

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a special called meeting Tuesday, March 27, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 20, 2018, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 13, 14, 16 & 19)**

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

5. **2725 N. U.S. HIGHWAY 75**

The request of S&W AL LLC (Owners) and Orscheln Farm & Home (Tenant) concerning the property located at 2725 North U.S. Highway 75, being Lot 5, Block 1 of the Texoma Crossing Addition, Replat Lot 5 & 5A, as follows

Planning and Zoning Board

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

6. **4103 W. LAMBERTH ROAD**

The request of Lynn & Kim Vessels (Owners) concerning the property at 4103 West Lamberth Road, being Lot 1 of the Replat Tract 3, West Canyon Creek Estates, Section 3, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2)(3) and Section 6.2, Subsection (6) to allow a 5' stone column and cedar rail fence with a 6' wrought iron gate on the front property line along Lamberth Road in lieu of the permitted 3' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District.

7. **122 S. RICKETTS STREET**
The request of Sherman Tax LLC (Owner) and Sam Thorpe (Representative) concerning the property at 122 South Ricketts Street, being the south 75' of Lots 23-24, Block 3, G Y Gray's 2nd Addition, as follows;
Board of Adjustments
Exception and variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) and (5)(d) to allow a 6' privacy fence, 14' from the Lamar Street property line in lieu of the permitted 4' in height, extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District.
8. **5615 N. FM 1417 (HERITAGE PARKWAY)**
The request of Advanced Binary LLC (Owners), Charles Malec (Representative) and Brohard Architecture (Architect) concerning the property located at 5615 North FM 1417 (Heritage Parkway), being 3 acres in the John Goode Survey, Abstract No. 468, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales and accessories in the existing building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
9. **3519 HANAN STREET**
The request of Timothy and Lori Monson (Owners) and Wyldewood Homes (General Contractor) concerning the property at 3519 Hanan Street, being Lot 32, Block D, Pebblebrook South, Phase III, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
10. **3525 BALLAM STREET**
The request of Wyldewood Homes LLC (Owners) and Al Denson (Representative) concerning the property at 3525 Ballam Street, being Lot 1, Block C, Pebblebrook South, Phase II, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
11. **2913 PRESTON CLUB DRIVE**
The request of Znzi Homes LLC (Owners), Chris Noah, Preston Trail Land Surveying (Surveyor) and Sullivan Home Plans (Designer) concerning the property at 2913 Preston Club Drive, being Lot 2, Block 6, Preston Club The Classics, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.1, Subsection (1) & (4) to allow a 5' side yard setback and a 25' front setback in lieu of the required setbacks in an R-A (Single Family Agricultural) District.

12. **225 N. TRAVIS STREET, SUITE 300**
The request of Sherman Lofts LLC (Owners), Hanna Martin (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 225 North Travis Street, Suite 300, being Lot 1 and part of Lot 2, 11 and 12, Block D, TJ Shannon Supplement, 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 (Tattoo Studio) in a C-1 (Retail Business) District/Central Business District.
13. * **1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**
The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Brookstone Estates Addition
14. * **100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S. U.S. HIGHWAY 75**
The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer) and Vilbig and Associates (Civil Engineer/Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75, being 22.330 acres in the Sherod Dunman Survey, Abstract No. 329, as follows
Planning and Zoning Commission
Preliminary Plat approval Movie Bowl Grille – Sherman
15. **100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S. U.S. HIGHWAY 75**
The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer), Vilbig and Associates (Civil Engineer/Surveyor) and Hodges Architecture (Architect) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75, being 22.330 acres in the Sherod Dunman Survey, Abstract No. 329, as follows
Planning and Zoning Commission
Specific Use Permit, site plan approval and exception under Ordinance No. 2252 Article IV Section 410 (2)(j) and Ordinance No. 2280 Section 8, Subsection (5)(a) to allow a movie theater/bowling alley/arcade (commercial amusement center) in the Blalock Industrial Park/Blalock Commercial Overlay District/ O-1.1 (FM 1417 Overlay) District, C-1 (Retail Business) District and C-2 (General Commercial) District.
16. * **4100-4300 BLOCKS QUAIL RUN ROAD**
The request of Westar Home Builders, LLC (Owners), Underwood Drafting and Surveying (Surveyor) and Cross Engineering Consultants (Civil Engineer) concerning the property located in the 4100-4300 Blocks Quail Run Road, being 26.656 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Quail Run Addition.

17. **3608 FM HIGHWAY 691**

The request of Legend Bank NA (Owners), Todd Young, Young Enterprises, (Representative) Legend Bank (Tenant) concerning the property located at 3608 FM Highway 691, being Lot 1, Legend Bank Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for Legend Bank.

18. **3201 N. U.S. HIGHWAY 75, SUITE 101**

The request of 75/82 Sherman Crossing LTD (Owner), Laura Meyers (Applicant), Tractor Supply (Tenant) and Oxford Architecture (Architect) concerning the property at 3201 North U.S. Highway 75, Suite 101, being Lot 1R1, Block 1, Sherman Crossing Addition, Replat Lot 1R, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (5)(b) to allow an overhead door facing the front of residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

19. *** 1523 & 1609 TEXOMA PARKWAY**

The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Chen Addition

20. **1522 N. BROUGHTON STREET**

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1, of the proposed Chen Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
- Site plan approval for four Duplexes.

Board of Adjustments

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

21. **ADJOURNMENT**

22. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Special Called 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 March 16, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of March, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 03/27/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR FEBRUARY 20, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

February 20, 2018 Draft Minutes

STATE OF TEXAS §

February 20, 2018

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 February 20, 2018.

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

MEMBERS ABSENT:

CALL TO ORDER

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

CALL TO ORDER

RECOGNITION OF COMMISSION MEMBER GILBERT

Chairman Mahone presented a plaque to Outgoing Commission Member Gilbert in recognition and appreciation for his service on the board. Mr. Gilbert served on the Planning and Zoning Commission from February 21, 2012 to February 21, 2018 and was Chairman July 8, 2014 to May 2, 2017.

**RECOGNITION OF
OUTGOING
COMMISSION
MEMBER GILBERT**

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the January 16, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 7, 8, 9, 12, 15, 16, 17 & 18)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT

REPLAT –
PROGRESS PARK

CORPORATION AND SOUTHEASTERN FREIGHT LINES, INC. (OWNERS), AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3117 AND 3209 NORTHGATE DRIVE, BEING ALL OF LOT 1, NORTHGATE BUSINESS PARK, PHASE 2 AND ALL OF LOT 1, BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3, CONTAINING 29.8652 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE FOUR, LOTS 4, 5 & 6, BLOCK 1.

ONE, NORTHGATE
DRIVE, PHASE
FOUR, LOTS 4, 5 & 6,
BLOCK 1
3117 & 3209
NORTHGATE DRIVE
(SEDCO &
SOUTHEASTERN
FREIGHT LINES,
INC.)

The property is located at 3117 and 3209 Northgate Drive, off FM 1417 between U.S. Highway 75 and Flanary Road in the Progress Park I industrial area. The owners would like to replat the property into three 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), CITY OF SHERMAN (PROSPECTIVE BUYER), EIKON CONSULTING GROUP (ARCHITECT) AND MICHAEL TUBIOLO (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3117 NORTHGATE DRIVE, BEING A 7.7109 ACRE TRACT OF LAND IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING A PART OF LOT 1, BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3, AND IN TRACT 4.1 IN THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR FIRE STATION #4

SITE PLAN – FIRE
STATION #4
3117 NORTHGATE
DRIVE
(SEDCO & CITY OF
SHERMAN)

Sherman Fire Station #4 was built in 1968 and has not undergone any significant renovations or improvements during that period. In order to better access/serve the south/southwest part of the City and its projected growth, the plan is to relocate Station #4 to a new seven acre site on Northgate Drive, north of F.M. 1417, in Blalock Industrial Park. The property is located at 3117 Northgate Drive, off FM 1417 between U.S. Highway 75 and Flanary Road in Progress Park I industrial area. Fire Station #4 will be a one-story, 12,606 square foot building, the exterior finish on the building will be brick veneer and insulated metal panels; twenty-one (21) parking spaces will be provided. 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 NORBERTO & LISA GALARZA (OWNERS)

REPLAT - CARRIAGE
HOUSE ESTATES.

AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2214 CARRIAGE ESTATES ROAD, BEING 1 ACRE IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, ALSO BEING A PORTION OF LOTS 2 & 3 OF CARRIAGE HOUSE ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CARRIAGE HOUSE ESTATES LOT 3R, BEING A REPLAT OF PART OF LOTS 2 & 3 IN THE CARRIAGE HOUSE ESTATES.

LOT 3R, A REPLAT
OF PART OF LOTS 2
& 3, CARRIAGE
HOUSE ESTATES
2214 CARRIAGE
ESTATES RD.
(NORBERTO & LISA
GALARZA)

The property is located at 2214 Carriage Estates Road just off West Lamberth Road in northwest Sherman. The property was annexed into the City December 7, 2015, and is zoned an R-A (Single Family Agricultural) District. The owners would like to replat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

A letter was received from:

Judy Statham Fry, 2006 Carriage Estates Road, Sherman, TX

"I live at 2006 Carriage Estates Road, which is within 200 feet of the lot that is requested to be replat. The houses located within Carriage Estates subdivision are all built on a minimum of one acre lots, are single family homes with a minimum of 2,000 square feet. If this replat results in less than a one acre lot and/or dwelling less than 2,000 square foot then I am very much opposed to this replat. This subdivision is almost completely built out with just a few lots that are vacant. Having a lot with less than the one acre minimum would certainly not be in the best interests of this subdivision."

"I will be out of town when the public meeting will be held. Please use this letter as my notification of opposing this replat."

