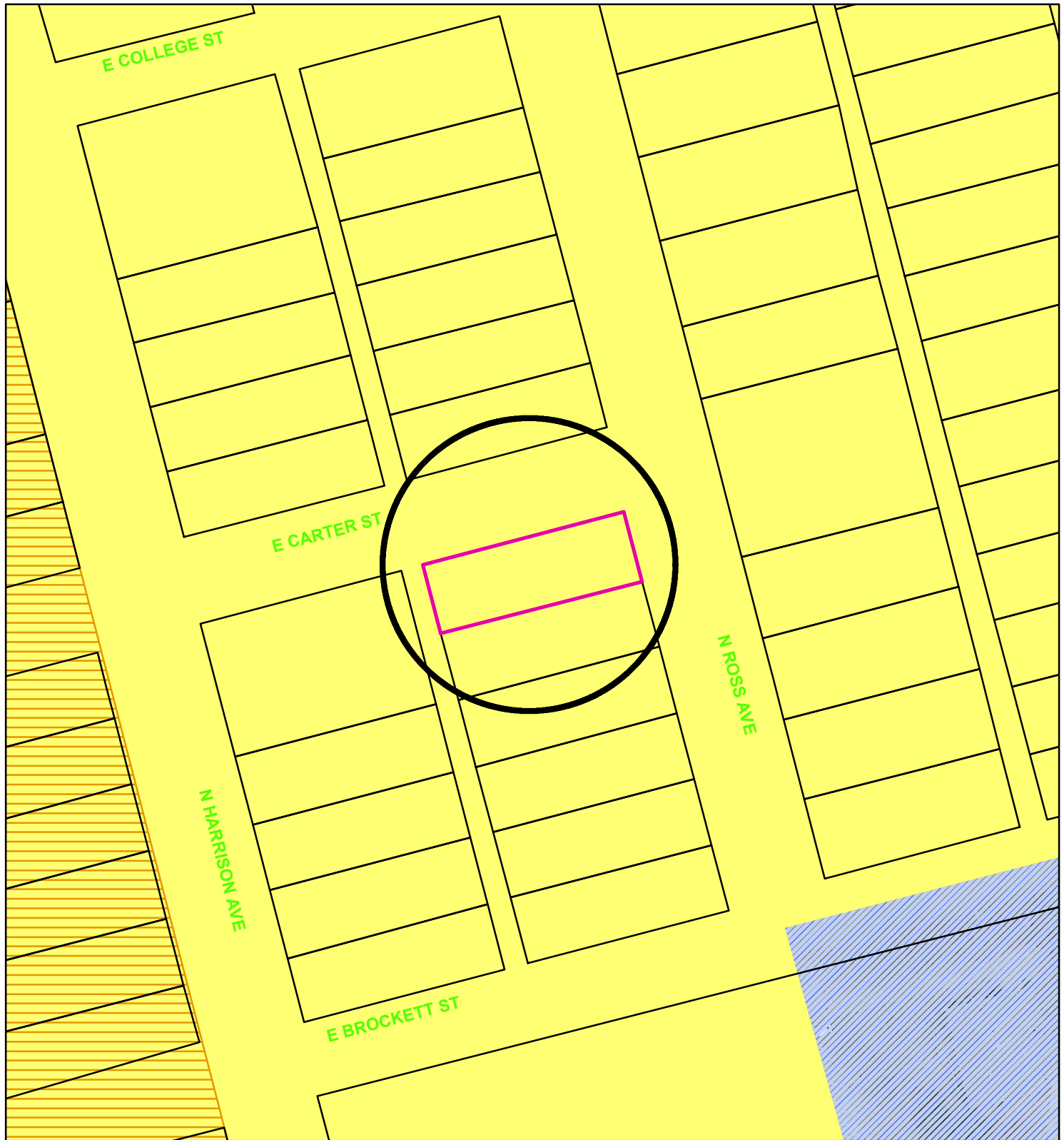


722 N. Ross Avenue



1 in = 345 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 722 N. Ross Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



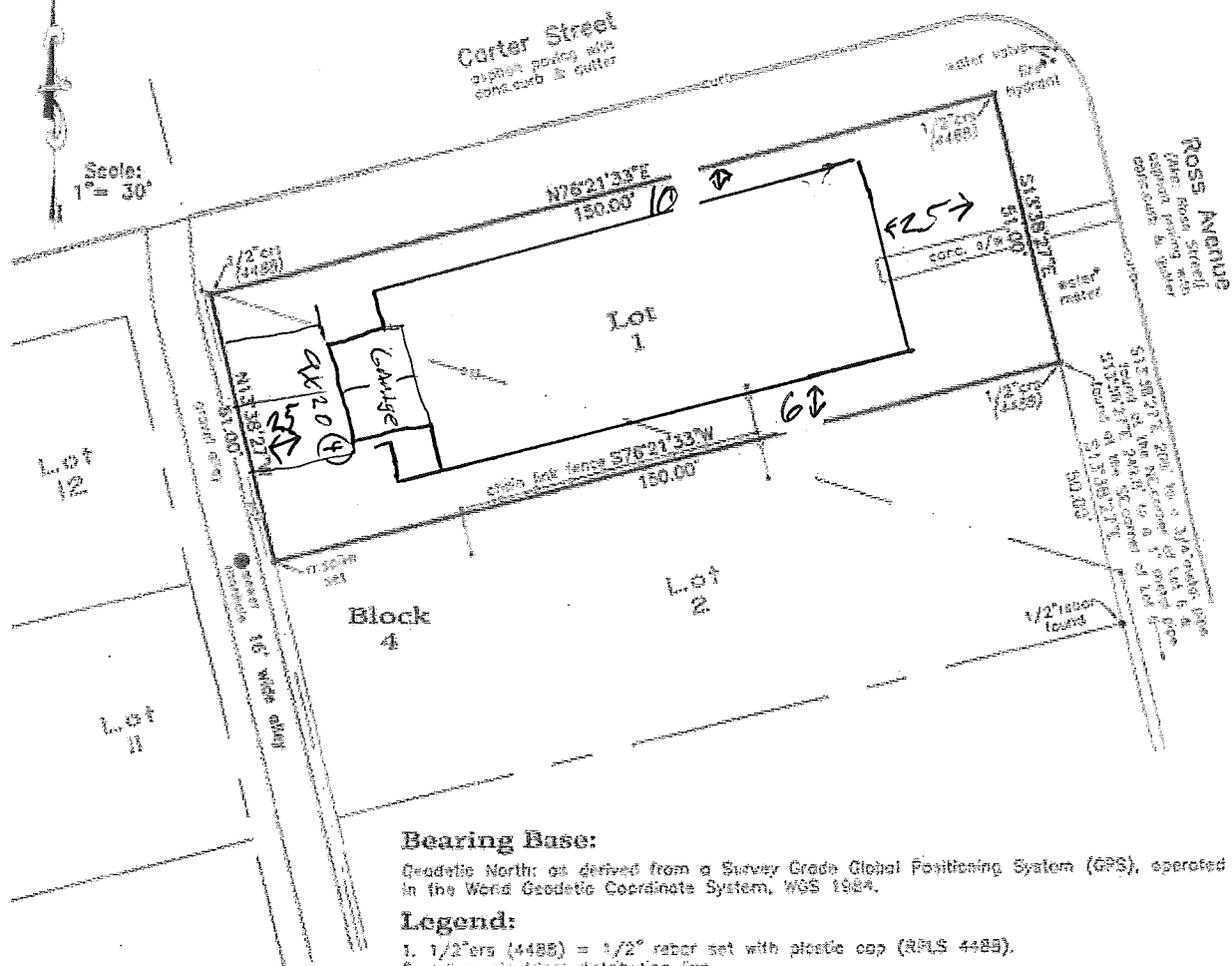
NOT TO SCALE

1 in = 100 ft



722 N. Ross Avenue





Owner: Tracy Goins

Address: 722 N. Ross Avenue (AKA: Ross Street)
Sherman, Texas

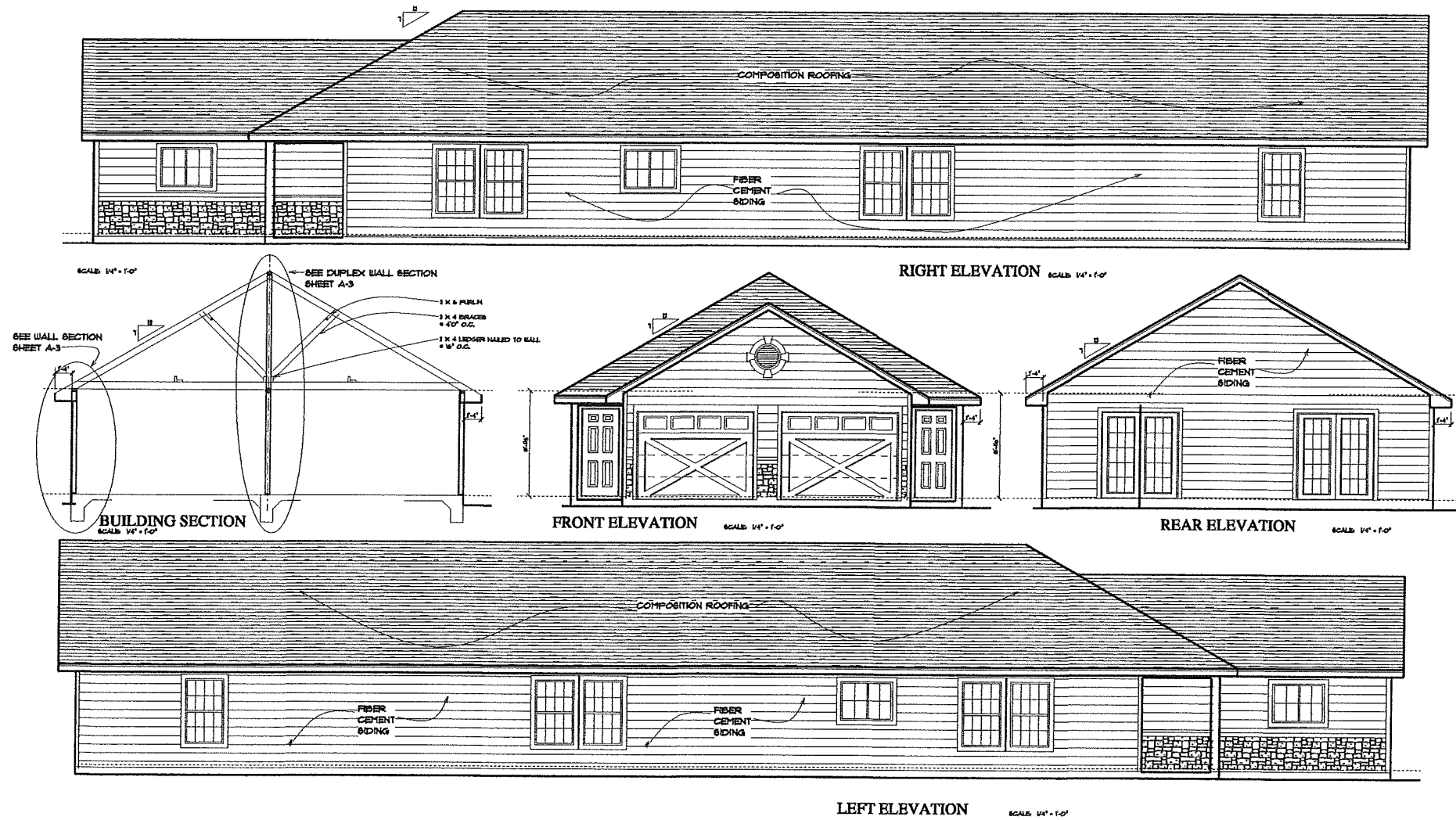
I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lot 1, Block 4, C. J. Kellehor's First Addition, to Sherman, Texas, as per plat of record in Volume 337, Pages 480 & 481, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Effective Date: September 29, 2010.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denton, Texas 76202
Phone: (817) 451-5100 Fax: (817) 451-4088



Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: October 11, 2012

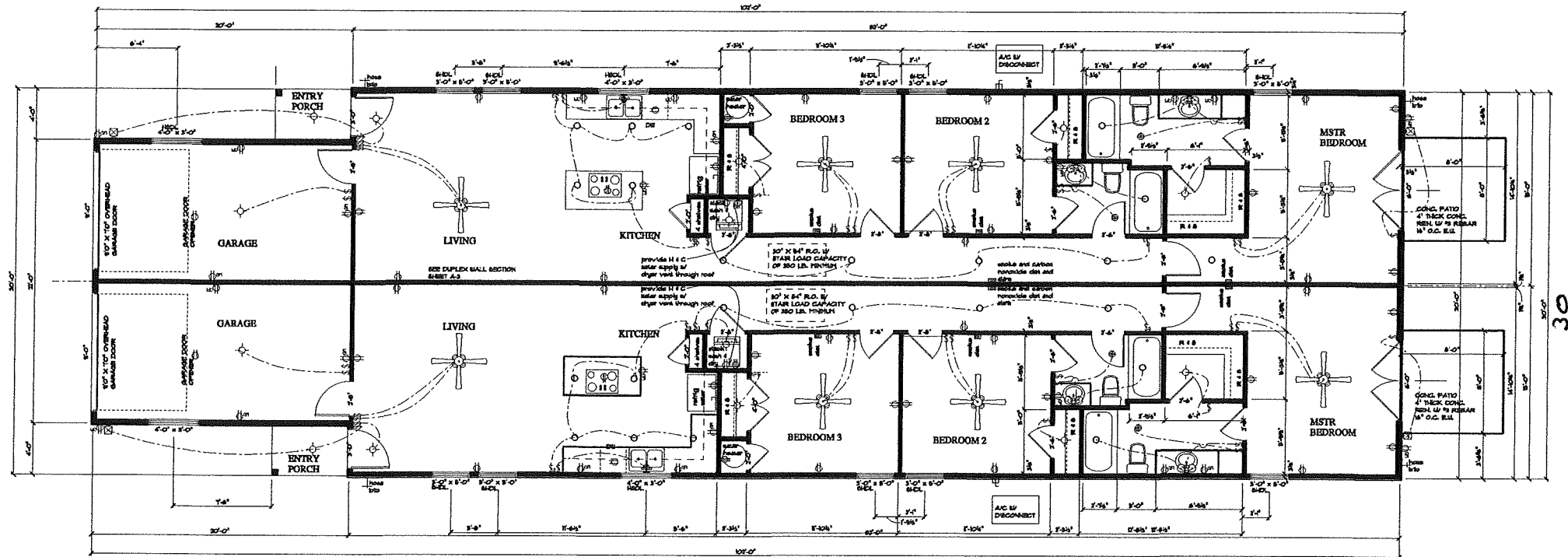


PROJECT DESCRIPTION

SWINNEY & ASSOCIATES
GAILAND DE SWINNEY
2979 NORTHERST ROAD NEW CANEY TX 77557
PHONE: 281 684-0723

REVISIONS
DATE
DRAWN BY
CHECKED

SHEET
A-2
OF



DUPLEX FLOOR PLAN

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

AREA TABULATION FOR SINGLE UNIT.
 1230 S.F. SINGLE UNIT LIVING AREA
 1460 S.F. GARAGE
 24 S.F. ENTRY PORCH
 64 S.F. REAR UNCOVERED PATIO

NOTES

PULL DOWN STAIRS SHALL BE 30" X 34" INCHES WITH A LOAD CAPACITY OF 350 POUNDS AND A CLEAR PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

SMOKE ALARMS PER IRC SECTION 903.205.2 SHALL ALL SMOKE ALARMS SHALL BE HARD-WIRED, INTER-CONNECTED WITH A BATTERY BACK UP.

GARAGE

THE DOOR ENTERING GARAGE FROM RESIDENCE SHALL BE A SELF-CLOSING TIGHT FITTING DOOR. IN ADDITION TO THE DOOR, THE DOOR SHALL BE SOLID WOOD NOT LESS THAN 1 3/4" SOLID OR 1 3/4" TYPE DOOR WITH DOOR NOT LESS THAN 1 3/4" OR 30 MIN. FIRE RATED DOOR BOLTED IN A SELF-CLOSING DEVICE.

CHIMNEY

FOR THE TABLE ROOMS THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GARAGE SIDE. 3/4" TYP. 1/2" GYP BD. IN HABITABLE ROOM ABOVE.

PROVIDE GREEN BOARD WATER RESISTANT GYP BD. IN ALL BATHS.

WINDOWS

BEDROOM EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED ON EXTERIOR DOOR OPENINGS. HANDBUILT ALL HEIGHT FROM FLOOR SHALL NOT BE MORE THAN 44" ABOVE FLOOR.

REAR UNCOVERED PATIO SHALL HAVE A NET CLEAR OPENING OF 57 SQUARE FEET. EXCEPT FOR GARAGE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 57 SQUARE FEET.

REAR UNCOVERED PATIO SHALL HAVE A NET CLEAR OPENING OF 57 SQUARE FEET. EXCEPT FOR GARAGE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF 57 SQUARE FEET.

PROVIDE TYPED WINDOW CLEANING ACCESS AS SHOWN IN IRC 203 SECTION 203.04.1 THROUGH 203.04.7.

FOR REAR UNCOVERED PATIO. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 10 FEET ABOVE FINISH GRADE OR FINISH FLOOR, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

AND A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH X 32 INCHES WIDE AND NOT MORE THAN 80 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL BE OF SOLID FLOORING AND NOT LESS THAN 3/4" WIDE. PROVIDE A MINIMUM OF 30" WIDE AND 30" DEEP SERVICE SPACE ON BOTH SIDES OF APPLIANCE BEING ACCESS IN REAR.

PROVIDE A SWITCH AT THE ATTIC ACCESS AND LIGHTING FOR THE PASSAGEWAY AND APPLIANCE LOCATIONS.

DROP STAIR ATTIC ACCESS SHALL HAVE A STAIR LOAD CAPACITY OF 350 LB PER SQ. FT. AND A R.O. OF 30" X 34"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlight 01	8	
pot light	33	
recessed light 02	4	
fan	4	
light	14	
clock	44	
alarm 03	6	
outlet 04	24	
switch	44	
switch 3 way	6	
wall mounted 01 2 light	4	
wall mounted 01 1 light	2	

SWINNEY & ASSOCIATES

GARET AND JOE SWINNEY
 2575 NORTHEAST TRAIL, NEW CANEY TX 77557
 PHONE: 281-667-0723

REVISIONS

DATE

DRAWN BY

CHECKED

STAFF REVIEW LETTER

April 10, 2019

Tim Pike
735 Mulberry Ct.
Celina, TX 75009

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

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 722 North Ross Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, minimum two per unit; a parking space is considered to be 9' x 20'.
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The City of Sherman does not maintain alleys.
9. Duplex should front off Ross Avenue.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

20.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

130 MISSION DRIVE

The request of Stik Properties (Owners) and Jim Leverett (Representative) concerning the property located at 130 Mission Drive, being 4.00 acres in the James M. Hambright Survey, Abstract No. 538, as follows:

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow (3) three metal buildings in lieu of the required masonry in a C-2 (General Commercial) District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow the extension of a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.

Background:

The property is located at 130 Mission Drive, off U.S. Highway 82 past FM 1417 (North Heritage Parkway) in west Sherman. The property was annexed into the City, October 24, 2011 as an R-A (Single Family Agricultural) District and was approved for a zone change to a C-2 (General Commercial) District April 7, 2014. Exceptions were approved to allow existing metal building finishes in lieu of the required masonry and to allow the existing gravel driveway and parking lot. A cabinet and woodworking shop leases the existing buildings. The owner would like to construct three additional metal buildings on the lot for lease spaces and extend the gravel driveway and parking lot.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Stik Properties (Owners)

Jim Leverett (Representative)

Master Plan Designation:

Not a part of the Masterplan

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

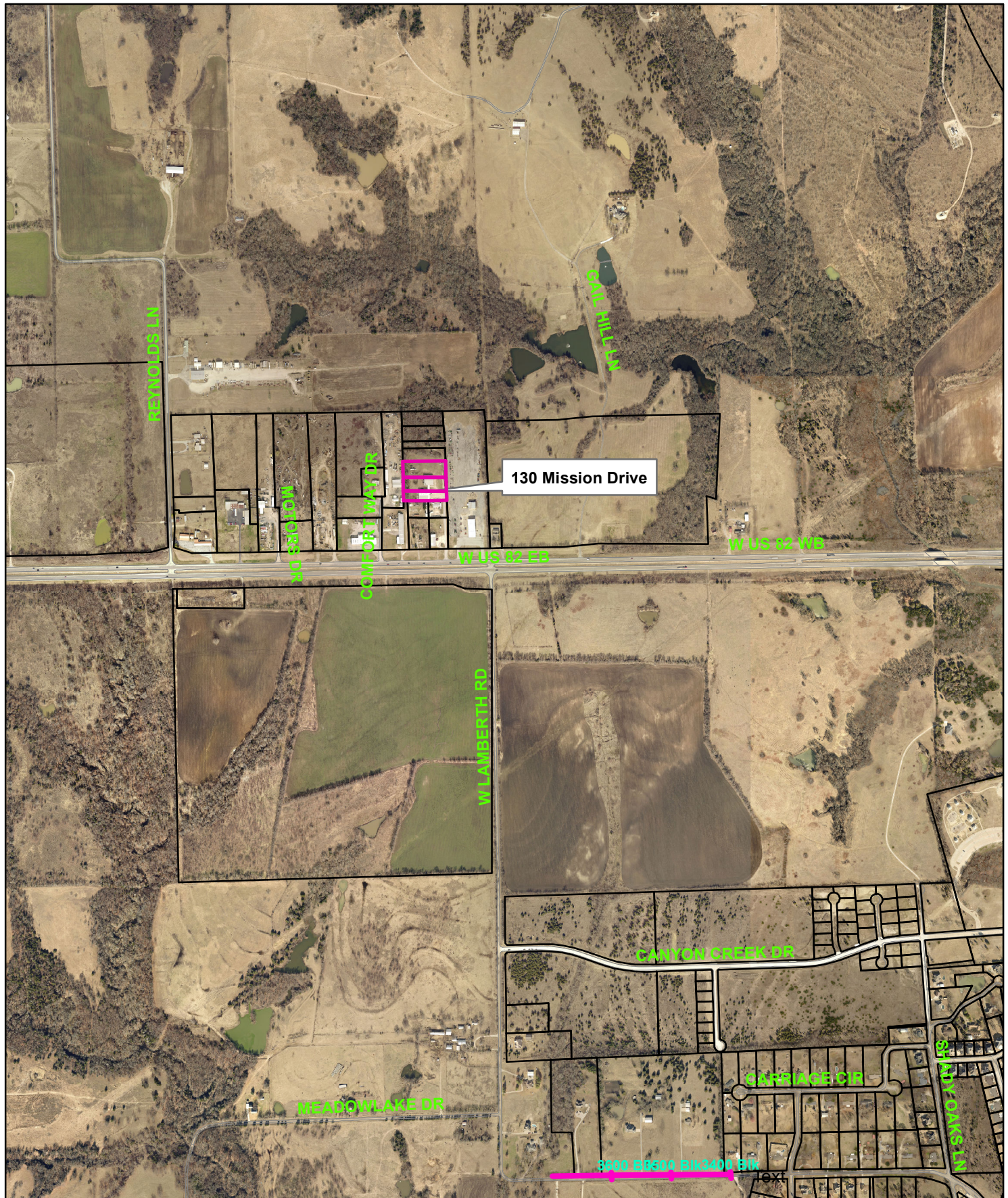
Building Elevations

Existing Building Elevations

Photos of Property

Buildings in Area

Staff Review Letter

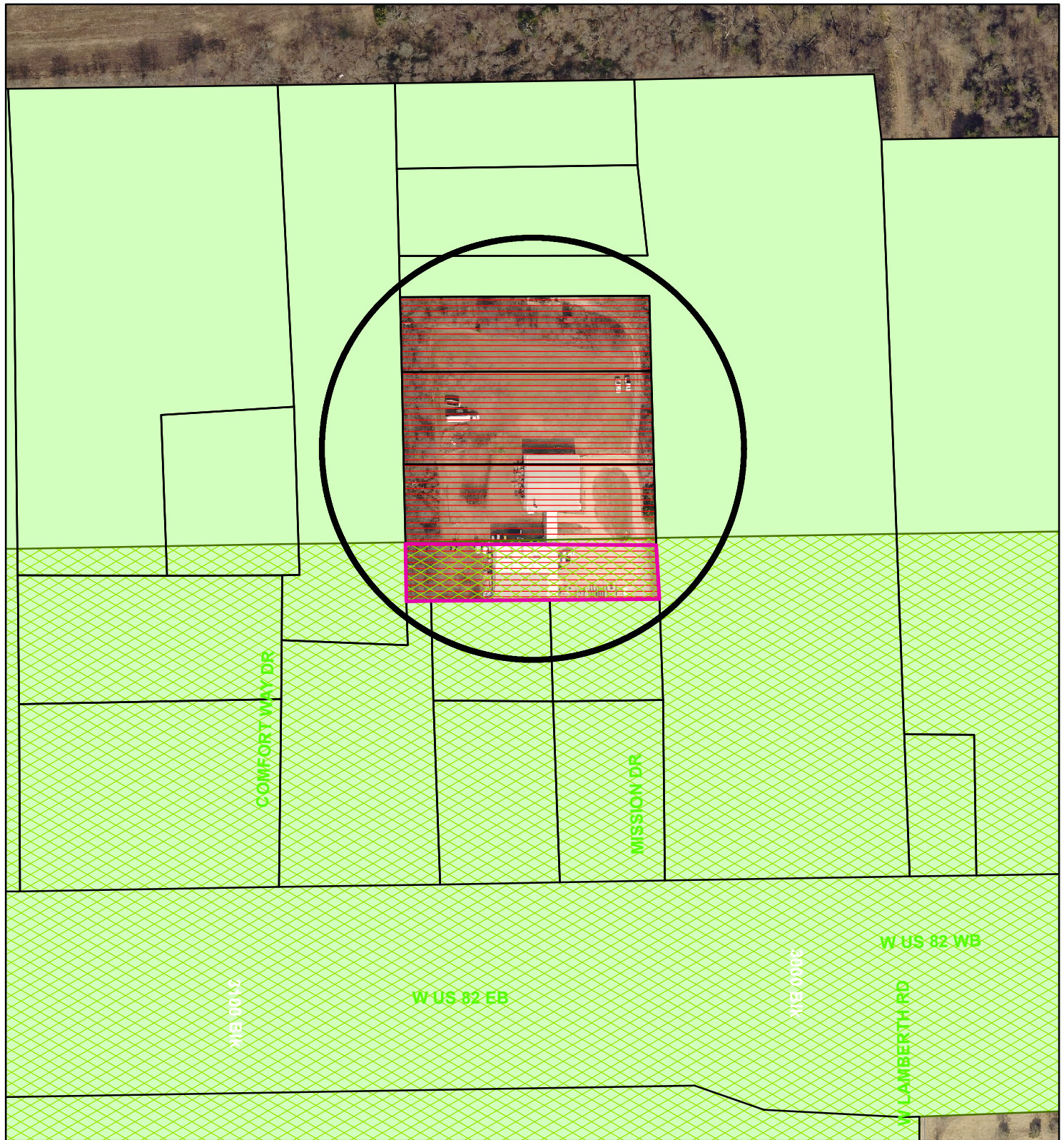


130 Mission Drive



NOT TO SCALE

1 in = 1,100 ft



Zoning - 130 Mission Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



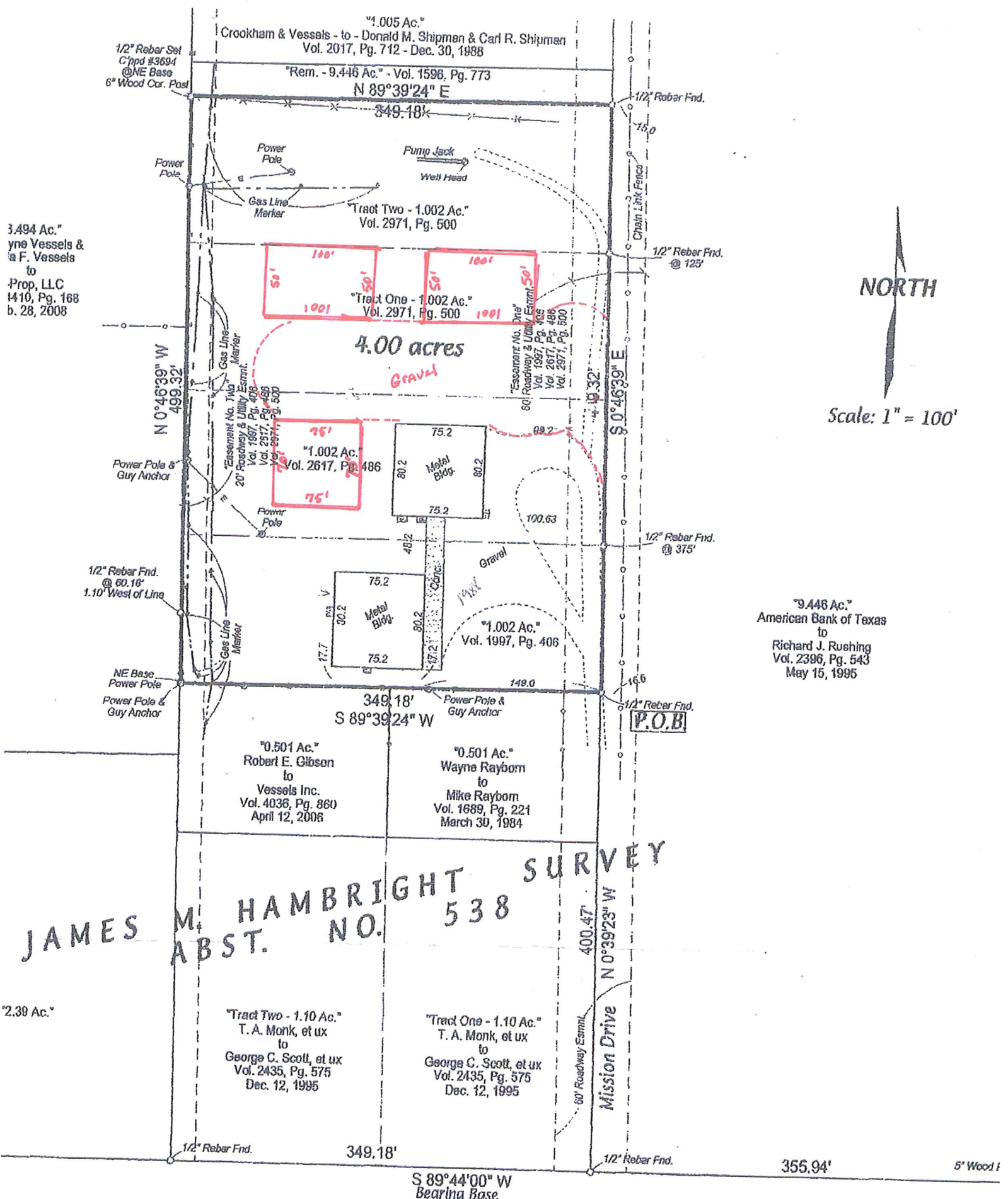
1 in = 200 ft



130 Mission Drive



3.494 Ac.
yne Vessels &
a F. Vessels
to
Prop, LLC
1410, Pg. 168
b. 28, 2008



NORTH

Scale: 1" = 100'

"9.446 Ac."
American Bank of Texas
to
Richard J. Rushing
Vol. 2396, Pg. 543
May 15, 1995

JAMES M. HAMBRIGHT SURVEY
ABST. NO. 538

"2.39 Ac."

"Tract Two - 1.10 Ac."
T. A. Monk, et ux
to
George C. Scott, et ux
Vol. 2435, Pg. 575
Dec. 12, 1995

"Tract One - 1.10 Ac."
T. A. Monk, et ux
to
George C. Scott, et ux
Vol. 2435, Pg. 575
Dec. 12, 1995

U. S. HIGHWAY NO 87



OUR BUILDINGS MEAN *business*

Thanks to their flexibility and affordability, Mueller commercial buildings are great for your bottom line. Whether you need a simple building or highly complex headquarters, you'll have numerous options, including building size, roof type, colors and accessories. Since we handle both engineering and manufacturing, you'll also get maximum efficiency, quality and value. From the initial design to delivery and installation recommendations for your project, we'll be there for you.

MUELLER'S COMMERCIAL PROJECTS TEAM CAN HELP WITH PROJECTS THAT:

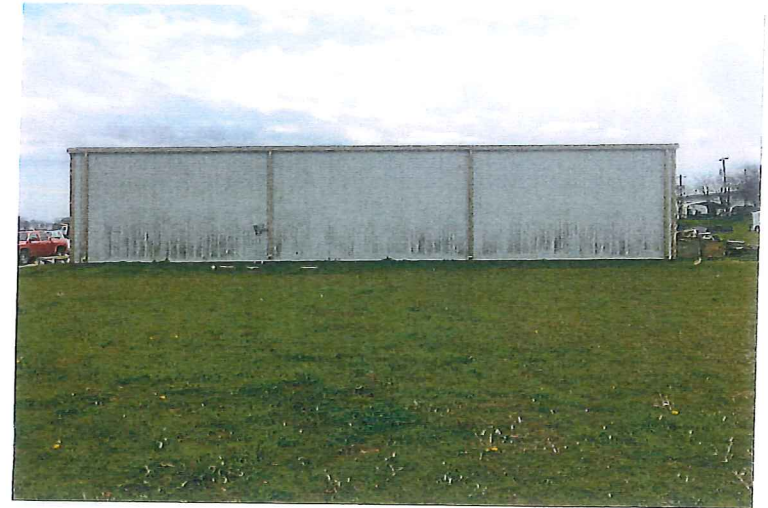
- » Have plans and/or specifications (involving architects or engineers)
- » Utilize crane systems (TRSG, monorail, jib)
- » Have large door systems (projects requiring hangar type doors)
- » Have clear spans of 80' to 165' (and more if needed)
- » Are nonresidential buildings with 2nd floors (mezzanines)
- » Include multiple, interconnecting buildings



<< Left - Roof & Walls: Charcoal; Trim: Black; Top Left - Walls: Charcoal; Trim: Black;
Bottom Right - Walls: Charcoal; Trim: Black



Existing Building on Subject
Property front



Existing building on subject
Property Right



Existing building on Subject
Property Back



Existing building on Subject
Property Left



Existing Building on Subject
Property front



Existing Building on Subject
Property Left



Existing Building on Subject
Property Back



Existing Building on subject
Property Right



Subject Property Proposed
Building site looking North



Subject Property proposed
Building site looking West



Subject Property Proposed
Building site Looking North



Subject Property of Proposed
Building site looking West



Subject Property proposed
Building site facing Northeast



Subject Property proposed
Building site Adjacent property
to EAST



Subject Property proposed
Building site facing east



Subject Property proposed
Building site facing east



Subject Property Proposed
Building site looking North



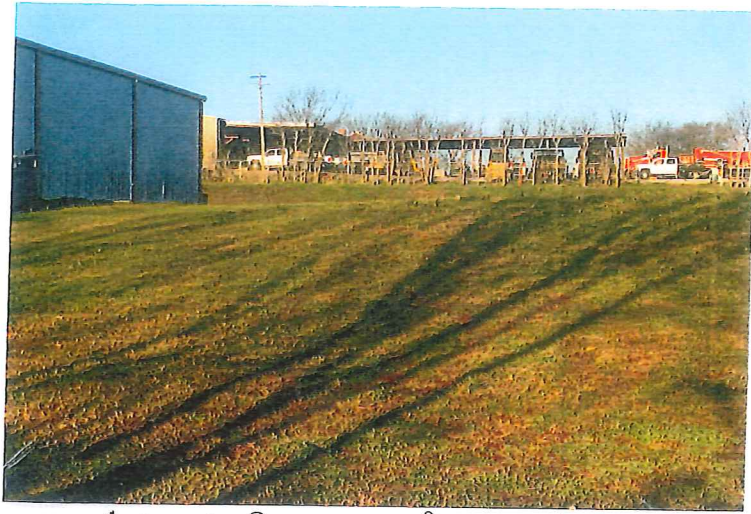
Subject Property of
Proposed building site West



Subject Property Proposed
Building site looking North



Subject Property proposed Building
site looking North



Subject Property Proposed
New Building site looking west



Subject Property Proposed new
Building site looking North



Subject Property Proposed
new Building site look West



Subject Property Proposed
new building site looking North



Building facing Mission Dr.
EAST SIDE



Building facing Mission Dr.
EAST side



Building facing Mission Dr.
EAST side



Building facing Mission Dr
EAST SIDE



Building facing Mission Dr
West side



Building facing Mission Dr
West side



Building facing Mission Dr.
West side



Building facing Mission Dr
West side



Building facing Mission Dr
west side



Building facing Mission Dr.
west side



Building facing Mission Dr.
West side.



Building facing Mission Dr.
west side



Building on 82 east side of Mission



Building on 82 west side of Mission



Building on 82 East side of Mission



Buildings on 82 on west side of Mission



Corner of Hwy 82 facing South



Hwy 82 facing EAST



Corner of Hwy 82 + Mission Dr.
facing North



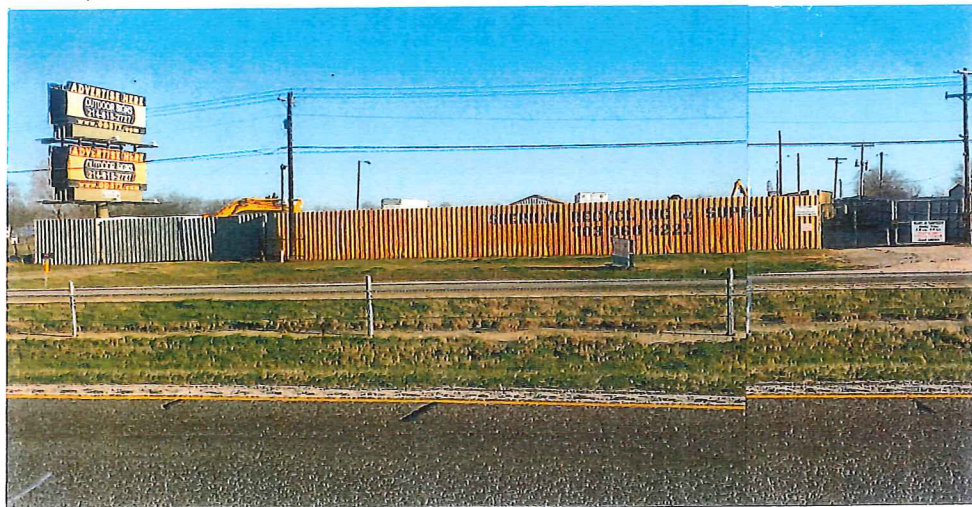
Hwy 82 facing West



Adjacent buildings on Hwy 82



Adjacent buildings on Hwy 82



Adjacent buildings on Hwy 82



Adjacent buildings on Hwy 82

STAFF REVIEW LETTER

April 9, 2019

Stik Properties
Jim Leverett
199 Panorama Circle
Pottsboro, TX 75076

Dear Applicants,

The request for exceptions to allow three metal buildings in lieu of the required masonry and to allow the extension of a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District for the property located at 130 Mission Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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 sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. One freestanding sign is permitted per development lot.
4. All parking shall be on private property and shall not encroach into the street right-of-way.
5. Parking is permitted on paved surfaces only unless an exception is granted; a parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,



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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

21.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

605 EAST PECAN STREET

The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c) to allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c)(iv) to allow a wireless monopole cell tower to be 40' from the north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District.