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 1417 LAND HOLDINGS LLC (OWNERS), 300 SHERMAN, LP (DEVELOPER), GREG EDWARDS ENGINEERING SERVICES, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700-5200 BLOCKS OF QUAIL RUN ROAD AND CORMORANT DRIVE, BEING 20.429 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF QUAIL RUN, PHASE TWO

FINAL PLAT – QUAIL
RUN, PHASE 2
4700-5200 BLKS.
QUAIL RUN RD. &
CORMORANT DR.
(1417 LAND
HOLDINGS, LLC)

The property is located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive. The property is zoned an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District. The owners would like to plat the

property into eighty-four (84) lots for single-family residential development with two open space lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF TRACY AND DEBRA CALVERLEY (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3412 WEST HOUSTON STREET, BEING 1.475 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CALVERLEY ADDITION

FINAL PLAT –
CALVERLEY ADDN.
3412 W. HOUSTON
(TRACY & DEBRA
CALVERLEY)

The property is located at 3412 West Houston Street between Ridgeview Road and Swan Ridge Drive and is zoned a C-1 (Retail Business) District. The owners would like to plat 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 BONNIE GIGLIO (OWNERS/DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1000 BLOCK OF RIDGEVIEW DRIVE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING A PART OF THE WINFRED BAILEY SURVEY, ABSTRACT NO. 64 AND BEING ALL OF LOTS 40, 41 & 42 AND PART OF LOT 43 OF HIGHLAND MEADOWS ESTATES ADDITION, CONTAINING 8.260 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF POND MEADOWS, BEING A REPLAT OF LOTS 40, 41, 42 AND PART OF LOT 43 OF HIGHLAND MEADOWS ESTATES ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

REPLAT – POND
MEADOWS, A
REPLAT OF
HIGHLAND
MEADOWS
ESTATES ADDN.
1000 BLK.
RIDGEVIEW DR.
(ETJ)
(BONNIE GIGLIO)

The property is located in the 1000 block of Ridgeview Drive in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to replat the property into six lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DANNY JOE TOLLISON (OWNER), KENNETH & MARY WISE (APPLICANT/DEVELOPER) AND

FINAL PLAT – WISE
ADDN.
4400 BLK. LESLIE

UNDERWOOD DRAFTING & SURVEYING (SURVEYOR)
CONCERNING THE PROPERTY LOCATED IN THE 4400
BLOCK OF LESLIE LANE IN THE CITY OF SHERMAN'S
EXTRA TERRITORIAL JURISDICTION, BEING 1.108 ACRES
IN THE WILLIAM H. PULLIAM, ABSTRACT NO. 958, AS
FOLLOWS:

LN.
(DANNY JOE
TOLLISON)

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF WISE ADDITION IN THE CITY OF
SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located in the 4400 block of Leslie Lane in
the City of Sherman's Extra Territorial Jurisdiction. The
owner would like to replat the property into one lot for
residential development. They had seen the Staff Review
Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES LP (OWNERS),
AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR)
CONCERNING THE PROPERTY LOCATED IN THE 200
BLOCK OF HILRE DRIVE AND THE 4900 BLOCK OF
KNOLLWOOD ROAD, BEING A PART OF THE JAMES H.
CLARK SURVEY, ABSTRACT NO. 273 AND BEING A REPLAT
OF LOTS 1, 2 & 3, BLOCK 1, REPLAT OF BLOCKS 2-9,
NORTH CREEK ADDITION, SECTION ONE AND ALL OF
BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK
ADDITION, SECTION ONE, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1, 2 & 3, BLOCK 1, REPLAT
OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE
AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH
CREEK ADDITION, SECTION ONE.

REPLAT – LOTS 1, 2
& 3, BLK. 1, REPLAT
OF BLKS. 2-9,
NORTH CREEK
ADDN., SECTION 1 &
ALL OF BLK. 1 OF
REPLAT OF NORTH
CREEK ADDN.,
SECTION 1
200 BLK. HILRE DR.
& 4900 BLK.
KNOLLWOOD RD.
(YOUNG
ENTERPRISES, LP)

The property is located in the 200 block of Hilre Drive and
the 4900 block of Knollwood Road; the northeast corner of
Hilre Drive and Knollwood Road. The property is zoned a C-1
(Retail Business) District and the owners are requesting a
zone change to an SF-1 (Single Family Residential) District
and to Replat the property into five lots for residential
development; one lot being a detention pond area. 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 S&P TEXOMA REAL ESTATE (OWNERS)
AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR)
CONCERNING THE PROPERTY LOCATED IN THE 100-400
BLOCKS RIDGEVIEW ROAD, BEING 19.568 ACRES IN THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, ALSO
BEING LOTS 1-15, RIDGEVIEW COURT ESTATES, AS

REPLAT –
REIDGVIEW COURT
ESTATES
100-400 BLKS.
RIDGEVIEW ROAD
(S&P TEXOMA REAL
ESTATE)

FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF RIDGEVIEW COURT ESTATES

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1522 NORTH BROUGHTON STREET, BEING 0.386 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 2 AND 3, BLOCK 1, OF THE PROPOSED CHEN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

This item was removed from the agenda by Donny Chen at 5:19 pm on February 7, 2018

EXCEPTION

THE REQUEST OF JOSE & MARIA GUAJARDO (OWNERS), KARL MARSHALL (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2905 CATHLEEN LANE, BEING LOT 6, BLOCK 2, WILSONWOOD ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (4) TO ALLOW TWO DWELLINGS ON ONE ACRE LOT IN LIEU OF THE PERMITTED ONE-FAMILY DWELLING PER LOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

This item was removed from the agenda by Karl Marshall and Jose & Maria Guajardo at 3:38 pm on February 19, 2018

A letter was received from:

Michael & Mary Menke, 2916 Wilsonwood Way, Sherman, TX
"No, we do not want two houses on one lot. The (CCR's) Homeowner's Association, Covenants, Conditions and Restrictions were clear when we purchased."

VARIANCE

THE REQUEST OF HARRY AND ALERA REYNOLDS (OWNERS) AND H&H DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 420 NORTH GRAND AVENUE, BEING LOT 7 AND THE NORTH 30' OF LOT 8, BLOCK 22, COLLEGE PARK

ZONE CHANGE – C-2
TO R-2

1522 N. BROUGHTON
ST.

(SHOU-HUNG CHEN
& TAO-MIN CHEN)

(REMOVED FROM
AGENDA)

EXCEPTION – TWO
DWELLINGS ON ONE
LOT

2905 CATHLEEN LN.
(JOSE & MARIA
GUAJARDO)

(REMOVED FROM
AGENDA)

VARIANCE – SIDE
SETBACK (SOUTH
PROPERTY LINE)
420 N. GRAND AVE.
(HARRY & ALERA
REYNOLDS)

ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 5' SIDE YARD SETBACK (SOUTH PROPERTY LINE) FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 9' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Harry Reynolds, 1100 Patricia, Sherman, TX

Mr. Reynolds appeared to represent the request and answer any questions. The property is located at 420 North Grand Avenue between Pacific Street and Mulberry Street and is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District.

Mr. Reynolds explained they would like to construct a 4,368 square foot residential dwelling on the lot; the building will be three bedrooms, three and a half bathrooms and the exterior finish will be stone. "I do not have enough room on the north side of the house for a decent driveway; I would like to move it a little bit so that I could have enough room. There are railroad tracks located on the north side of the property. An existing metal carport and garage will remain on the property for parking." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Davis asked if he could build a skinnier house.

Mr. Reynolds explained "my wife does not want to."

Chairman Mahone asked if he knew how close he would be to his neighbor's house.

Mr. Reynolds did not know.

Mrs. Reynolds explained "they have a paved driveway on our side of their house."

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the variance to allow a 5' side yard setback (south property line) for a residential dwelling in lieu of the required 9' in an R-1 (One Family Residential) District/College Park Overlay District at 420 North Grand Avenue subject to the Staff Review Letter.
Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

ZONE CHANGE & EXCEPTIONS

THE REQUEST OF GERARADO AND JEMIMA ANGUIANO AND JESUS PACHECO (OWNERS) CONCERNING THE PROPERTY LOCATED AT 205, 209 AND 211 EAST JONES STREET, BEING PART OF LOT 7, BLOCK 14, ORIGINAL TOWN PLAT (OTP), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW AN EXISTING BUILDING WITH EXISTING BUILDING FINISHES FOR A DUPLEX IN LIEU OF THE REQUIRED MASONRY IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXISTING 6' WOOD FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

ZONE CHANGE – C-1 TO R-2 (BOARD GRANTED A SUP TO ALLOW DUPLEX)

EXCEPTION – EXTERIOR FAÇADE (DIED FOR LACK OF MOTION)

EXCEPTION - FENCE (DIED FOR LACK OF MOTION)

205, 209 & 211 E. JONES ST.
(GERARADO & JEMIMA ANGUIANO & JESUS PACHECO)

Jemima Anguiano, 209 E. Jones, Sherman, TX

Mrs. Anguiano appeared to represent the request and answer any questions. The property is located at 205, 209 and 211 East Jones Street between Walnut and Montgomery Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.

Mrs. Anguiano explained the building was used as a duplex until 2009 when it was switched over to a single family residence. "We would like to use it as a duplex again to rent out one side to a family member. There are two bedrooms per side and parking is available for four cars. The existing finish on the building is wood siding. We would like to combine the lot that is next to the duplex; there is an existing wood privacy fence surrounding the entire property." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained "it is pretty well surrounded by commercial zoning."

Commission Member Bridges commented "there is no residence at 205 East Jones and you are not building one."

Mrs. Anguiano responded "no."

Scott Shadden, Development Services Director explained "if there is a concern with multi-family in the middle of commercial zoning, the board does have an option to grant a

Specific Use Permit to allow a duplex in a commercial district to be used as a residence; that way if they ever cease the duplex, that would end and it would go back as commercial; it's just an option."

Commission Member Gilbert asked Mr. Shadden if he knew the history of this building; "has it been used as a residence before in the past ten or thirty years."

Mr. Shadden explained "I believe it was originally built as a duplex and they did convert it to a single family dwelling, they converted the electric meters to one meter, so they were trying to go back to two meters for a duplex, we couldn't approve that, because they lost the nonconforming duplex, so that's why we are here today."

Commission Member Davis asked "what is on either side of the property; a house or a business."

Mrs. Anguiano responded "houses."

Commission Member Adams commented "this area is all zoned C-1 (Retail Business) District with residential property on it."

Commission Member Gilbert explained "if the Specific Use Permit is permitted; then the two requirements with the Board of Adjustments would not be needed, because those are only required in R-2 (Multi-family Residential) District zoning."

Mr. Shadden explained "the board could add any conditions they wanted to, such as the masonry finish or wood fence; the property is in the Central Business District, close to our downtown."

Commission Member Davis asked Mrs. Anguiano if she was just wanting to make this a duplex, leave the fence, rent it and go on; not change nothing, not going to update it or make it look nicer, newer or nothing like that.

Mrs. Anguiano responded "yes, it is going to stay as it is; we might paint the outside to make it look better."

Chairman Mahone asked what the procedure was for a Specific Use Permit; "would they have to come back to another meeting."

Mr. Shadden explained "they could do it in a motion."

Commission Member Gilbert asked "on the area that is zoned a C-1 (Retail Business) District but there are existing residences; was that part of a master plan for a zone change for an area considered for future development."

Mr. Shadden explained at the time, "I think you could build

houses in a commercial district.”

Commission Member Adams asked if they could address the empty lot at 205 East Jones; “you have the empty lot at 205 and the duplex at 209 and 211 East Jones Street; it’s all a part of this request.”

Mr. Shadden explained “you could make a motion to allow the existing structure to be used as a duplex as a Specific Use Permit and what type of screening you would want.”

Vice-Chairman Elliott explained “then 205 East Jones would stay as it is.”

Mr. Shadden explained “it would still be commercial.”

Chairman Mahone explained it looks like 205 East Jones is surrounded by a wood fence.

Mrs. Anguiano explained “the entire property is surrounded by a wood fence; 205, 209 and 211 East Jones Street.”