Background:

The property is located at 605 East Pecan Street between Broughton and Throckmorton Street; Commissary Express is next door. The property is zoned an M-2 (Heavy Manufacturing) District. The owners would like to erect a 124' tall wireless cell tower at this location.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

Sam Loria (Owner)

Steve Herlinger, Tillman Infrastructure (Applicant/Representative)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Distance to Nearest Cell Tower

Properties Near Cell Tower

Views Surrounding Cell Tower

Staff Review Letter



605 East Pecan Street

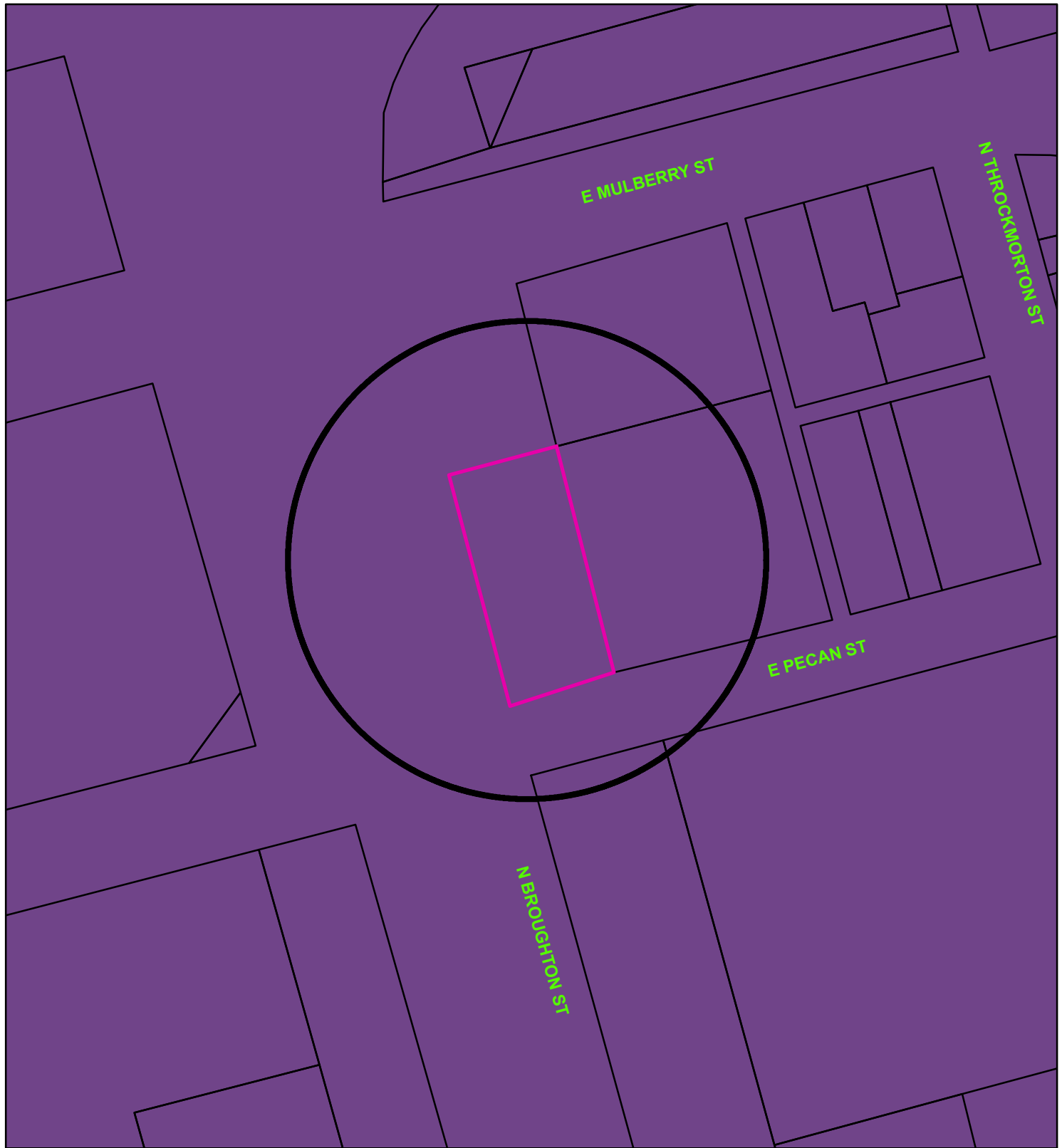


605 East Pecan Street



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 605 East Pecan 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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

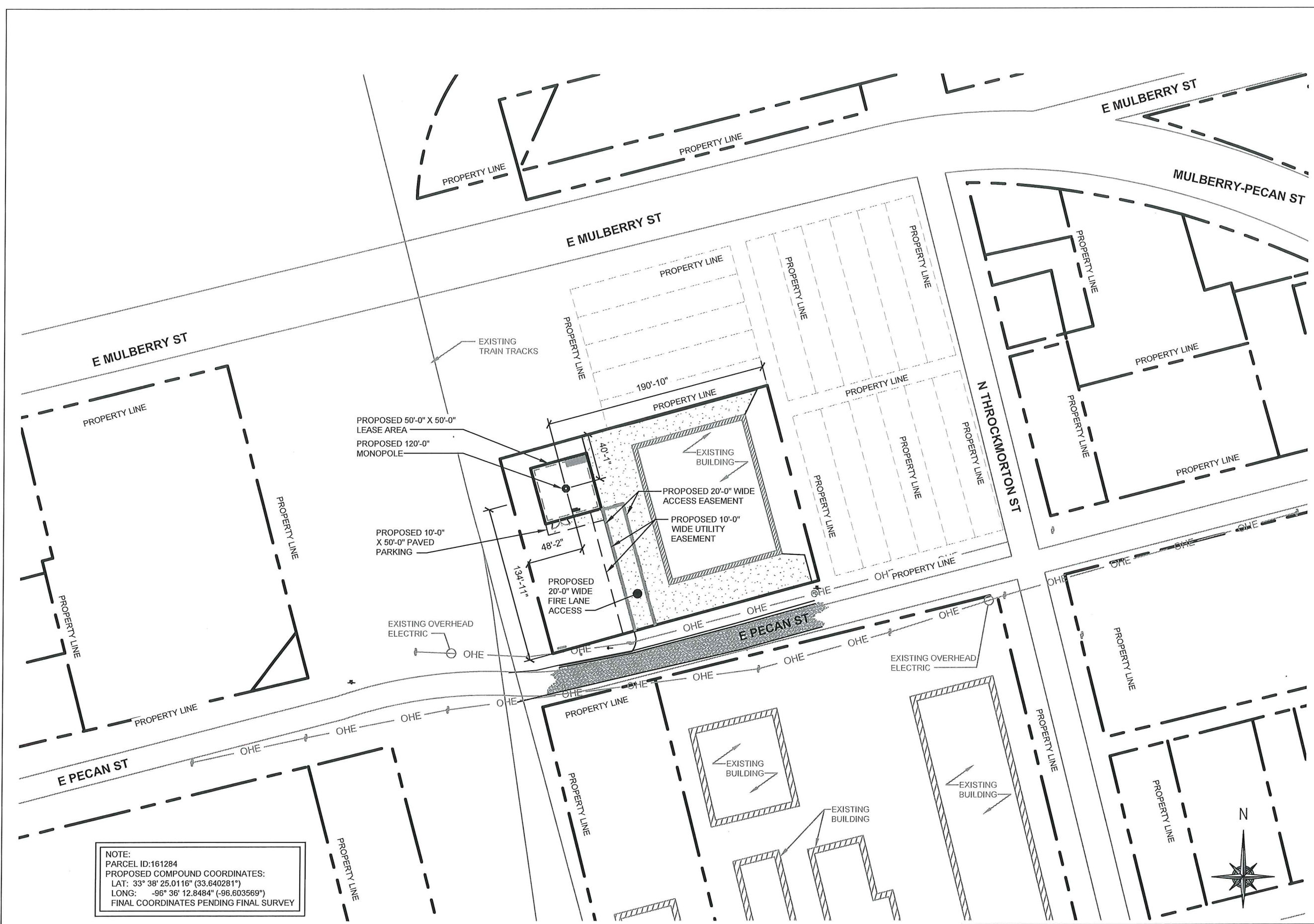
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

605 E. Pecan Street





NOTE:
 PARCEL ID:161284
 PROPOSED COMPOUND COORDINATES:
 LAT: 33° 38' 25.0116" (33.640281°)
 LONG: -96° 36' 12.8484" (-96.603569°)
 FINAL COORDINATES PENDING FINAL SURVEY

OVERALL SITE PLAN

SCALE: 1" = 80'-0"

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CHECK:AG
 DRAWN:DAZ
 JOB:T1801831

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

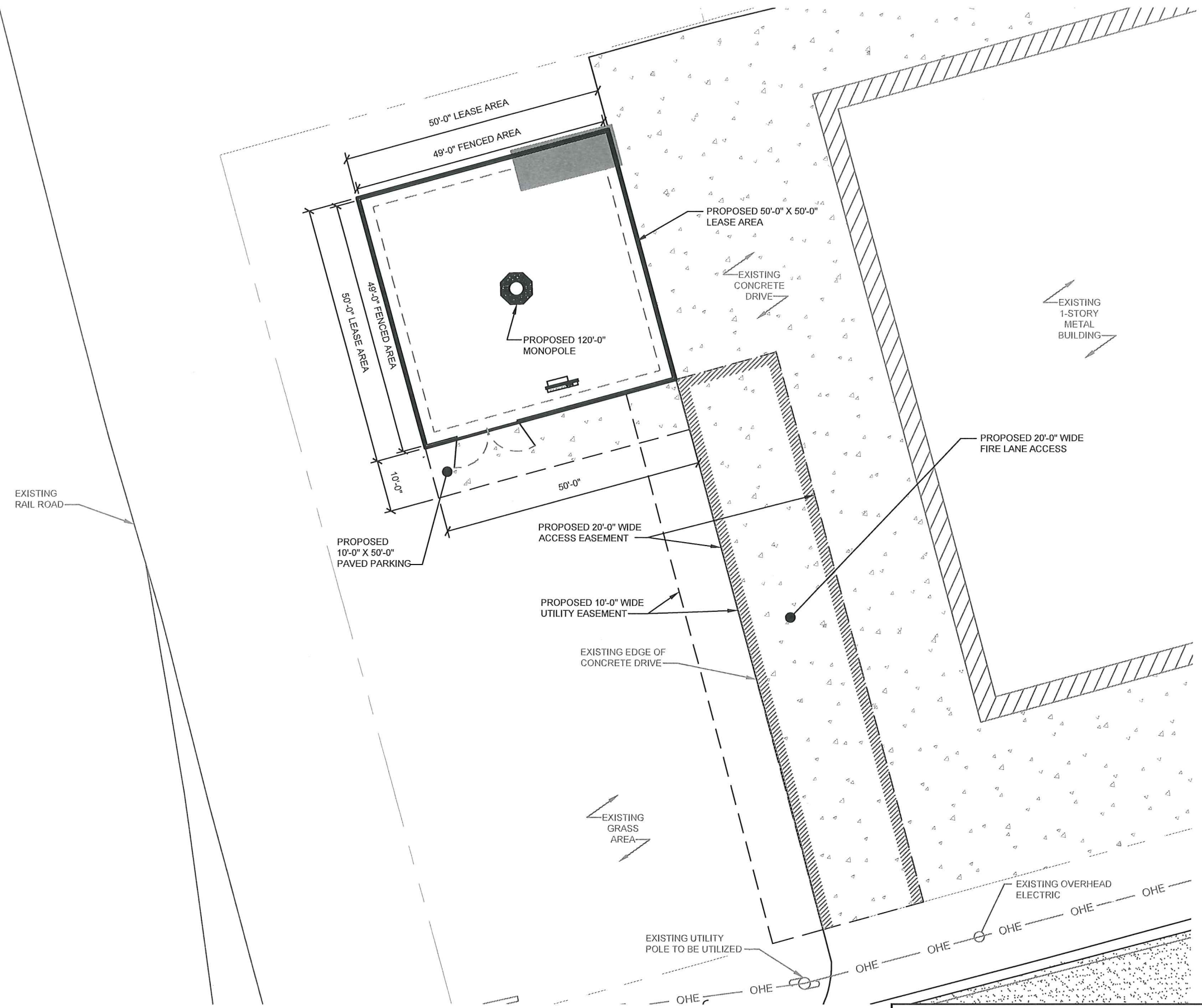
TILLMAN
 INFRASTRUCTURE

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 14592540
 609 EAST PECAN STREET
 SHERMAN, TX 75090

WT GROUP
 Engineering with Precision, Pace and Passion.
 5860 PETERSON LANE, STE. 200
 DALLAS, TX 75247
 www.wtgroup.com
 Texas Firm Registration No.: F-11754 Exp. 9/30/19
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 DALLAS, TX 75247
 PH: 214-741-6898



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DALLAS, TX 75246 (714) 384-0744
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TILLMAN
INFRASTRUCTURE

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REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
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3	REVISED ZD	03/15/19	DAZ

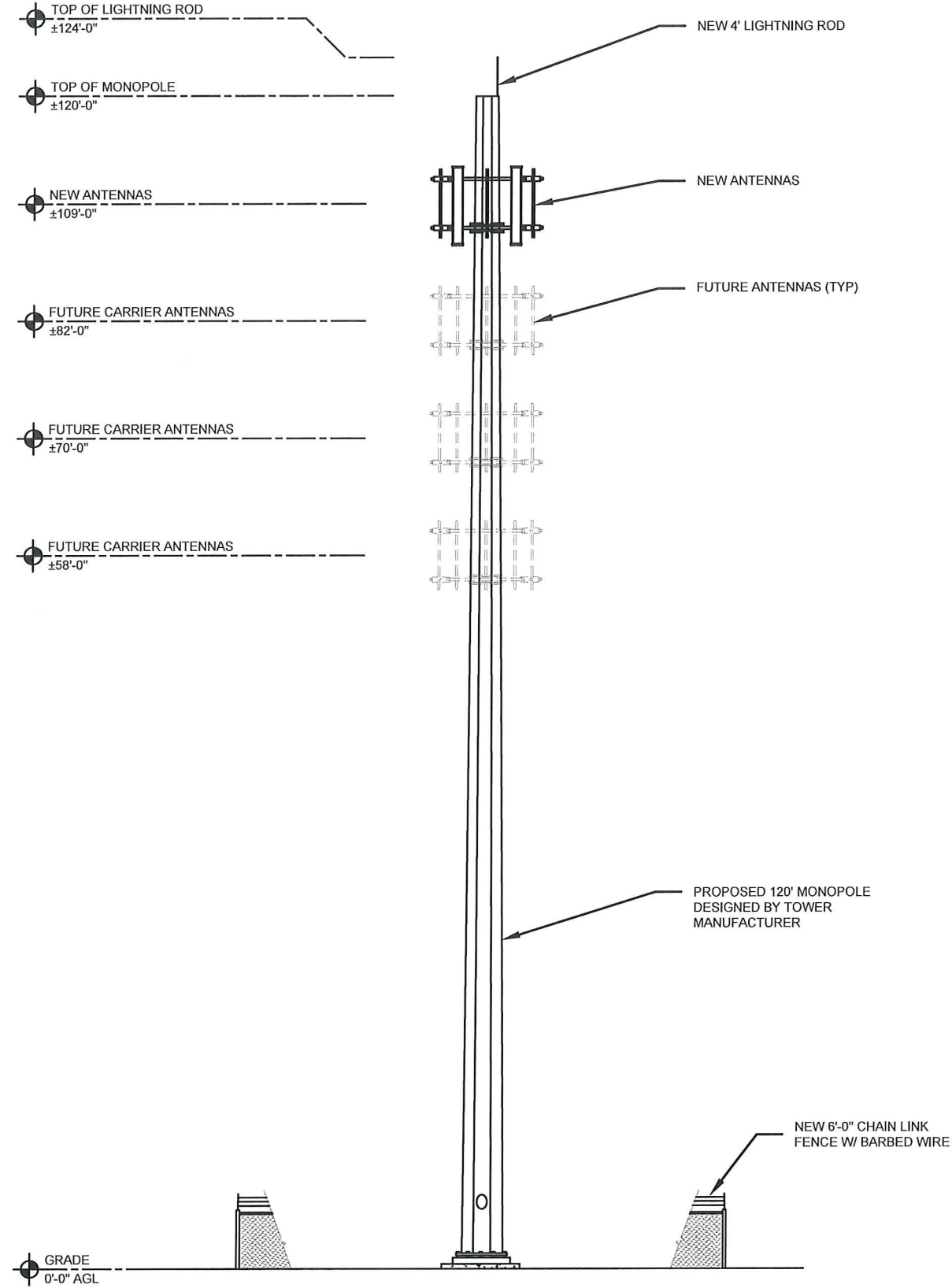
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ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: T1801831

Z-2
ENLARGED
SITE PLAN

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

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



ELEVATION

SCALE: 1" = 15'-0"

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK:AG
DRAWN:DAZ
JOB:T1801831

Z-3
ELEVATION

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

TILLMAN
INFRASTRUCTURE

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PH: 214-741-6898

14592540
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609 EAST PECAN STREET
SHERMAN, TX 75090

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5805 PETERSON LANE, STE. 200
DALLAS, TX 75240 T: 214-384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp. 8/30/19
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1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

9 GA. 2"x2" FENCE FABRIC

3/8" STEEL TRUSS ROD AND TRUSS ROD TIGHTENER AT ALL CORNERS (TYP.)

CONTRACTOR TO PROVIDE STYMIE LOCK OR APPROVED EQUIVALENT

3 STRANDS OF 12 GA. GALV. BARBED WIRE WITH 4-POINT BARBS

2.375" O.D. STANDARD GALV. LINE POST

1.66" O.D. STANDARD GALV. PIPE

8'-0" O.C. MAX.

2.875" O.D. STANDARD GALV. CORNER AND GATE POST

STEEL GALV. TENSION BAR

1.66" O.D. STANDARD GALV. RAIL AND BRACE PIPE (TYP.)

7 GA. GALV. TENSION WIRE

TENSION / BRACE BAND (TYP.)

FINISH GRADE

INDUSTRIAL HINGE - 180" (TYP.)

1.375" O.D. GALV. PIPE FOR MUSHROOM STOP

RAIL END CONNECTOR (TYP.)

6'-0" MIN.

45°

12"

12"

6'-0"

10"

2'-0"

3'-0"

12"

1'-0" GAP BETWEEN FENCE AND GRAVEL

SEE NOTES

12"

3'-0"

12"

COMMERCIAL FABRICATED 1.90" O.D. GATE FRAME

MUSHROOM STOP

12'-0"

1

Diagram illustrating the installation of a 10"Ø concrete footing (24" deep) with a mushroom stop. The footing is shown embedded in a concrete slab. The top surface of the slab is labeled "FINISH GRADE". The top surface of the footing is labeled "MUSHROOM STOP, INSTALL WITH SLOT PARALLEL W/ CLOSED GATES". The concrete slab is reinforced with a hexagonal mesh pattern.

2

1'-0"

CHAIN LINK FENCE

6" OF #57 STONE

MIRAFI 500X

LIMIT OF SURFACING

EXISTING GRADE

COMPACT SUBGRADE AND SURFACING TO PRODUCE AN UNYIELDING SURFACE

3

3-WIRE 45° BARBED WIRE
ARM W/ 3-STRANDS OF
BARBED WIRE (TYP.)

45°

6'-0" MIN.

1" GAP BETWEEN
FENCE AND GRAVEL

TOP RAIL

CHAIN LINK FENCE FABRIC

LINE POST
8'-0" O.C. MAX.

1'-0"

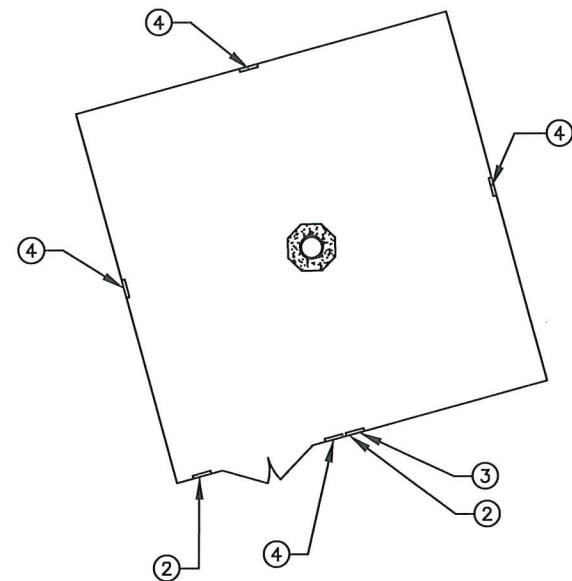
FINISH GRADE

4

REVISIONS			
REV.	ISSUED FOR	DATE	BY
0	ZONING DRAWING	11/14/18	DAZ
1	REVISED ZD	01/30/19	DAZ
2	REVISED ZD	03/15/19	DAZ

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 ACCESSIBILITY CONSULTING \ STRUCTURAL

Z-4 COMPOUND DETAILS



OVERALL SIGN PLACEMENT PLAN VIEW

SCALE: NONE

1

ROUNDED CORNERS
(TYP.)

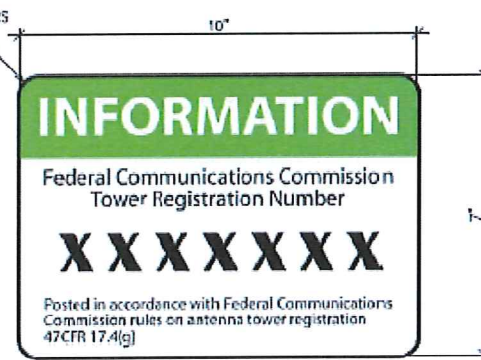


SITE INFO SIGN DETAIL

SCALE: NONE

2

ROUNDED CORNERS
(TYP.)



NOTE:
CONTRACTOR SHALL PROCURE & PROVIDE .063" RUST
FREE ALUMINUM SIGNS WITH (1) YEAR WARRANTY FOR
ALL (5) SIGNS.

FCC INFO SIGN DETAIL

SCALE: NONE

3

ROUNDED CORNERS
(TYP.)

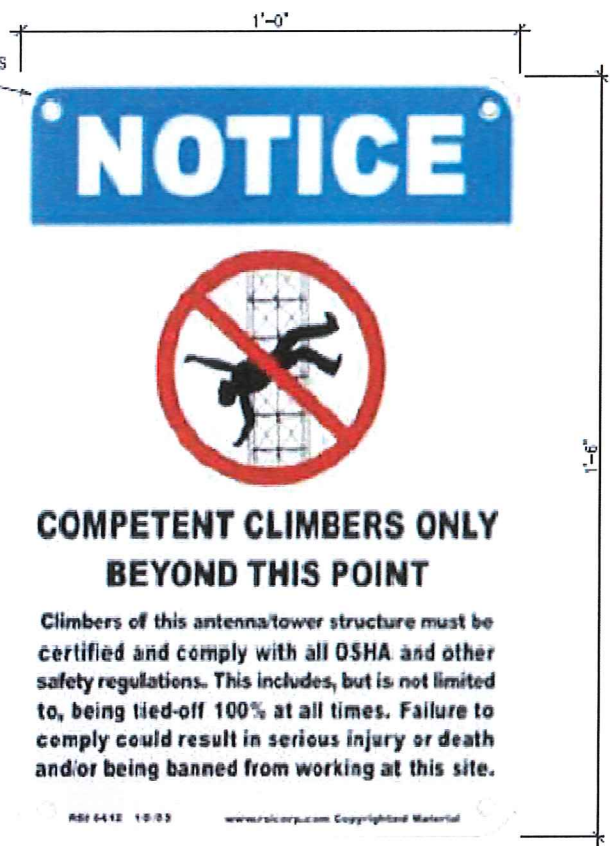


RF FIELD SIGN DETAIL

SCALE: NONE

4

ROUNDED CORNERS
(TYP.)



TOWER CLIMBING SIGN DETAIL

SCALE: NONE

5

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: T1801831

Z-5
SINAGE

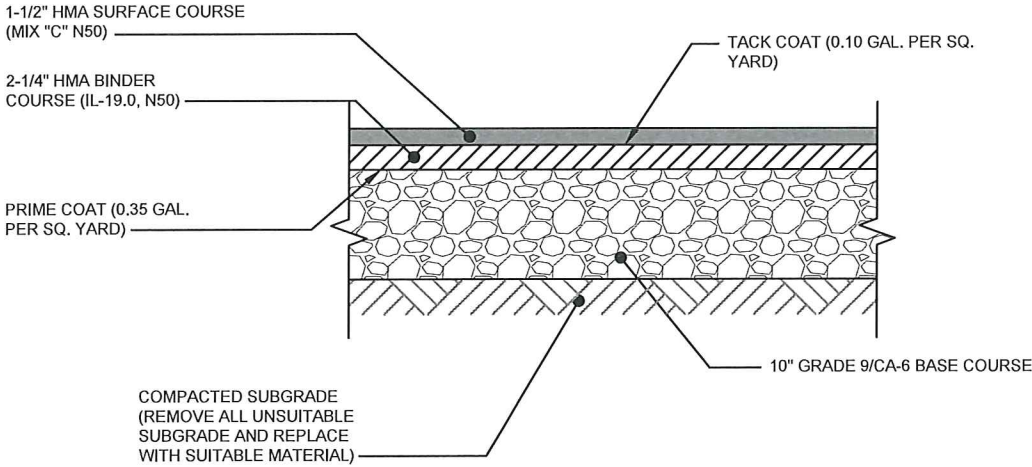
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7901 AMBASSADOR ROW
DALLAS, TX 75247
PH: 214-741-6888

TILLMAN
INFRASTRUCTURE

WT GROUP
Engineering • Design • Consulting
14592540
SHERMAN
609 EAST PECAN STREET
SHERMAN, TX 75050

5800 PETERSON LANE, STE. 200
DALLAS, TX 75240 | T: 214-384-0744
www.wtgroup.com | E: info@wtgroup.com
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NOTE:
ALL SELECT GRANULAR FILL SHALL BE
COMPACTED TO A 95% COMPACTION AT A
MAXIMUM DRY DENSITY AS DETERMINED BY
ASTM D-1557 OR WITHIN PLUS OR MINUS 3%
OF OPTIMUM MOISTURE CONTENT.