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Gilbert to approve the a Specific Use Permit to allow a Two-Family Dwelling (Duplex) in a C-1 (Retail Business) District/Central Business District at 205, 209 and 211 East Jones Street subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & EXCEPTION

THE REQUEST OF R2 CONCEPTS, LLC (OWNERS), ALEJANDRO H. PENA, JR. (DESIGNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCKS OF WEST LAKE STREET AND WEST FOREST AVENUE AND THE 1700 BLOCK OF SOUTH ELM AND SOUTH CROCKETT STREETS, BEING ALL OF BLOCK 6, OF THE REPLAT OF BLOCKS FOUR, FIVE, SIX, FIFTEEN, SEVENTEEN, TWENTY-NINE, THIRTY, THIRTY-ONE, FORTY AND FORTY-ONE OF SOUTHSIDE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-2 (MULTI-FAMILY

ZONE CHANGE – M-1
TO R-2

EXCEPTION –
EXTERIOR FAÇADE

200 BLK. W. LAKE &
W. FOREST AVE. &
1700 BLK. S. ELM &
S. CROCKETT
(R2 CONCEPTS, LLC)

RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

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

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

Mr. Noah appeared to represent the request and answer any questions. The property is located in the 200 block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets. The property is a vacant block bounded by West Lake Street on the north, South Crockett Street on the east, West Forest Avenue on the south and South Elm Street on the west. The block is split by an existing 16' east-west alley with eight lots facing north to West Lake Street and eight lots facing south to West Forest Avenue. The property is currently zoned an M-1 (Light Manufacturing) District.

Mr. Noah explained "this is Block Six of the Southside Addition that was originally platted in 1891 and Replated in 1932 to the current configuration, which is sixteen lots. It was historically residential lots; I have a map from 1922 which shows sixteen houses, an aerial photo from 1955, also showing residential use. It was zoned an M-1 (Light Manufacturing) District in 1988; it's currently surrounded by residential zoning on the southeast corner, the east side, the northeast corner, there is a mix of commercial on the north, R-1 (One Family Residential) District to the northwest and M-2 (Heavy Manufacturing) District to the west and south. It has been a vacant lot since at least 1995."

"The current owners would like to develop the block to build two-story duplexes on the existing lots; each unit would have three bedrooms with three parking spaces (a one car garage and two parking spaces in the driveway). The exterior finish on the buildings will be stucco. They are requesting a wood fence to enclose each lot." They had seen the Staff Review Letter and would abide by the Recommendations. Mr. Noah explained the owners are here, if you would like to ask any questions.

Chairman Mahone asked the owners to talk to them about the wood fence in lieu of the required masonry.

Ronnie Malone, 1681 Enterprise Road, Sherman TX and Ricky Hines, 507 Preston Drive, Pottsboro, TX

Mr. Malone provided new pictures of the fence they would like to erect; "it will be a six foot fence with masonry columns."

Chairman Mahone asked if the duplexes would be single car garages.

Mr. Malone responded “yes. I did notice on the garages, they are 19’ 6”, we need to make that 20’ for a parking spot; we will take care of that.”

Mr. Shadden explained “that will become part of the building plans; it is not a question for the board.”

Commission Member Davis what have they done in the past with duplexes in this magnitude with fences.

Mr. Shadden explained “they have not had any duplexes come before the board; it has been mostly apartments.”

Commission Member Davis explained “you are wanting to fence every yard; is that correct.”

Mr. Malone explained “we are fine with putting a fence with columns down the east and west side, the houses face north and south, the fence would be between the houses.”

Commission Member Gilbert explained he has seen the wood fence with brick columns in residential developments and it’s a nice look; better than a brick wall.

Commission Member Davis asked if the alley was going to be an alley or is it going to just be a sixteen foot opening.

Mr. Malone explained “it would be a sixteen foot opening; I don’t really want to gravel it.”

Commission Member Davis commented “the single car driveways, you are wanting to park three cars in; there are going to be cars all over the road.”

Mr. Malone explained “from the road to the front of the garage is forty foot and then you have twenty feet in the garage.”

Commission Member Davis explained “you have the room, but if the car in the garage wants to leave first, you think they are parking in the driveway. I was just wondering if there might be room for something in the back.”

Mr. Malone responded “that’s true.”

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

Letters were received from:

Harvey & Linda Kimsey, 1705 S. Travis, Sherman, TX

“I am against the rezoning because of increased traffic.”

Jason Kimsey, 1705 S. Travis, Sherman, TX

“I am against the rezoning:

- There is commercial zoning on three sides of that block.

- Residential zoning will add traffic and kids, which we have enough trouble with now.
- Residential zoning will make a problem with marketing my property, which is on the north side of the block requesting the zone change.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from an M-1 (Light Manufacturing) District to an R-2 (Multi-family Residential) District in the 200 Block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets subject to the Staff Review Letter. Second by Commission Member Bridges.

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

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the exception to allow a 6' wood privacy fence with masonry columns spaced (24') twenty-four foot on center or less in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District in the 200 Block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets subject to the Staff Review Letter. Second by Vice-Chairman Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF JACOB & KORI ZWAAGSTRA (OWNERS) CONCERNING THE PROPERTY LOCATED AT 204 LAUREL CREEK DRIVE, BEING LOTS 17 AND 18, BLOCK 1, REPLAT OF LOTS 7-13 & LOTS 17 & 18, BLOCK 1, LAUREL CREEK ADDITION, SECTION ONE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

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

EXCEPTION – FENCE
204 LAUREL CREEK
DRIVE
(JACOB & KORI
ZWAAGSTRA)

Kori and Jacob Zwaagstra, 204 Laurel Creek Drive, Sherman,
TX

Mr. and Mrs. Zwaagstra appeared to represent the request and answer any questions. The property is located at 204 Laurel Creek Drive, the northwest corner of Laurel Creek Drive and Shenandoah Circle and is zoned an R-1 (One Family Residential) District.

Mrs. Zwaagstra explained they would like to erect a six foot fence on the property line along the Shenandoah Circle property line for a secure area for their children and dog. Their back yard is a wooded area with a drop off (gully). They would like to place the fence one foot off the rear property line next to their neighbor's property. They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden asked if they could put a forty-five degree angle, ten foot in each direction across the southwest corner of the property for visibility.

Mr. Zwaagstra responded "yes."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' wood fence on the property line on a corner lot subject to maintaining a 10' line of sight triangle at the southwest corner of the property in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 204 Laurel Creek Drive subject to the Staff Review Letter. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF YOUNG ENTERPRISES LP (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK OF HILRE DRIVE AND THE 4900 BLOCK OF KNOLLWOOD ROAD, BEING LOTS 1, 2 & 3, BLOCK 1, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
TO SF-1
200 BLK. HILRE DR.
& 4900 BLK.
KNOLLWOOD RD.
(YOUNG
ENTERPRISES, LP)

Todd Young, 3103 Bandera Drive, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located in the 200 block of Hilre Drive and the 4900 block of Knollwood Road; the northeast corner of Hilre Drive and Knollwood Road. The property is zoned a C-1 (Retail Business) District and the owners are requesting a zone change to an SF-1 (Single Family Residential) District for residential development.

Mr. Young explained “we acquired about thirty-five acres in this area a couple of years ago; we are doing some commercial and residential developments there; this tract of land was part of that purchase. It is directly south of Knollwood Liquor Store, we own land to the south and west of it. We thought we could do some affordable type housing on these lots, there is a subdivision right there next to it with similar type homes. We plan to build four homes that range from 1,250 to 1,500 square feet with front entry garages.” They had seen the Staff Review Letter and would abide by the Recommendations.

Brandon Boehm, 229 Hilre Drive, Sherman, TX

Mr. Boehm explained “my biggest concern is the creek that runs down there, it is their drainage for the entire neighborhood. My wife and I and the neighbors are concerned that the water can get out of the neighborhood. In that part of town, all the water starts at Home Depot, runs down to our neighborhood and drains through there; we just want to make sure the water has a way out.”

Todd Young explained “we have engineered a detention pond; a detention pond holds water and services the whole area. We plan to have another detention pond for the overflow; that’s the long term plan.”

Monica Boehm, 229 Hilre Drive, Sherman, TX

Mrs. Boehm explained “we weren’t even asked when the apartments moved in and now there is going to be more traffic, we have elderly people living in our neighborhood, they are dying off, unfortunately, and now there are kids there; it’s just going to be more of a headache. I have grandkids that come to see me every day. I don’t like it. We’ve been out there, not even in the road and they don’t know how to drive, they think it’s a dog gone speed zone; so I have deep concerns here, more traffic, we already have people from Knollwood, then the apartments and there is nothing stopping these people; all you are doing is adding more people.”

Bill Cline, 4908 Hara Lane, Sherman, TX

Mr. Cline was concerned with the water issue. “I was just out taking pictures of the pond and it is almost full already; we have had about two inches of rain in the last day and we have another week of it to come. I am concerned because my house backs up to that creek and the water is coming up quite well already; but it hasn’t gotten over to the house yet.

We had all the rain in 2015, it didn't get to us, but there wasn't anything holding it back either. I just want to make sure the water doesn't get up to my house."

Clint Philpott, Director of Engineering explained "we have been working with this developer for probably a year on that specific problem of flooding in that area and also downstream. That area is not currently mapped as a floodplain, but we actually hired a hydraulic engineer to figure out where the floodplain was and they actually spent quite a bit of money making sure what they were doing was improving the drainage in that area. They are oversizing that detention, so that it is a regional pond, we have approved the construction plans, the construction is actually not done yet. There will be a WER downstream that controls water, but it's not increasing that area; what they are doing will better protect those homes on the backside of that creek."

Mr. Young thought "all the land to the south that we are replatting, we will be dealing with that and it will probably be a good time to notify all the homeowners that is really the heart of the detention pond engineering and how all of this will work, obviously the goal is to improve the flooding issues and what we've got, the study and the preliminary concept plan is supposed to do that. We are not quite there yet, with this process, I am just replatting some lots for residential, but the south will be a master site plan including a floodplain study and we will more than happy to share with any of the homeowners in that area."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District in the 200 Block of Hilde Lane and the 4900 Block of Knollwood Road subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, VARIANCE & EXCEPTION

THE REQUEST OF KS & D R3, LLC (OWNERS), TERRIN BERTHOLF (REPRESENTATIVE), AUSTIN HOOVER (DESIGNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1200 NORTH EAST STREET, BEING 0.316 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 1 & 2, BLOCK 2, KERR'S BLOOMFIELD

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ZONE CHANGE – R-1
TO C-O

VARIANCE – FRONT
& SIDE SETBACK

EXCEPTION - FENCE

1200 N. EAST ST.

PLANNING AND ZONING COMMISSION

(KS & D R3, LLC)

ZONE CHANGE AND SITE PLAN APPROVAL FOR ST. JAMES OFFICE SUITES UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-O (OFFICE) DISTRICT.

BOARD OF ADJUSTMENTS

- **VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3 ½, SUBSECTION (1) TO ALLOW A 3'3" FRONT SETBACK IN LIEU OF 25' REQUIRED AND A 3'8" SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10' FOR AN EXISTING BUILDING AND PATIO SCREEN IN A C-O (OFFICE) DISTRICT.**
- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW AN 8' FENCE, 5' FROM THE VERNON HOLLAND MEMORIAL DRIVE PROPERTY LINE IN LIEU OF 25' REQUIRED AND 25' FROM EAST STREET PROPERTY LINE IN LIEU OF 6' FENCE PERMITTED IN A C-O (OFFICE) DISTRICT.**

Commission Member Downtain abstained from this requests because of a conflict of interest.