ASPHALT DRIVE DETAIL

SCALE: NONE

1

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ
2	REVISED ZD	01/30/19	DAZ
3	REVISED ZD	03/15/19	DAZ

TILLMAN
INFRASTRUCTURE

VERTICOM
IDEAS • SOLUTIONS • RESULTS
7901 AMBASSADOR ROW
DALLAS, TX 75247
PH: 214-741-8888

14592540
SHERMAN
609 EAST PECAN STREET
SHERMAN, TX 75090

WT GROUP
Engineering with Precision, Pace and Passion.
5809 PETERSON LANE, STE. 200
DALLAS, TX 75224 | PH: 214-364-0744
www.wtengineering.com
Texas Firm Registration No: F-17254 Exp: 03/2019
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CHECK: AG
DRAWN: DAZ
JOB: T1801831

Z-6
ASPHALT DRIVE
DETAILS



Sherman

Railroad St

Mulberry St

Pecan St

East St

Throckmorton St

Maxey St

Houston St

Nearest Tower (458ft)

33.640281 -96.603559

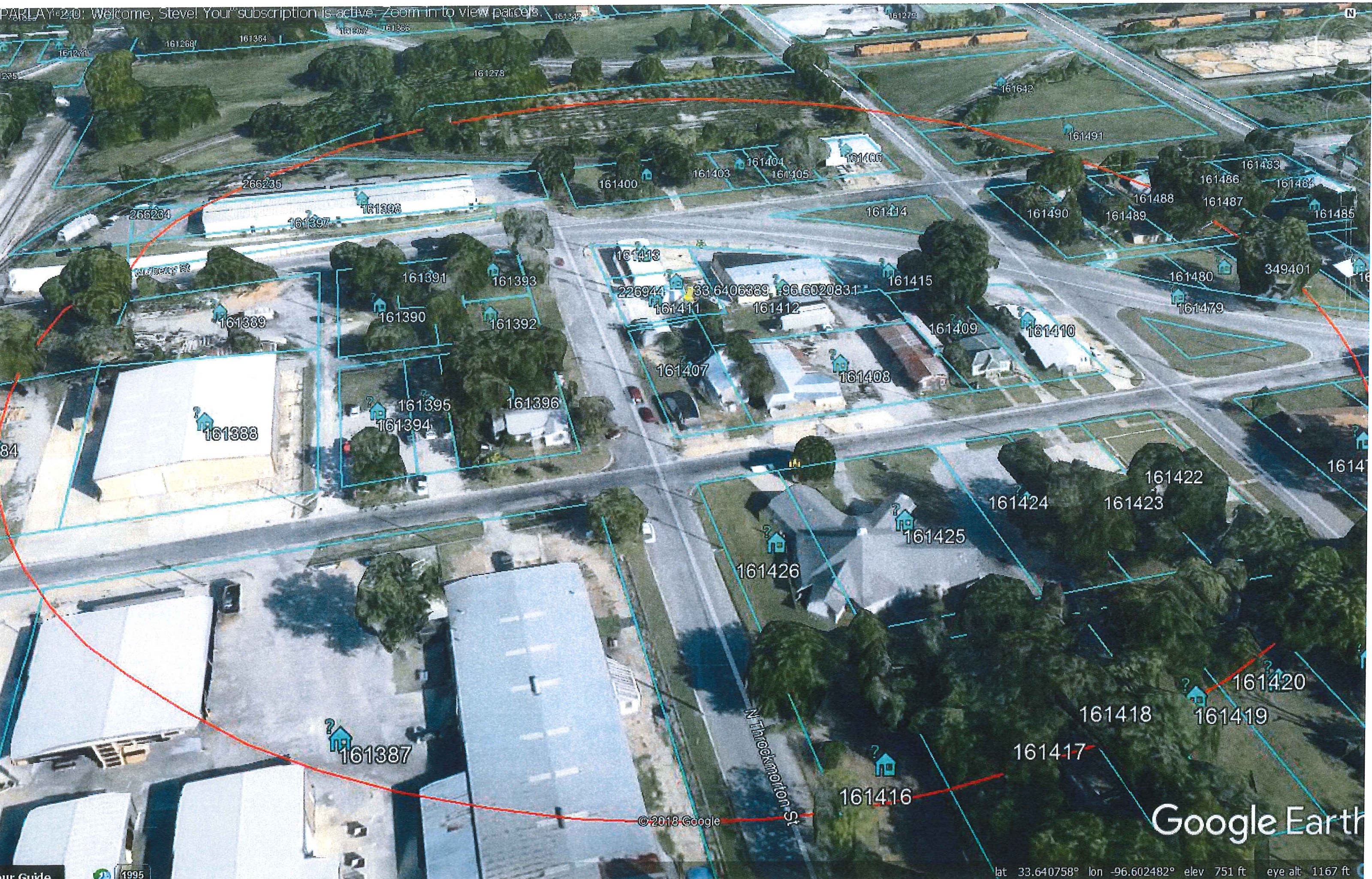
367 ft

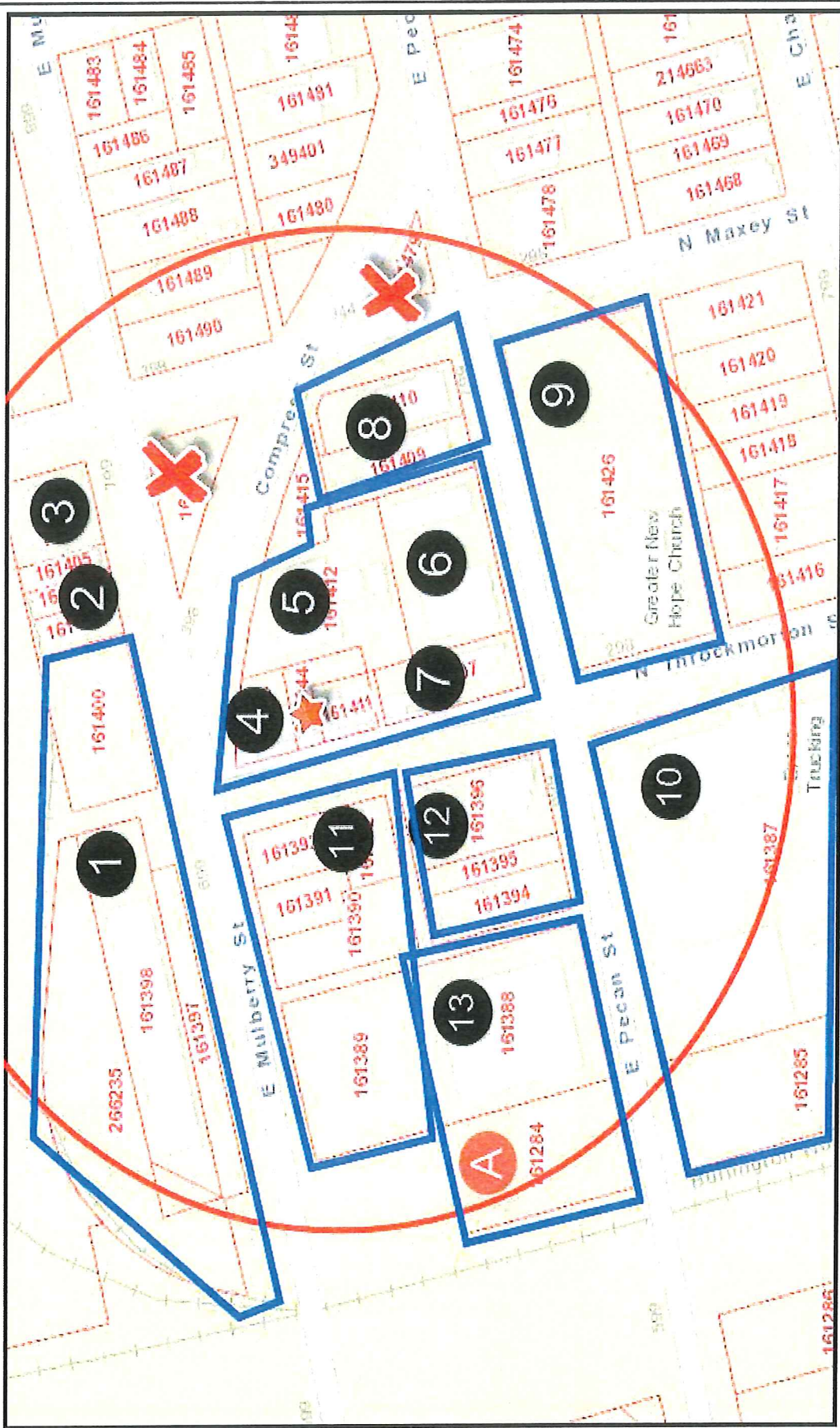
© 2018 Google

Google

1995

Imagery Date: 11/26/2018 lat 33.644050° lon -96.608990° elev 0 ft eye alt





PARCEL #	REASON FOR EXCLUSION
BLACK CIRCLE #1	UNABLE TO GET IN CONTACT WITH PARCEL OWNER / LIMITED SPACE ON LOT.
BLACK CIRCLE #2	
BLACK CIRCLE #3	LIMITED SAPICE ON PARCELS.
	BUILDING AND LOT FOR SALE.
BLACK CIRCLE #4	THIS PARCEL OWNER IS SIBLINGS WITH THE PARCEL OWNER THAT HAS THE ATC TOWER
BLACK CIRCLE #5	THIS PARCEL OWNER IS SIBLINGS WITH THE PARCEL OWNER THAT HAS THE ATC TOWER
BLACK CIRCLE #6	THIS PARCEL OWNER IS SIBLINGS WITH THE PARCEL OWNER THAT HAS THE ATC TOWER
BLACK CIRCLE #7	THIS PARCEL OWNER IS SIBLINGS WITH THE PARCEL OWNER THAT HAS THE ATC TOWER
BLACK CIRCLE #8	ZONED RESIDENTIAL / NO SPACE FOR A CELL TOWER
BLACK CIRCLE #9	CHURCH USING 100% OF PARKING LOT / CANNOT AFFORD TO LOSE ANY SPACE FOR A CELL TOWER.
BLACK CIRCLE #10	BRECO TRUCKING HAS LIMITED SPACE AS IT IS. / NO SPACE FOR A CELL TOWER.
BLACK CIRCLE #11	THESE LOTS ARE FOR SALE. NOT INTERESTED IN A CELL TOWER FOR THIS PRIME SPACE.
BLACK CIRCLE #12	NO SPACE FOR A CELL TOWER.
BLACK CIRCLE #13	SAME OWNER AS CANDIDATE A.

Sherman - 14592540

609 East Pecan St
Sherman, TX 75090



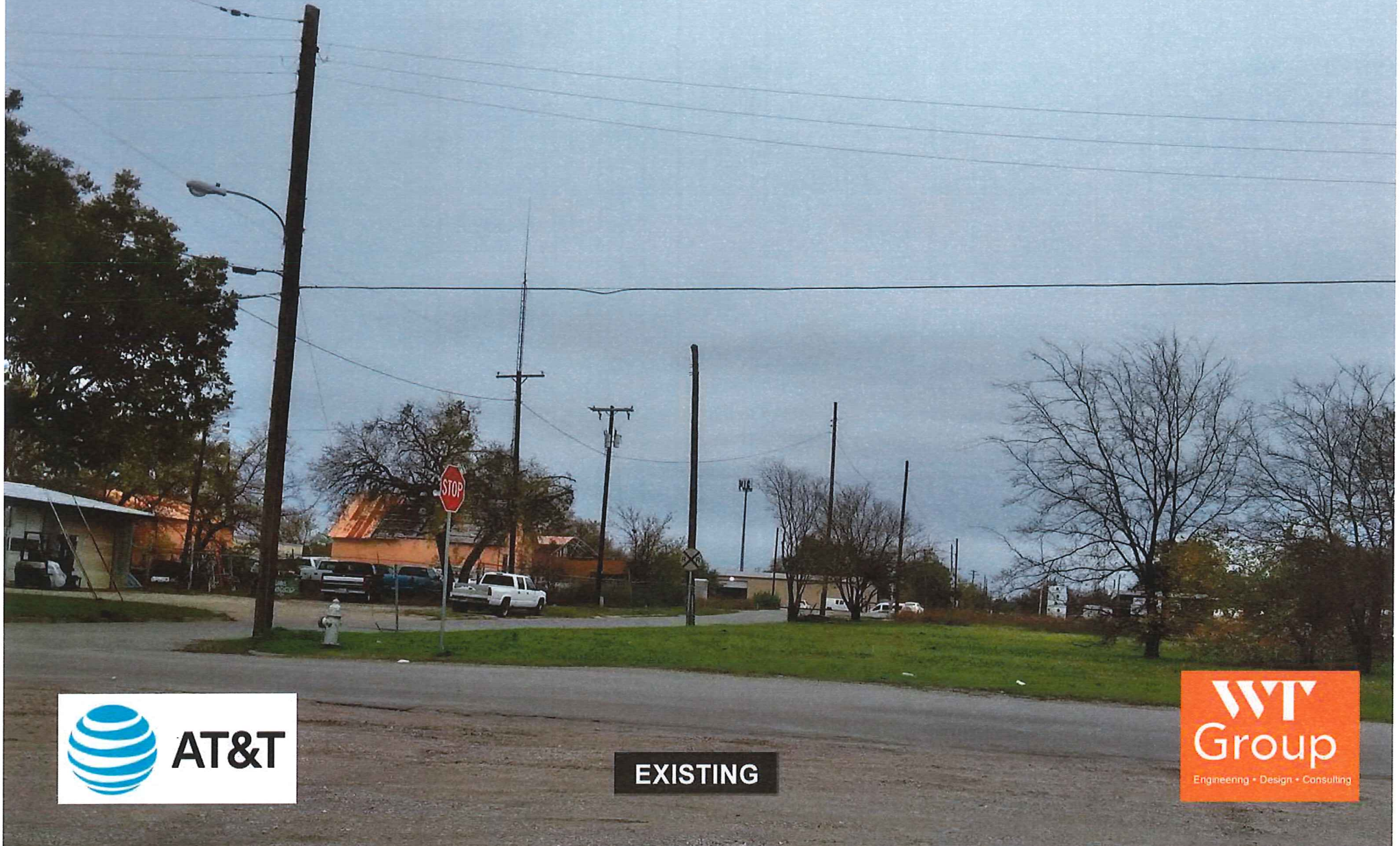
56



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing West



AT&T

EXISTING

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Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing West



AT&T

PROPOSED

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Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South



AT&T

PROPOSED

WT
Group
Engineering • Design • Consulting

STAFF REVIEW LETTER

April 9, 2019

Sam Loria
4303 Rosehill Road
Whitewright, TX 75491

Steve Herlinger
7901 Ambassador Row
Dallas, TX 75247

Dear Applicants,

The request for variances to allow a 124' tall wireless monopole cell tower and to allow it to be 40' from north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District for the property located at 605 East Pecan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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-2 (Heavy Manufacturing) District, the Telecommunications antennas and towers ordinance, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All driving and parking surfaces shall be concrete or asphalt.
4. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshal for direction.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

22.

Meeting Date: 04/16/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2105 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Storage 1, LLC and RCH Sherman TIC LLC (Owners), Mike Seery (Applicant) and Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 2105 South FM 1417 (Heritage Parkway), being Lot 3B, Block 1, Replat of Lot 3 of Community USA Addition, as follows:

Planning and Zoning Commission

Site plan approval for the addition of a self-storage facility.

Background:

The property is located at 2105 South FM 1417 (Heritage Parkway) between Park Avenue and O.B. Groner Road. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District. A Specific Use Permit to allow the addition of a self-storage facility was approved July 17, 2017. An exception to allow the the addition of the self-storage facility to have an exterior metal facade in lieu of required masonry was approved June 20, 2017 with the condition of bricking the west end of the two buildings which are visible through the fence on the west side of the property facing the highway. Progress was not made within the year time period, therefore requiring additional site plan approval through the Planning and Zoning Commission.

The owner would like to construct a 12,078 square foot addition to the existing self-storage facility; the exterior finish on the addition will be metal. The storage facility is surrounded by a perimeter masonry wall on the exterior buildings.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Origination:

Sherman Storage 1, LLC and RCH Sherman TIC LLC (Owners)

Mike Seery (Applicant)

Rod Tatchio, Tatchio & Associates (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

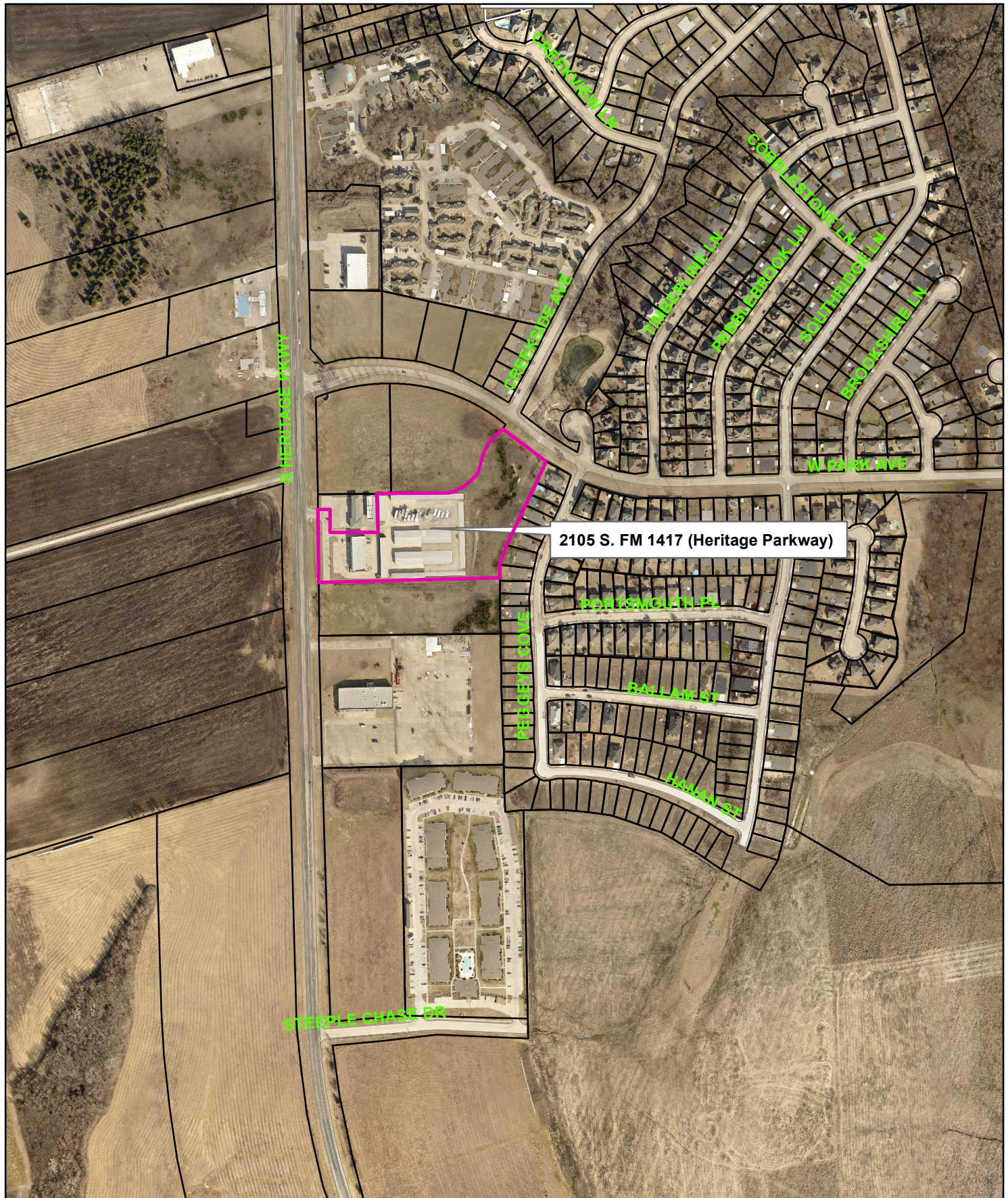
Location Map

Zoning Map

Site Plan

Building Elevations

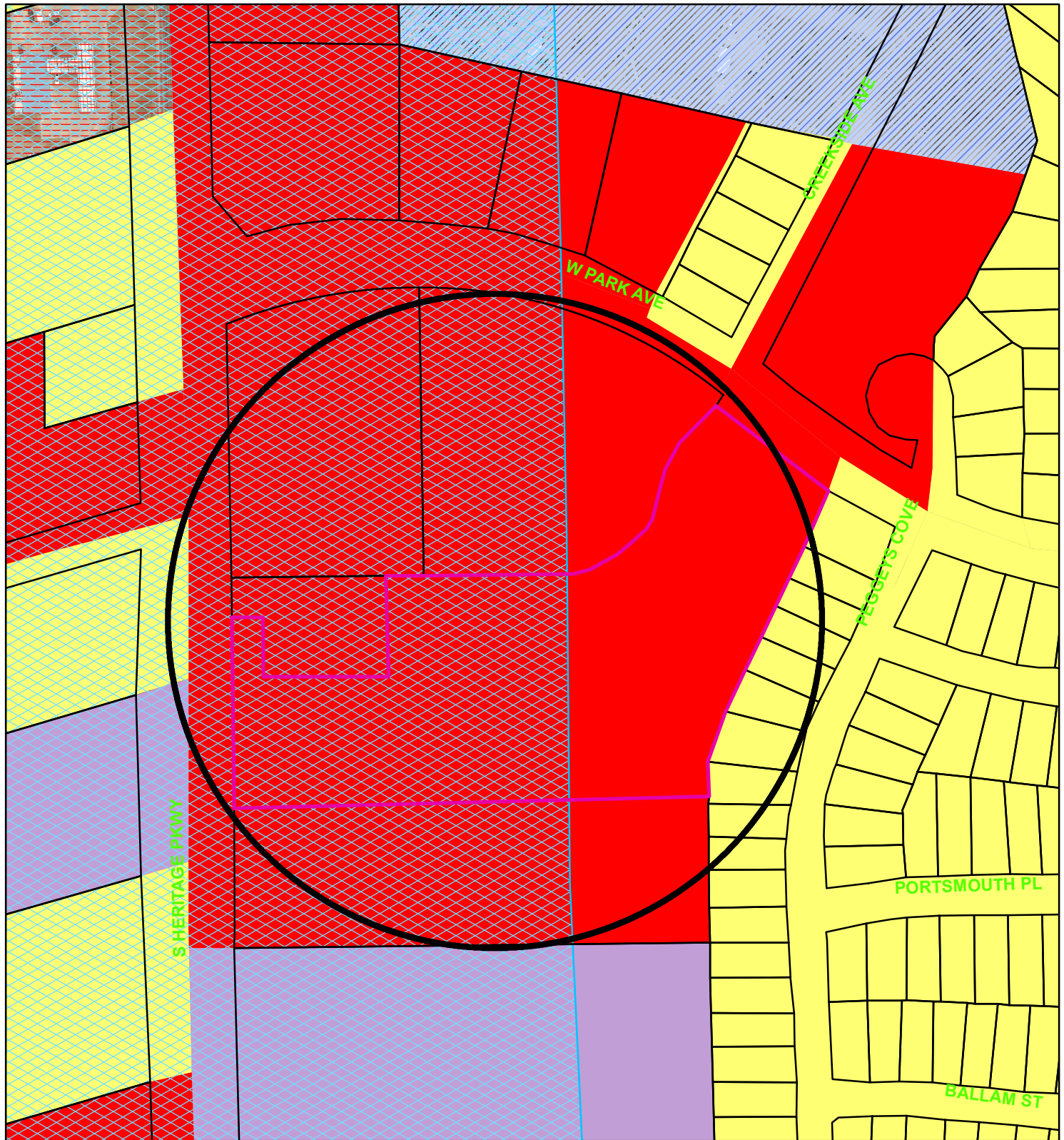
Staff Review Letter



2105 South FM 1417 (Heritage Parkway)



1 in = 496 ft



Zoning - 2105 S. FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

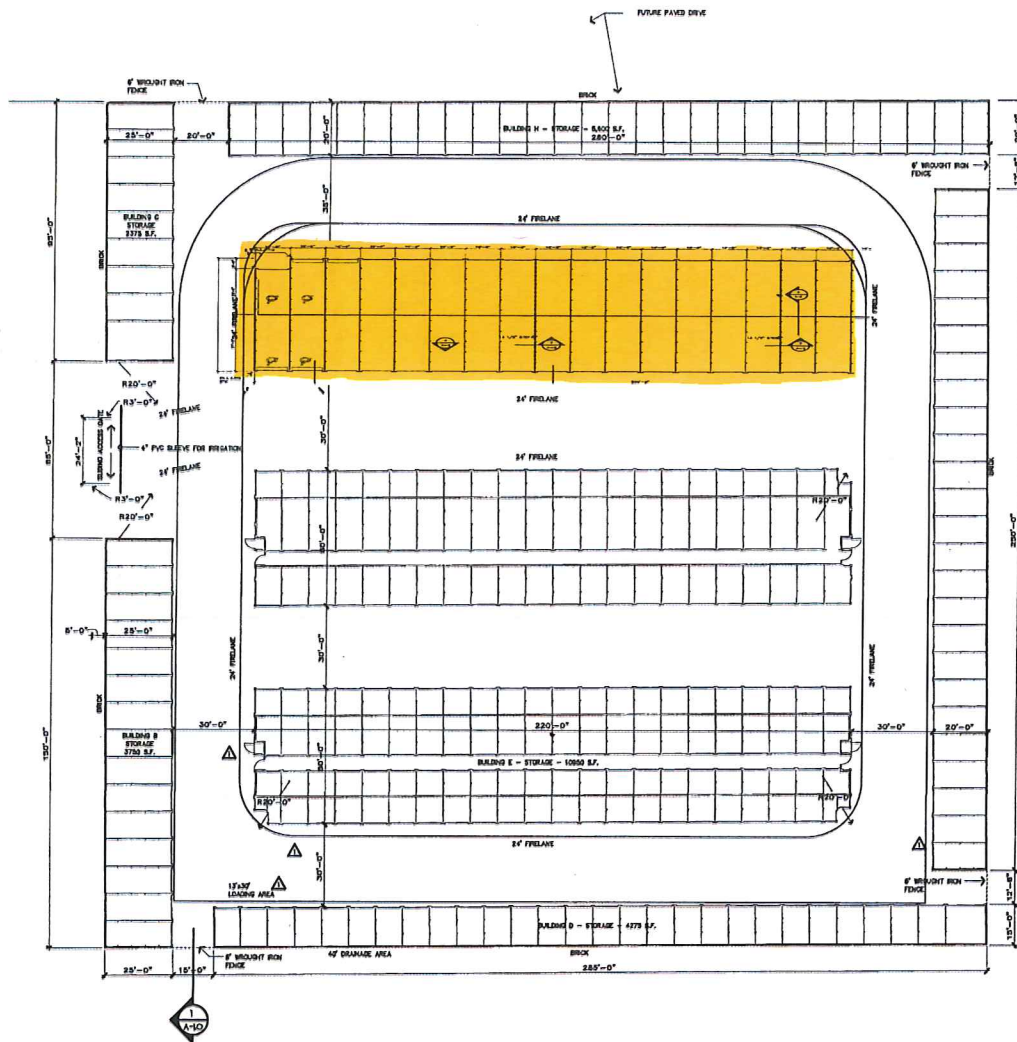
Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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