Terrin Bertholf, 1532 S. Montgomery, Sherman, TX

Mr. Bertholf appeared to represent the request and answer any questions. The property is located at 1200 North East Street; the northwest corner of Vernon Holland Memorial Drive and East Street and is zoned an R-1 (One Family Residential) District. The building used to be used as a church but has been vacant for a while.

Mr. Bertholf explained "the property is located three lots east of the Evergreen Street Business Park and is cattycorner to the Parks and Recreation Office and within a block from the temporary Sherman Library and the Fred Douglas School."

"The property at 1200 North East Street is functionally beyond its means as a church at this time as it doesn't have any parking capacity at all onsite to accommodate the congregation on Sunday, Wednesday's or any other church gatherings; currently there is no improved parking on the site at all, only street parking. The owner would like turn the 2,935 square foot existing building into St. James Office Suites. Capital improvements that we propose will benefit the property and neighborhood both aesthetically as well as having minimal impact to traffic, maybe four or five cars. As a professional office suite, there would not be any noise pollution or any other pollutants that would be added to the area. The building will have minimal, but well maintained landscaping."

"St. James Offices Suites will be a multi-tenant professional office with four offices, a common area, two interior parking spaces and five improved (concrete) exterior parking spaces in alignment with the City's parking standards. When the property was functioning as a church, it was functioning with a Specific Use Permit and that did not convey to the new

owner. The capital improvements would dramatically improve the property and its use for thirty or forty years.”

“Currently, the setbacks of the property are not in line with today’s standards. The two exceptions are for the setback on the southern wall with a short distance and make a forty-five degree angle to the northwest to accommodate a security gate for ingress/egress with the interior parking which is integral to the overall plan. There would be a motorized gate that will slide east and west along that southern side of the building for safety concerns with vehicles. The exterior of the building will be a dark gray similar to the Grayson County Appraisal District building. We are requesting an eight foot fence around the property for security reasons. The fence is setback enough that it would not inhibit any traffic visuals.” He had seen the Staff Review Letter and would abide by the Recommendations.

Sherry Scott Potter, 417 E. Evergreen, Sherman, TX

“Mr. David that got up and left has been in that neighborhood causing trouble for the elderly members of the neighborhood. She is sitting right back there, she has lived there all her life and he had no problem putting trailers and piles of sand on her property. Now, he wants to butt a fence up to her property, that gentleman that works at Tyson has paid out of his pocket to build to keep the man off of his land.”

Tony Scott, 417 E. Evergreen, Sherman, TX

“Is the fence going to be open at all, that you could see it from the street or will it be an enclosed structure? Are you doing this for parking, will you be removing the huge concrete slab that use to be there. There is a lot of old concrete there prior to me, that was for the old church before they expanded to the new Methodist Church, if they take that out; that will allow for more parking.”

“While they were remodeling the parsonage to the north, there was a lot of conflict going on. The neighborhood is all small houses, I see a six foot fence, but eight foot I don’t; it would be awfully overpowering and I don’t want the look of a stockade in the area and he has been very difficult to deal with during the remodeling. Every day, we would be picking up beer cans or bottles. To have a completely enclosed structure, I’m just nervous about it, particularly in a school zone; I don’t know why it needs to be hidden. If you want to fence it, that is all well and good, but have access where you can see what is going on. Totally private, it is going to be a business; I’m not understanding why it needs to be that way in that small of neighborhood. If it is going to fit in, then I think it needs to fit in more modestly, rather than a big eight foot fence around it, act like you are hiding something back there. There are other businesses, you can see into any of them, anytime you want, they are visible; I just don’t understand the need for total privacy, right there on that corner.”

Mr. Bertholf responded “the structure will be enclosed and there will be all new and improved parking.” He showed Mr. Scott the site plan where the fence would be located. “The existing concrete will remain and will not be fenced inside the office building. Parking will be provided for seven spaces; which is ample for the offices. The slab will be addressed at a later date; it is not affecting what we are doing right now.”

Sterling James Jackson, 412 E. Evergreen, Sherman, TX

“I live directly behind this property and they are talking about fencing up to my fence. You put an eight foot fence up to my property, it will not look good up against my house; it’s not going to be a nice place to be. I know he wants to make it look nice, you can put up a fence, but why does it have to be eight feet tall, why, it don’t make sense. When we first met this man, he said he was just going to make a two bedroom apartment there and he and his wife lived out of town and they would come in on weekends. I was trying to get along with him nicely, but he has not been honest and truthful.”

Commission Member Gilbert explained “they have a right to put up an eight foot tall fence in the back of their property; that is permitted by ordinance. They are requesting to put the fence up closer to East Street. Is there a necessity to put up an eight foot fence that close to Vernon Holland Drive, you could achieve the same goal by putting it on a twenty-five foot setback and you wouldn’t have to ask for the exception?”

Scott Shadden explained to Mr. Jackson “you would be permitted to put up an eight foot fence in your back yard as well if you wanted to.”

Mr. Bertholf explained “they are trying to have the motorized gate sliding east and west along the south wall, that way it would not be swinging into where people are pulling in and out of parking. It also helps in safely pulling in and out of the street to be able to back out of the parking lot, make your way around and have the gate swing open. If we put a swinging gate on it, it would cover several doors, as well as the door that the interior parking would be. If we put it further back, there is no way we could do a sliding gate.”

Betty Jackson, 412 E. Evergreen, Sherman, TX

She was concerned with the eight foot fence; “why does he need an eight foot fence anyway. He brings a whole lot of junk from somewhere, I don’t know; there’s steel, half a truck, and all that stuff is in that corner. He wants to put an eight foot fence up there because he doesn’t want anyone to see what he is doing.”

Martha Avila, 411 Vernon Holland Memorial Drive, Sherman, TX

Mrs. Avila wanted to know how this would affect their

property.

Chairman Mahone explained “it would not affect your property specifically, it will not change the zoning on your property. They are requesting a zone change for their lot where the church is located on the corner for an office.”

Mr. Shadden explained “they are asking for an office use only, not commercial sales or retail.”

Commission Member Gilbert asked if it would possible for the gate to slide back in a different location, if it were a twelve foot gate or a twelve foot driveway, you could have two twelve foot sections that close, where they wouldn’t have to encroach on that front setback.

Mr. Bertholf explained “one of the purposes of the fence to be located at the current location is for the interior parking, if we were to park a trailer or something, it will not encroach on the parking.”

Commission Member Davis asked if a six foot tall fence would be an option.

Commission Member Gilbert explained “maybe you could step it up to eight foot, the six foot would be somewhat of a concession for some disgruntled neighbors.”

Mr. Bertholf stated “the six foot would only be on Vernon Holland Memorial Drive.”

Commission Member Davis explained “that is correct; you can go eight foot on the back of the property. An eight foot tall fence is big up against a street.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the zone change from an R-1 (One Family Residential) District to a C-O (Office) District at 1200 North East Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

ABSTAIN: DOWNTOWN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the

variance to allow a 3'3" front setback in lieu of 25' required and a 3'8" side yard setback in lieu of the required 10' for an existing building and patio screen and an exception to allow an 6' fence, 5' from the front and side property lines in lieu of 25' required in a C-O (Office) District at 1200 North East Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, GILBERT, DAVIS AND ELLIOTT

ABSTAIN: DOWNTOWN.

VOTING NAY: NONE

MOTION CARRIED

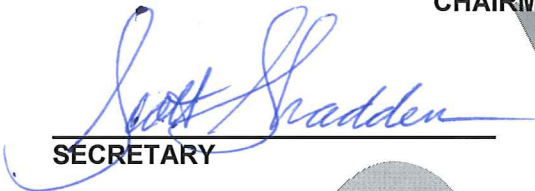
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:25 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 03/27/2018

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

Issue:

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

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

List of Agenda Items:

13. * 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)

The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Brookstone Estates Addition

14. * 100-200 BLOCKS E. FM 1417 (VIETNAM VETERAN'S PARKWAY) AND 3700 BLOCK S. U.S. HIGHWAY 75

The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer) and Vilbig and Associates (Civil Engineer/Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75, being 22.330 acres in the Sherod Dunman Survey, Abstract No. 329, as follows

Planning and Zoning Commission

Preliminary Plat approval Movie Bowl Grille – Sherman

16. * 4100-4300 BLOCKS QUAIL RUN ROAD

The request of Westar Home Builders, LLC (Owners), Underwood Drafting and Surveying (Surveyor) and Cross Engineering Consultants (Civil Engineer) concerning the property located in the 4100-4300 Blocks Quail Run Road, being 26.656 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Quail Run Addition

19. * 1523 & 1609 TEXOMA PARKWAY

The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Chen Addition



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

5.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2725 N. U.S. HIGHWAY 75

The request of S&W AL LLC (Owners) and Orscheln Farm & Home (Tenant) concerning the property located at 2725 North U.S. Highway 75, being Lot 5, Block 1 of the Texoma Crossing Addition, Replat Lot 5 & 5A, as follows

Planning and Zoning Board

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

Background:

The property is located at 2725 North U.S. Highway 75, the southeast corner of Highways 75 and 82; formerly Gander Mountain. The property is zoned a C-2 (General Commercial) District and is also located in the O-1 (75 & 82 Overlay) District.

Orscheln's Farm and Home sells a variety of small farm implements, farm equipment parts, animal feed, seed, tools, hardware, clothing, etc. They would like to utilize approximately 17,181 square foot of the existing parking lot for an outdoor storage/display area and bulk storage and also some of the rear of the building for bulk storage (mulch, feed, seed, etc.). Items in these areas will be purchased within the store and picked up outside. In addition, items are expected to be displayed in a similar fashion under the store's front canopy. Minor modifications to the store's exterior are planned for the purpose of esthetics and signage.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

S&W-AL LLC (Owners)
Orscheln's Farm & Home (Tenant)
Jake Long, Glove Con, Inc. (Representative)
21 Design Group (Civil Engineer/Surveyor)
PW Architects, Inc. (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:

13

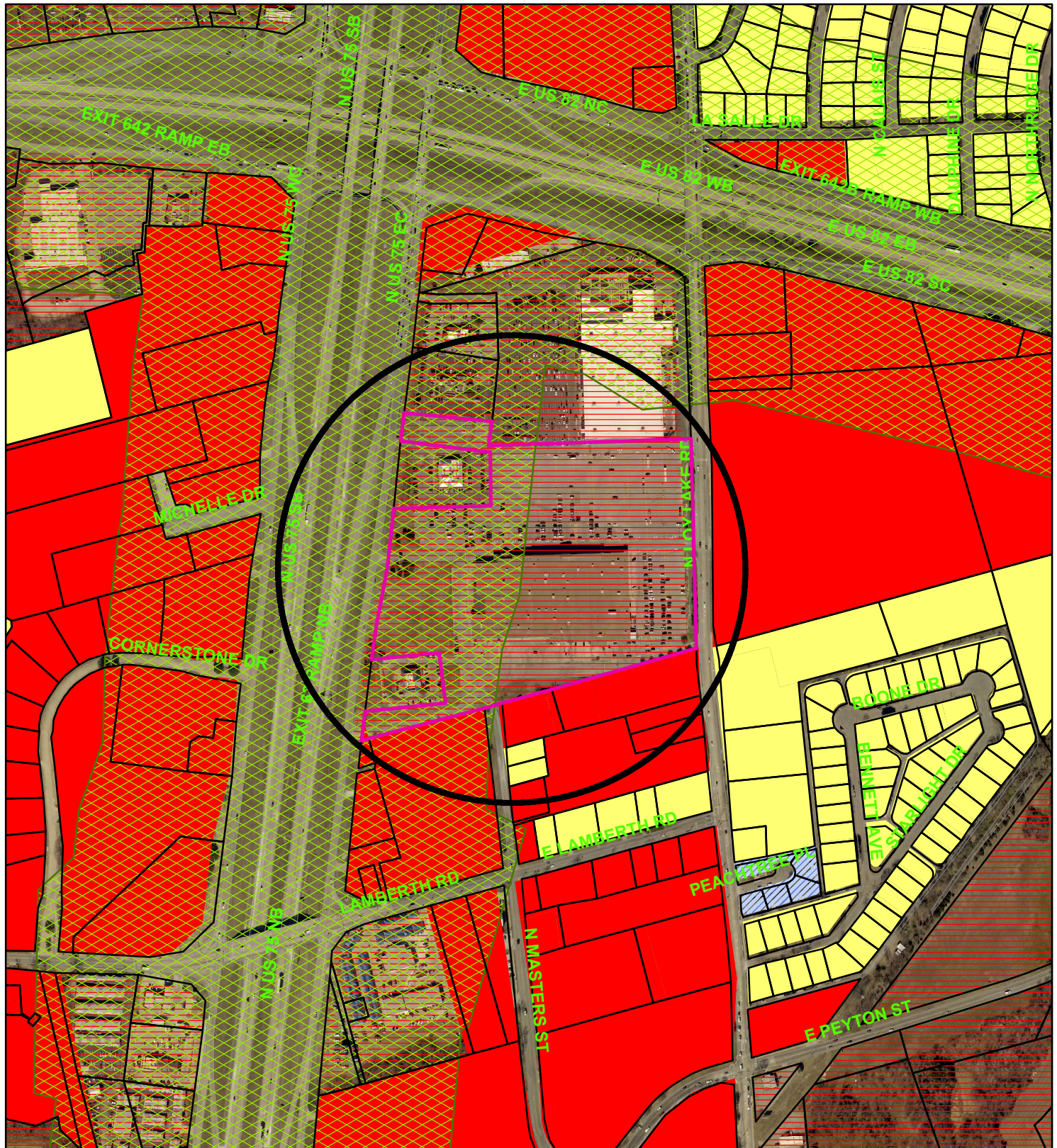
Objections Received:

0

Attachments

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





Zoning - 2725 N. U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



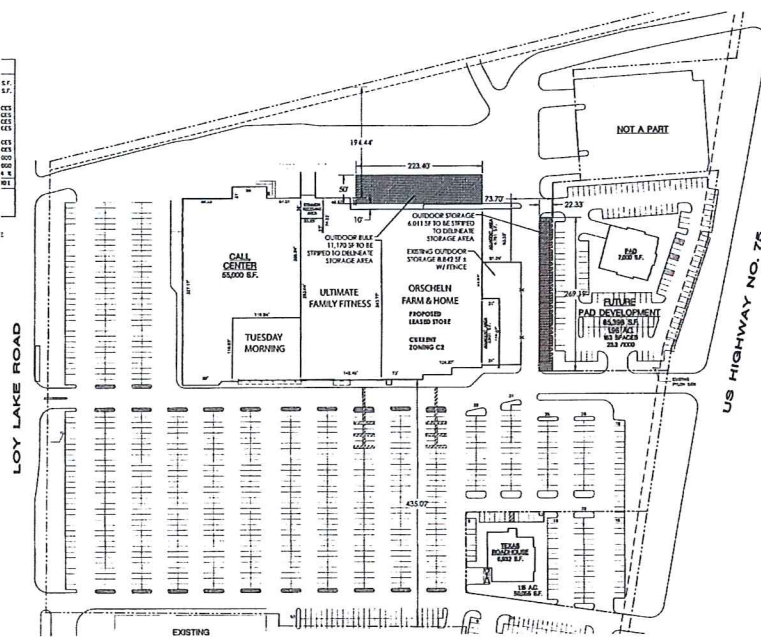
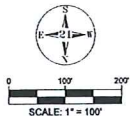
City of Sherman, Texas
Developmental Services Department



1 in = 500 ft

2725 N. Highway 75





THESE PARKING AND BUILDING SQUARE FOOTAGES ARE BASED OFF OF AERIAL IMAGES OBTAINED FROM GOOGLE EARTH AND ARE ONLY APPROXIMATE.

PARKING DATA	
MAJOR PARKING	
EXISTING PARKING	171,840 SF.
PROPOSED PARKING	812,000 SF.
CONTRACTOR	812,000 SF.
PARKING SPACES REQUIRED	142,000
AVAILABLE SPACES	142,000
THIS IS BASED ON AERIAL BUILDING FOOTPRINTS AND PARKING LOTS.	

EXISTING SITE DESIGN HAS NOT BEEN VERIFIED, THIS PLAN AND ENGINEERING DESIGN ONLY PERTAINS TO SHOW NEW OUTDOOR STORAGE AREA AS SHOWN. 21 DESIGN GROUP AND ENGINEER DO NOT TAKE RESPONSIBILITY FOR EXISTING SITE DESIGN.



Glove Con
 General Contracting | Design-Build | Construction Management
 210 East 51st Street, Fritch, MO 65251
 phone 573.447.6363 fax 573.447.6364
 www.glovecon.com



CITY REVIEW

**ORSCHELN'S
RETAIL STORE**

2725 N. HIGHWAY 75
SHERMAN, TX 76089

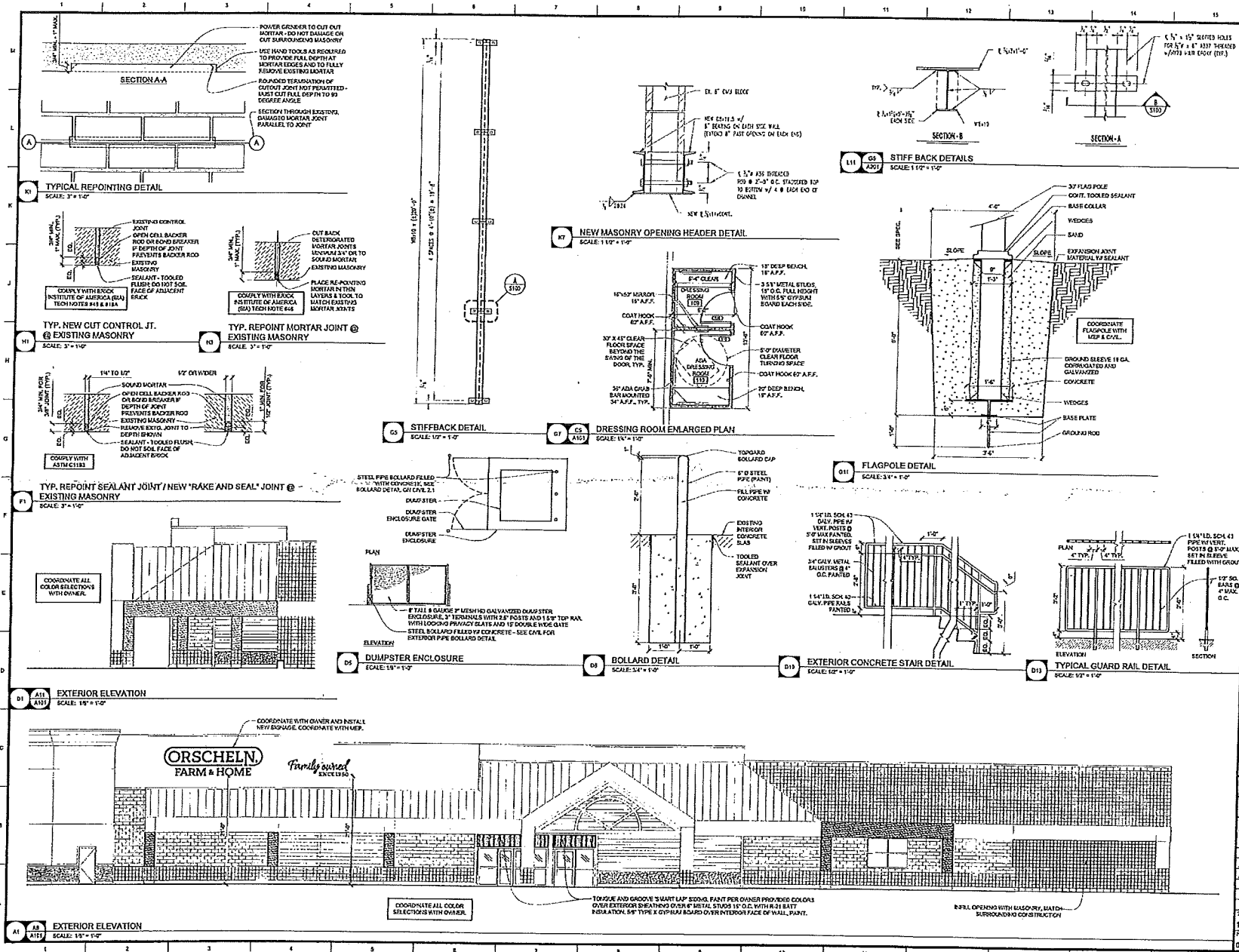
MLS 0435-17

BLJK

SITE PLAN

Contractor shall call Texas
One Call 72 hours prior to
digging.

1/15/2018
1/15/2018

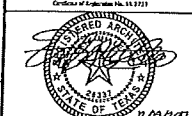


GENERAL WORK NOTES

20 REPAIR AND REPOINT ALL EXISTING TYPE EXTERIOR CORNERS AND ALL OTHER EXTERIOR TYPE REPAIRS. REPAIRS COORDINATE WITH DEMOLITION DRAWINGS.

Glove Con
General Contracting & Construction Management
118 East 24th Street, Suite 200, Dallas, TX 75202
Phone: 214-443-1437 Fax: 214-443-1438
www.glovecon.com

PWArchitects, Inc.
1125 Forest Dr., Suite 101
Dallas, Texas 75215
Phone: 214-443-1437 Fax: 214-443-1438
www.pwarchitects.com



ORSCHELN FARM & HOME
2725 N. US HWY 75
SHERMAN, TX
STORE # 5817-CM

Drawn By:	Project No.:	
12/19/2017	201723	
Checked By:	Client No.:	
12/19/2017	201723_A101.DWG	
Project Name:		
EXTERIOR ELEVATIONS & DETAILS		
Rev.	By	Date
1	BD SET	11/16/2018
2	CONSTRUCTION SET	1/30/2019
Project Name:		
12/19/2017		
12/19/2018		

A201

STAFF REVIEW LETTER

March 15, 2018

S&W-AL, LLC
1001 W. Loop South #600
Houston, TX 77027

21 Design Group
1351 Jefferson, Suite 301
Washington, MO 63090

Jake Long
210 E. Sixth Street
Fulton, MO 65251

PW Architects, Inc.
2120 Forum Blvd., Ste. 101
Columbia, MO 65203

Dear Applicants,

The request for a Specific Use Permit to allow farm equipment sales, service, repairs, feed store with outdoor storage /displays in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 2725 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way.
3. Parking is permitted on paved surfaces only.
4. Equipment/displays shall not be parked/stored in required parking spaces.
5. Shall comply with all City, Federal and State regulations for this use.
6. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
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

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



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

6.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4103 W. LAMBERTH ROAD

The request of Lynn & Kim Vessels (Owners) concerning the property at 4103 West Lamberth Road, being Lot 1 of the Replat Tract 3, West Canyon Creek Estates, Section 3, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2)(3) and Section 6.2, Subsection (6) to allow a 5' stone column and cedar rail fence with a 6' wrought iron gate on the front property line along Lamberth Road in lieu of the permitted 3' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District.

Background:

The property is located at 4103 West Lamberth Road, west of the new extension of the Pecan Grove Park. The property is zoned an R-1 (One Family Residential) District. Mr. and Mrs. Vessels are currently building a new home at this location and they are requesting an exception and variance to allow a (5') five foot, stone column and cedar rail fence with a (6') six foot wrought iron gate on the front property line along Lamberth Road.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (Single Family Agricultural) District

Origination:

Lynn & Kim Vessels (Owners)

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:

2

Objections Received:

0

Attachments

Location Map

Zoning Map

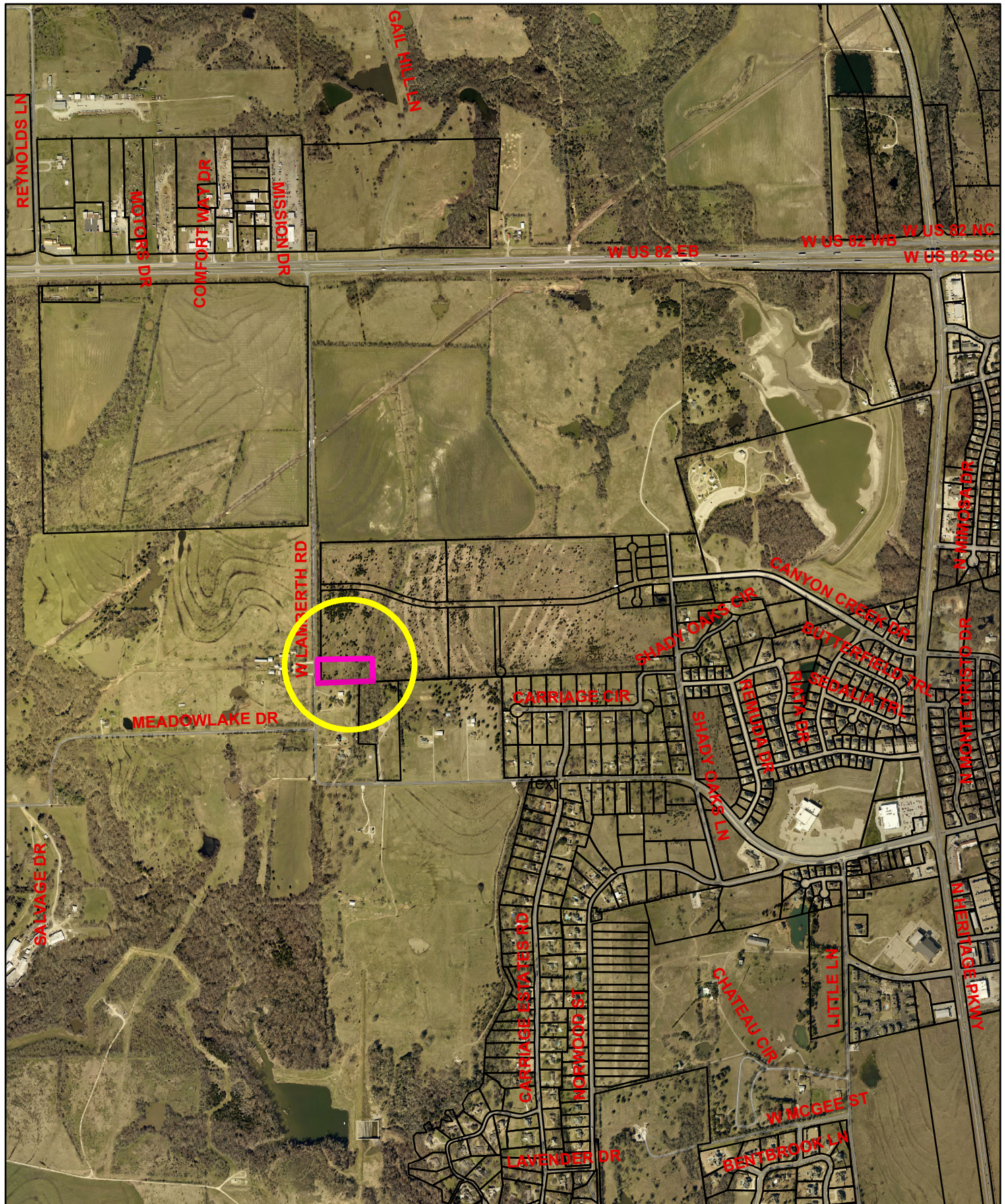
Zoning Sign Photo

Plat

Site Plan

Fence Elevations

Staff Review Letter

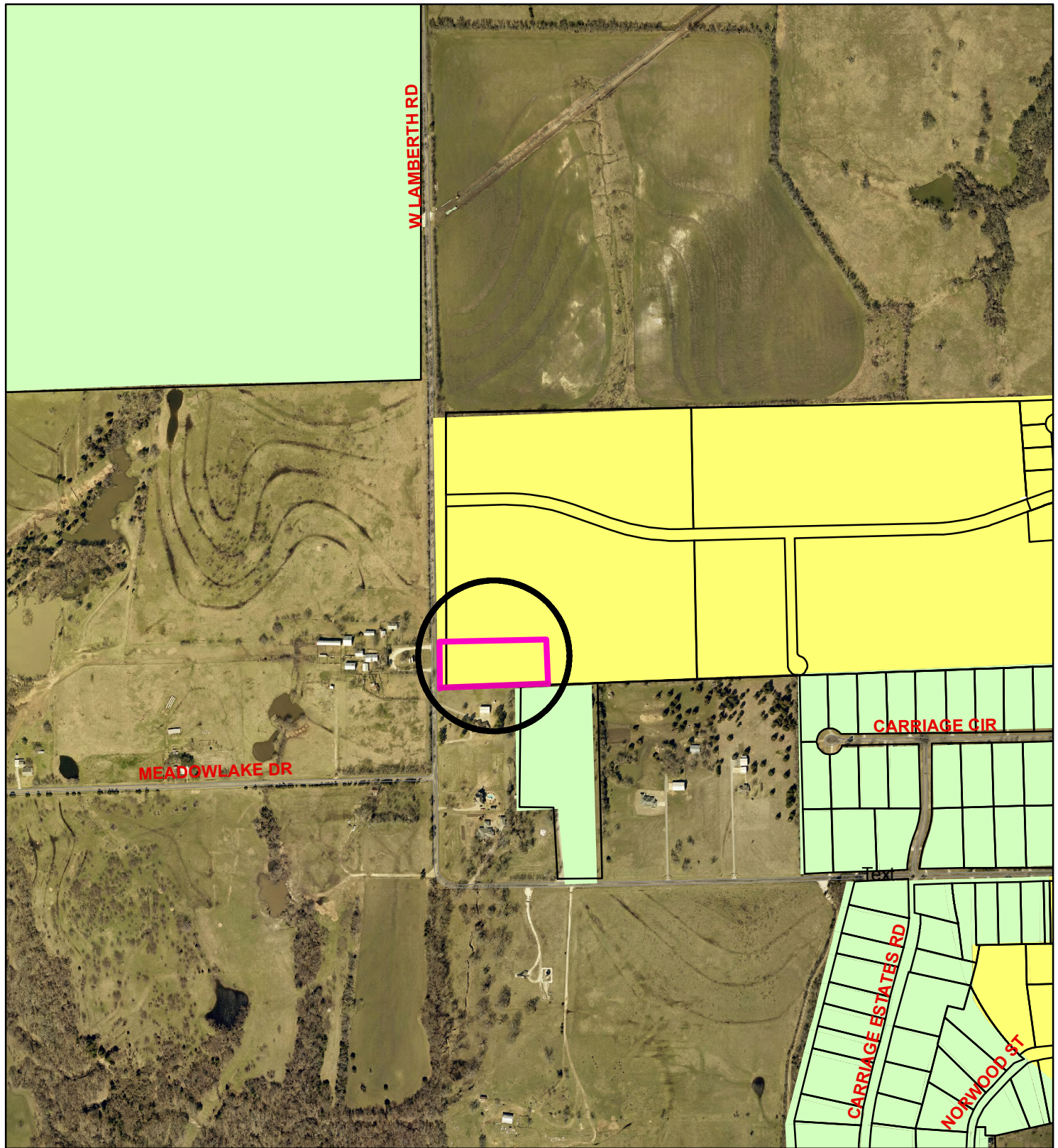


4103 W. Lamberth Road



1 in = 1,300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4103 W. 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: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

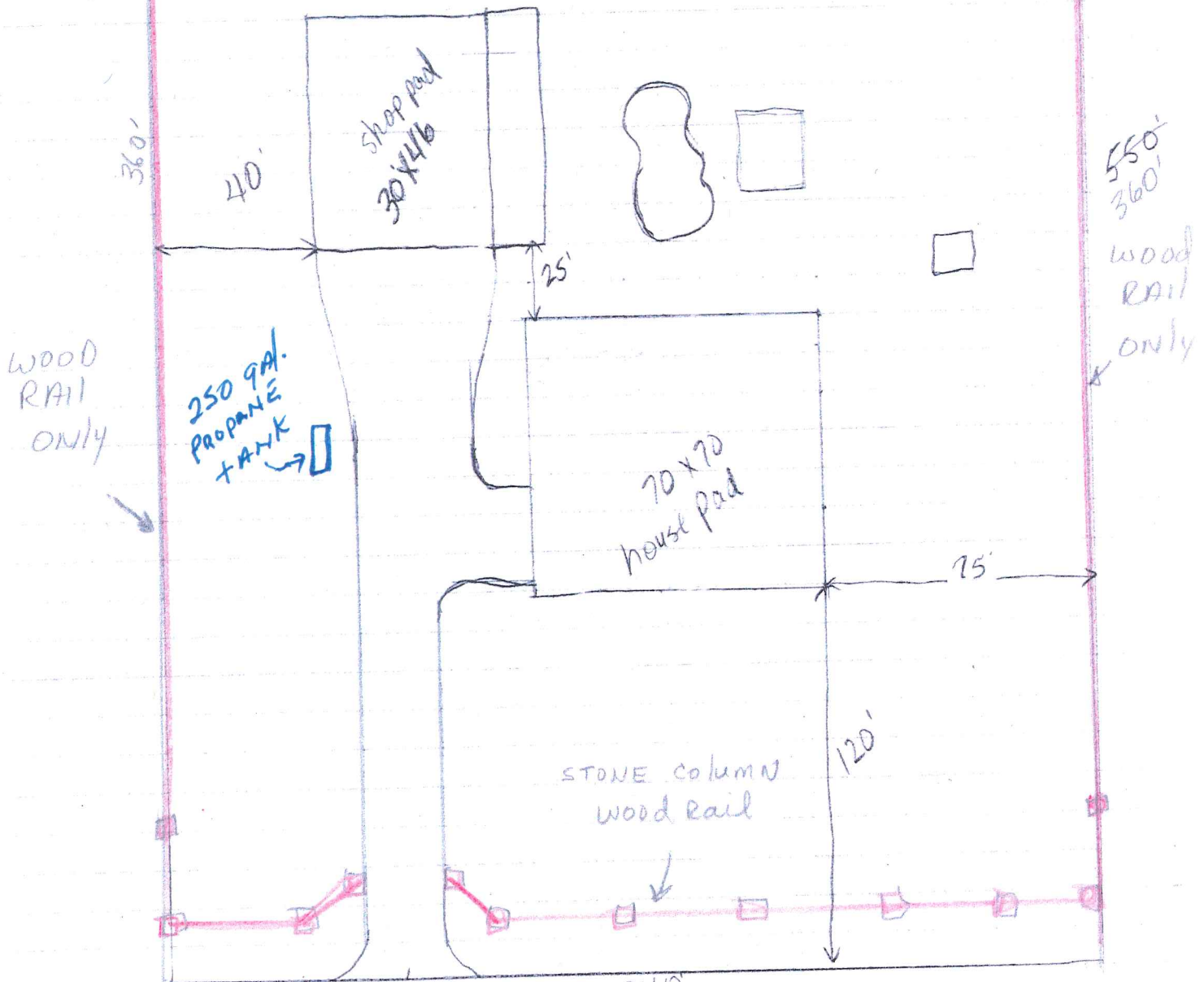
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



4103 W. Lamberth Road



Vessels
4103 W. Lamberth Rd.
Sherman

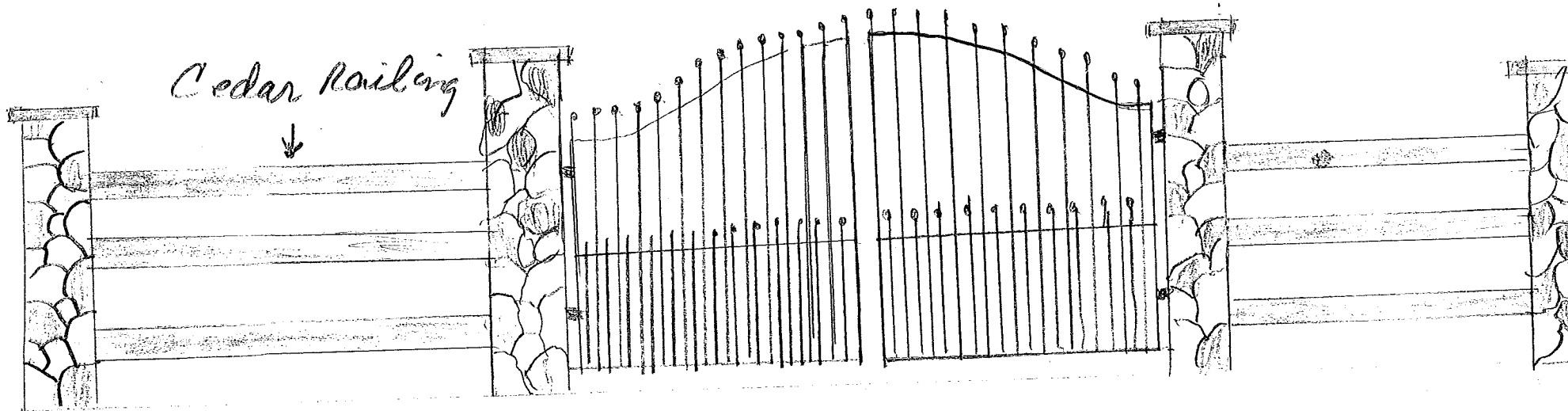


4103 N Lambeth
Gate + entry

Stone
Column to
match house

Wrought IRON
Gate powder coated
black
↓

Cedar Railing
↓

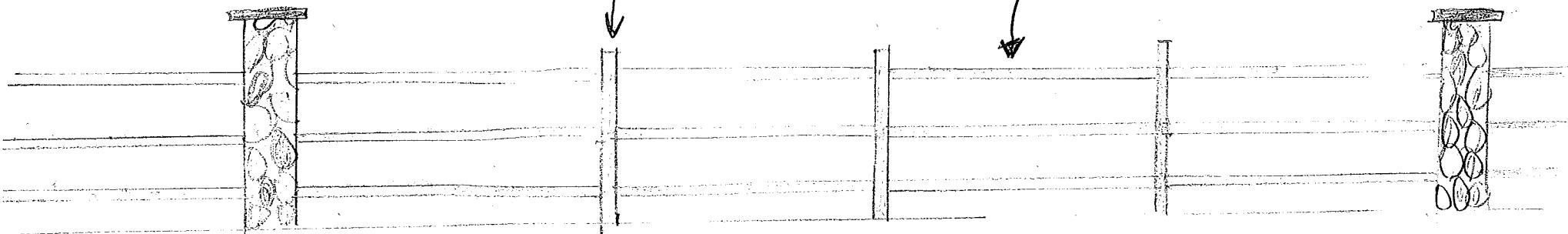


Lynn Vessels
4103 W Lamberth Rd.

18" Rock column
56" High

5" x 5" wood post on 8' spacing
50" High

2" x 6" wood rails
48" high



STAFF REVIEW LETTER

March 15, 2018

Lynn & Kim Vessels
PO Box 1171
Sherman, TX 75091

Dear Applicants,

The request for an exception and variance to allow a 5' stone column and cedar rail fence with a 6' wrought iron gate on the front property line along Lamberth Road in lieu of the permitted 3' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District for the property located at 4103 West Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

5. Verify fence is not installed within existing easement. Fence column must be outside of the 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

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



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

7.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

122 S. RICKETTS STREET

The request of Sherman Tax LLC (Owner) and Sam Thorpe (Representative) concerning the property at 122 South Ricketts Street, being the south 75' of Lots 23-24, Block 3, G Y Gray's 2nd Addition, as follows;

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) and (5)(d) to allow a 6' privacy fence, 14' from the Lamar Street property line in lieu of the permitted 4' in height, extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District.

Background:

The property is located at 122 South Ricketts Street, the northwest corner of Ricketts and Lamar Streets and is zoned an R-1 (One Family Residential) District. Mr. Thorpe recently built a new home on the lot and he is requesting an exception and variance to allow a (6') six foot, wood privacy fence, fourteen foot (14') from the side street (Lamar) property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sherman Tax LLC (Owner)

Sam Thorpe (Representative)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

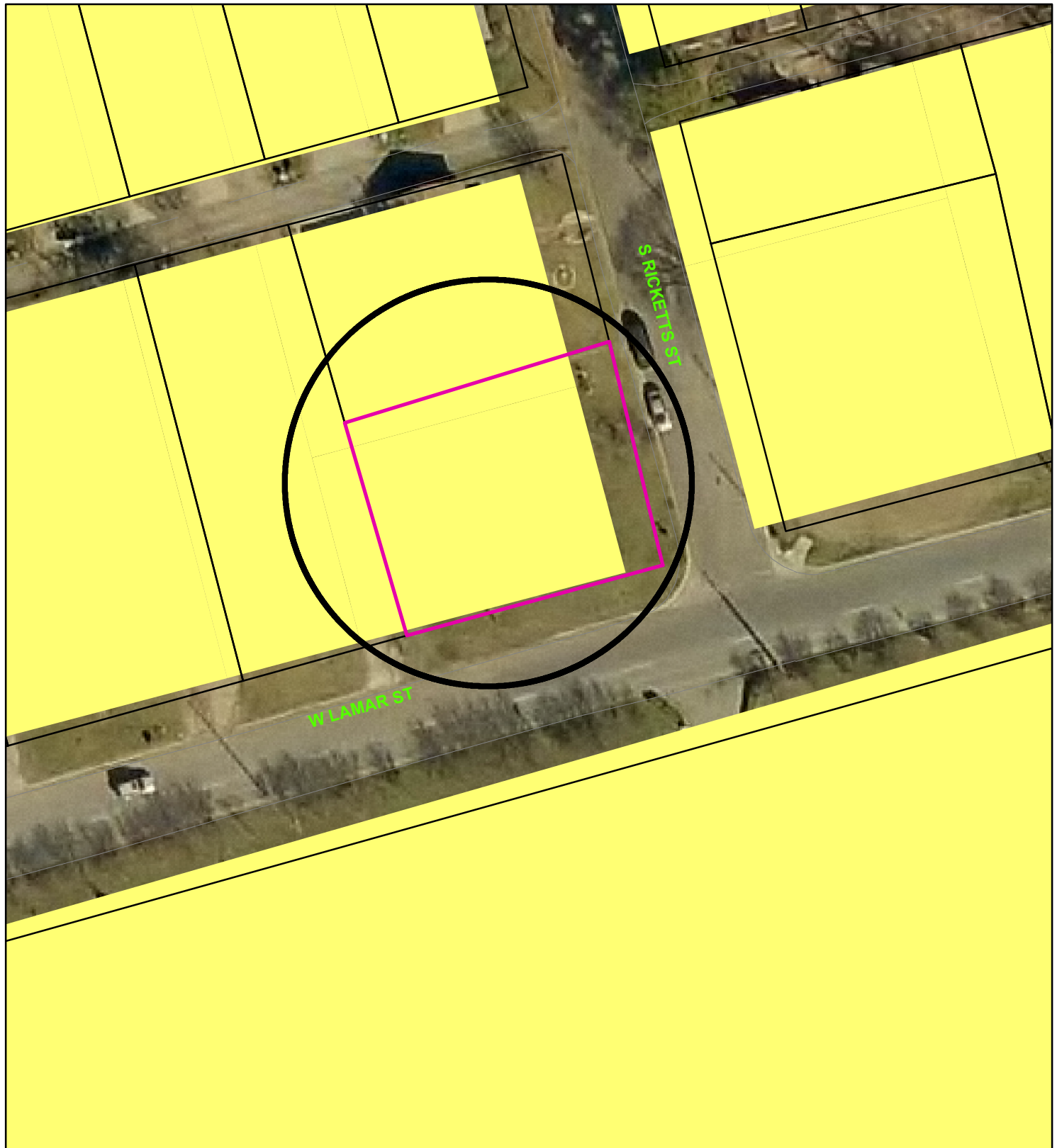
Zoning Sign Photo

Site Plan

Fence

Staff Review Letter





Zoning - 122 South Ricketts

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown

BIP Blalock Industrial Park

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



City of Sherman, Texas
Developmental Services Department

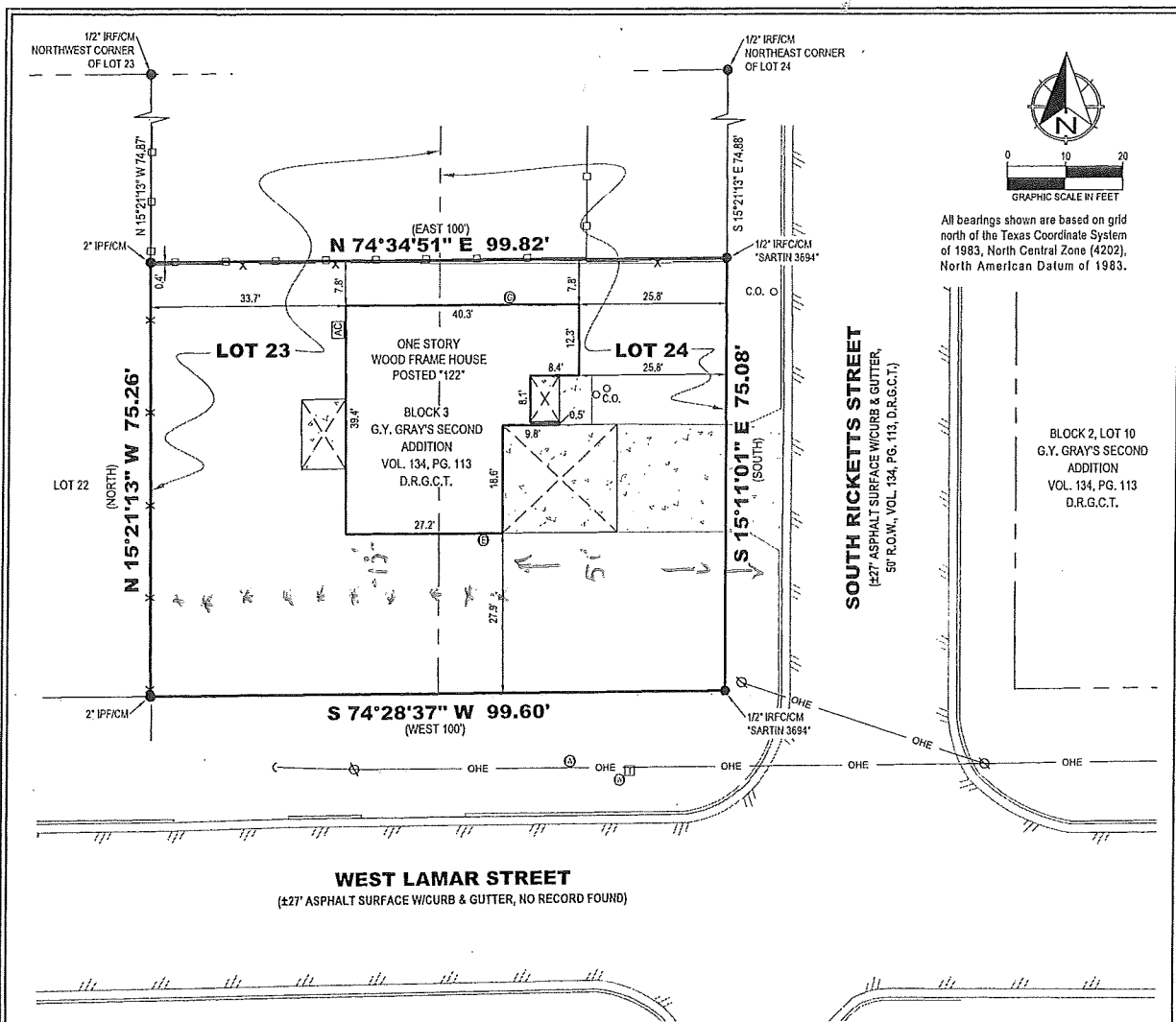


NOT TO SCALE

1 in = 50 ft

122 S. Ricketts





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

BLOCK 2, LOT 10
G.Y. GRAY'S SECOND
ADDITION
VOL. 134, PG. 113
D.R.G.C.T.

WEST LAMAR STREET

(±27' ASPHALT SURFACE W/CURB & GUTTER, NO RECORD FOUND)

LEGEND

●	FOUND MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
[AC]	AC UNIT
⊕	ELECTRIC METER
⊗	UTILITY/POWER POLE
—	GUY
[T]	TELEPHONE BOX
⊙	NATURAL GAS METER
⊙	WATER METER
C.O.	CLEAN OUT
—	BOUNDARY LINE
—	ADJOINER LINE
—	WIRE FENCE
—	WOOD FENCE
—	ASPHALT
—	OVERHEAD ELECTRIC/UTILITY

LAND DESCRIPTION:

BEING the South One-Half of Lots TWENTY-THREE (23) and TWENTY-FOUR (24), Block THREE (3), G.Y. GRAY'S SECOND ADDITION to the City of Sherman, Texas, of record in Volume 134, Page 113, Deed Records, Grayson County, Texas.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0126583, issued by Title Resources Guaranty Company, countersigned by Red River Title Company, with an effective date of January 15, 2018, and an issued date of January 25, 2018, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

- 10a. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways and/or Building Set Back Lines as shown on the recorded plat of G.Y. Gray's Second Addition to the City of Sherman, Texas, of record in Volume 134, Page 113, Deed Records, Grayson County, Texas.

FLOOD STATEMENT:

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

Certify to: Ramon Sorola, BB&T, Sherman Tax, LLC; Title Resources Guaranty Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 02/16/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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



TITLE SURVEY
G.Y. GRAY'S SECOND ADDITION
BLOCK 3, SOUTH HALF OF LOTS 23 & 24
122 South Ricketts Street, Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING

TBPLS Firm No.
10194175

Drawn by: BHH
Checked by: CRN

Scale: 1"=20'
Date: 02/19/2018

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

Project No. 18-0068
Sheet No. 1 of 1

Flat Top



Universal Forest Products

6' x 8' Color-Treated Pine Privacy Panel Geometric Moulded

Actual Dimensions: 5/8" x 5-1/2" - 72" x 96"
Model # 310883
SKU 1002-804-181

Special Order

STAFF REVIEW LETTER

March 15, 2018

Sherman Tax LLC
Sam Thorpe
516 W. Belden
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance to allow a 6' privacy fence, 14' from the Lamar Street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District for the property located at 122 South Ricketts Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Lamar and Ricketts Streets.
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. Ensure sight distance from intersection.

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

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

5615 N. FM 1417 (HERITAGE PARKWAY)

The request of Advanced Binary LLC (Owners), Charles Malec (Representative) and Brohard Architecture (Architect) concerning the property located at 5615 North FM 1417 (Heritage Parkway), being 3 acres in the John Goode Survey, Abstract No. 468, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales and accessories in the existing building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 5615 North FM 1417 (Heritage Parkway), near FM Highway 691; formerly Mr. L's Restaurant. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (FM Highway 1417 Overlay) District. Advanced Binary LLC proposes to revitalize and repurpose this location by restoration of the existing building and landscaping. The business would be indoor automotive sales (primarily classic cars) and automotive accessories. As a modern internet-based operation, the business will attract sales from all over the United States.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Advanced Binary LLC (Owners)
Charles Malec (Representative)
Brohard Architecture (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:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

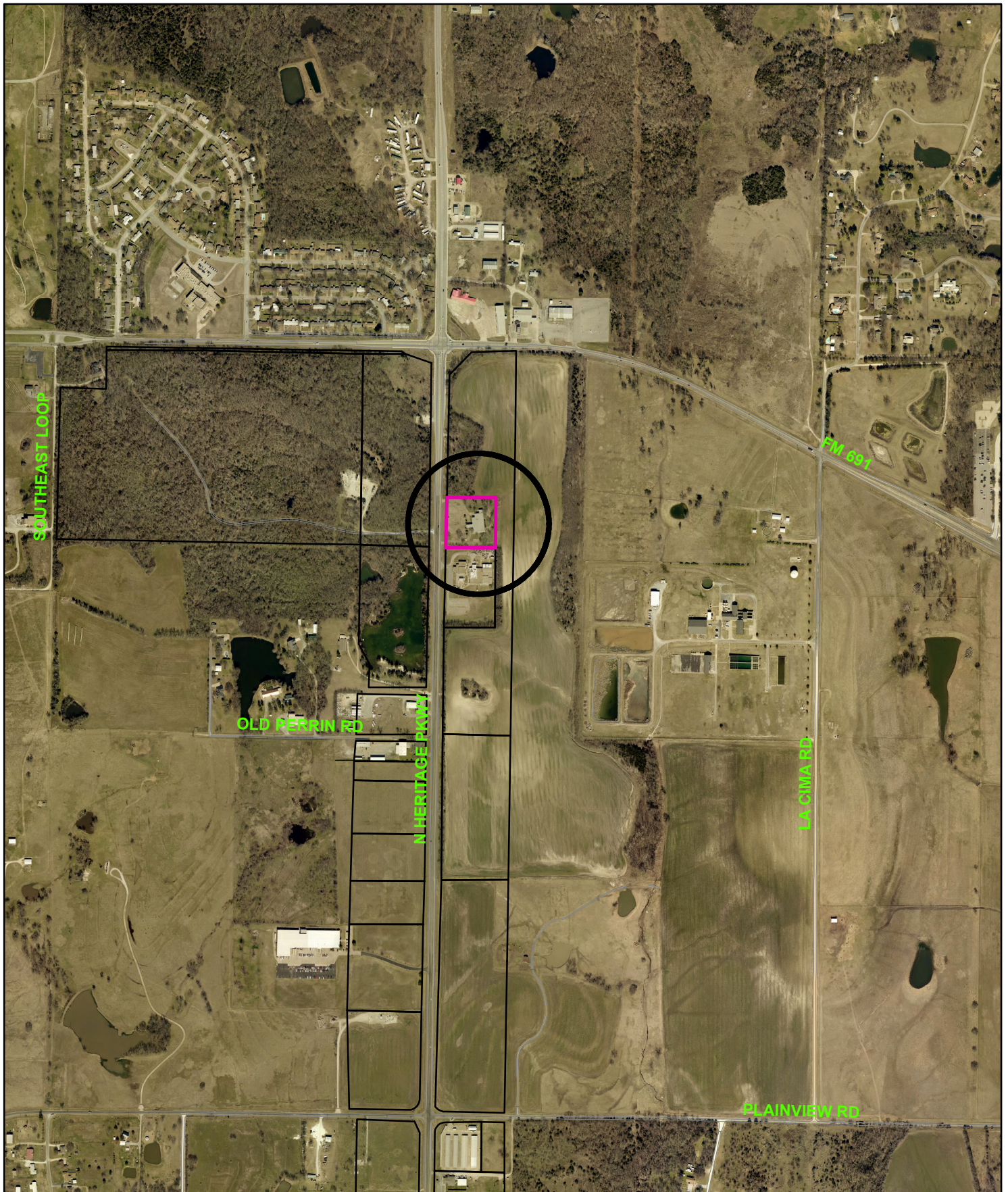
Narrative

Survey

Site Plan

Elevations

Staff Review Letter