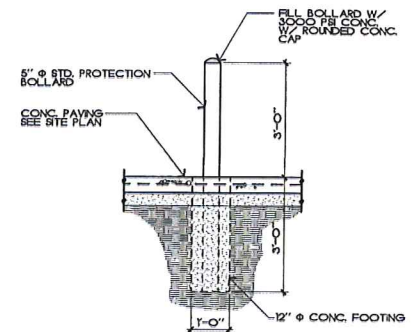
1 SITE PLAN PHASE III



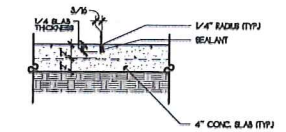
TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062

Sherman, Texas 75091 • (803) 768 - 6092

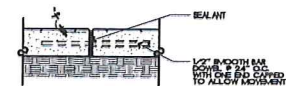
(803) 768 - 4349 FAX ratelchlo@tatchio.com



3 PROTECTION BOLLARD
SCALE 1/2" = 1'-0"



4 SAW CUT JOINT
SCALE 1/2" = 1'-0"



5 EXPANSION JOINT
SCALE 1/2" = 1'-0"

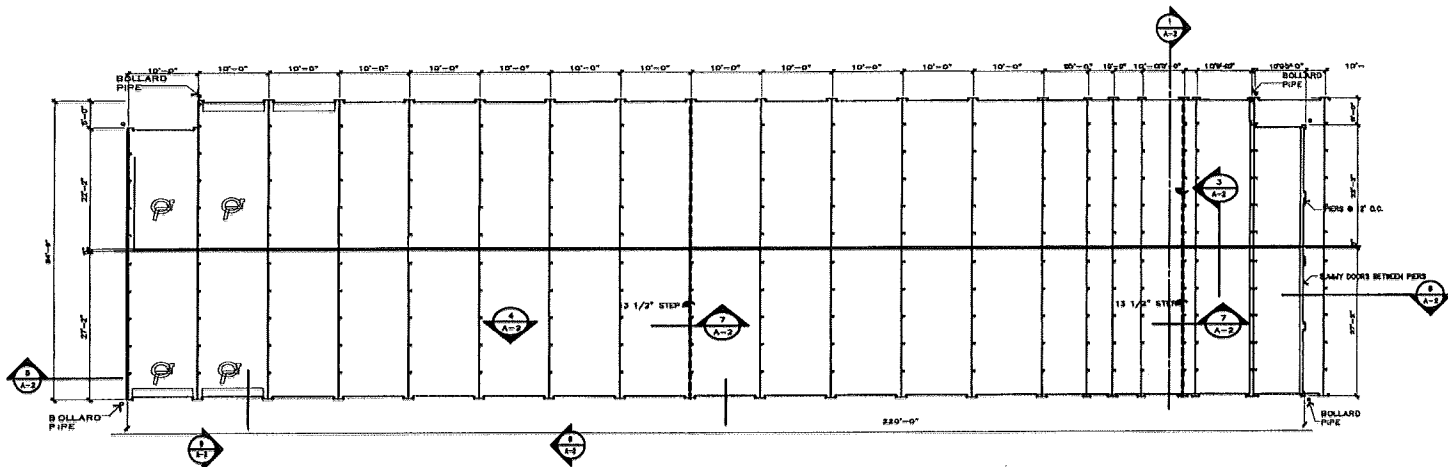
NOTES:

1. FIRE LINES SHALL BE 8" THICK CONCRETE W/ #3 @ 18" O.C. & SHALL COMPLY WITH CITY REQUIREMENTS FOR FIRE LINES.
2. SEE GRADING PLAN FOR FRESH FLOOR ELEVATIONS.

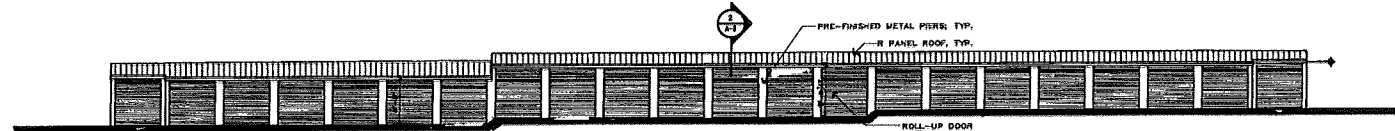


T:\VCS Community Storage\0223 Community Storage USA\Current Drawings\0223 SITE PLAN.dwg

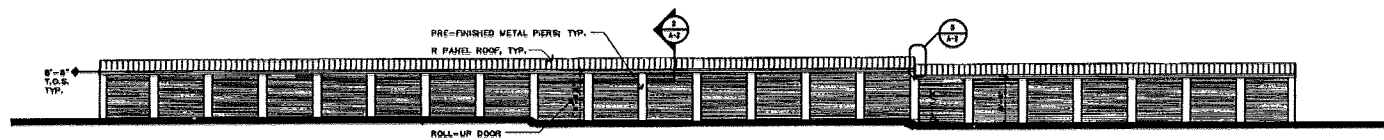
2/2/2017 6:48 PM



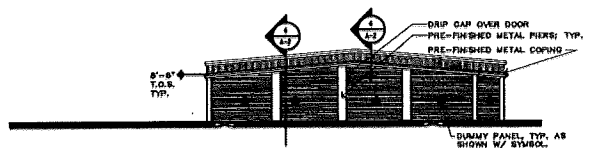
FLOOR PLAN
SCALE 3/32"=1'-0"



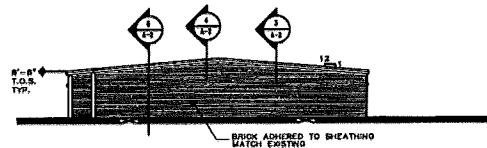
NORTH ELEVATION
SCALE 3/32"=1'-0"



SOUTH ELEVATION
SCALE 3/32"=1'-0"

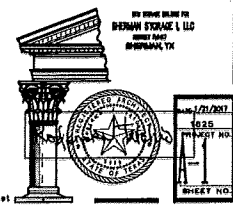


EAST ELEVATION
SCALE 3/32"=1'-0"



WEST ELEVATION
SCALE 3/32"=1'-0"

- NOTES:**
1. DOWNSPOUTS LOCATED IN THE FIELD AS DIRECTED BY THE CONTRACTOR.
 2. SEE SHEETS A-4.0 AND A-4.1 FOR TEXAS ACCESSIBILITY STANDARDS.
 3. FEO-FIRE EXTINGUISHER CABINET W/ A 2-A-1000 FIRE EXTINGUISHER, OR AS DIRECTED BY THE FIRE MARSHALL.
 4. @ INDICATES DUMMY DOOR.



STAFF REVIEW LETTER

April 9, 2019

Sherman Storage 1 LLC
RCH Sherman TIC LLC
10200 Grogans Mill Rd., Ste. 215
The Woodlands, TX 77380

Mike Seery
2835 Antoine Dr., Ste. C
Houston, TX 77092

Kevin McClenahan
8350 Ashlane Way, Ste. 104
The Woodlands, TX 77382

Tatchio & Associates
PO Box 2062
Sherman, TX 75091

Dear Applicants,

The request for site plan approval for the addition of a self-storage facility for the property located at 2105 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 16, 2019 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, O-1.1 (FM 1417 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Park Avenue right-of-way.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. The Planning and Zoning Commission granted an exception to allow the addition of the self-storage facility to have an exterior metal façade with the condition of bricking the west end of the two buildings which are visible through the fence on the west side of the property facing the highway; this condition still applies and will be required before a building permit will be issued.
8. Screening shall be provided and maintained abutting any residential districts.
9. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. 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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

24.

Meeting Date: 04/16/2019

Scott Shadden, Director Developmental Services

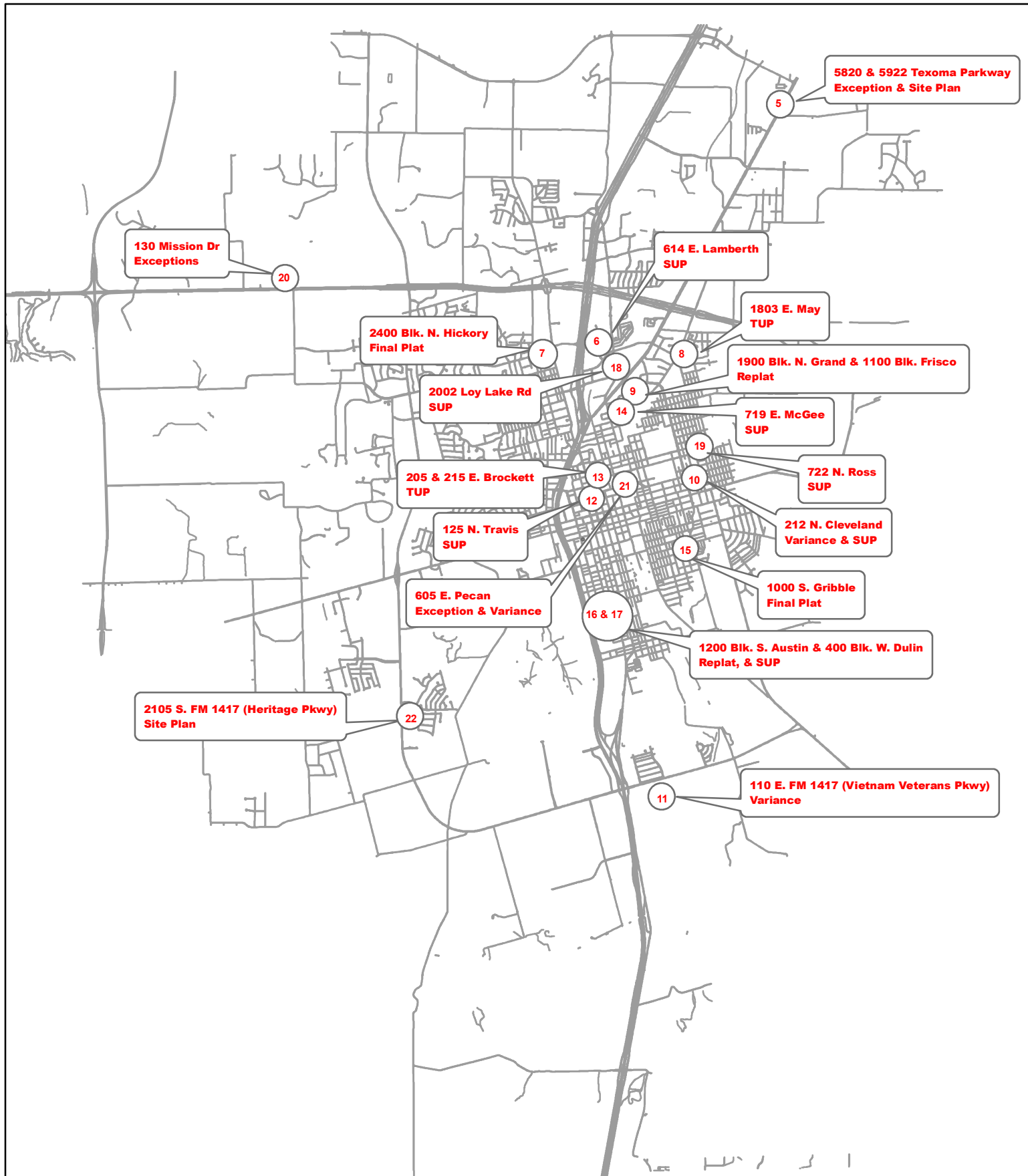
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting April 16, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet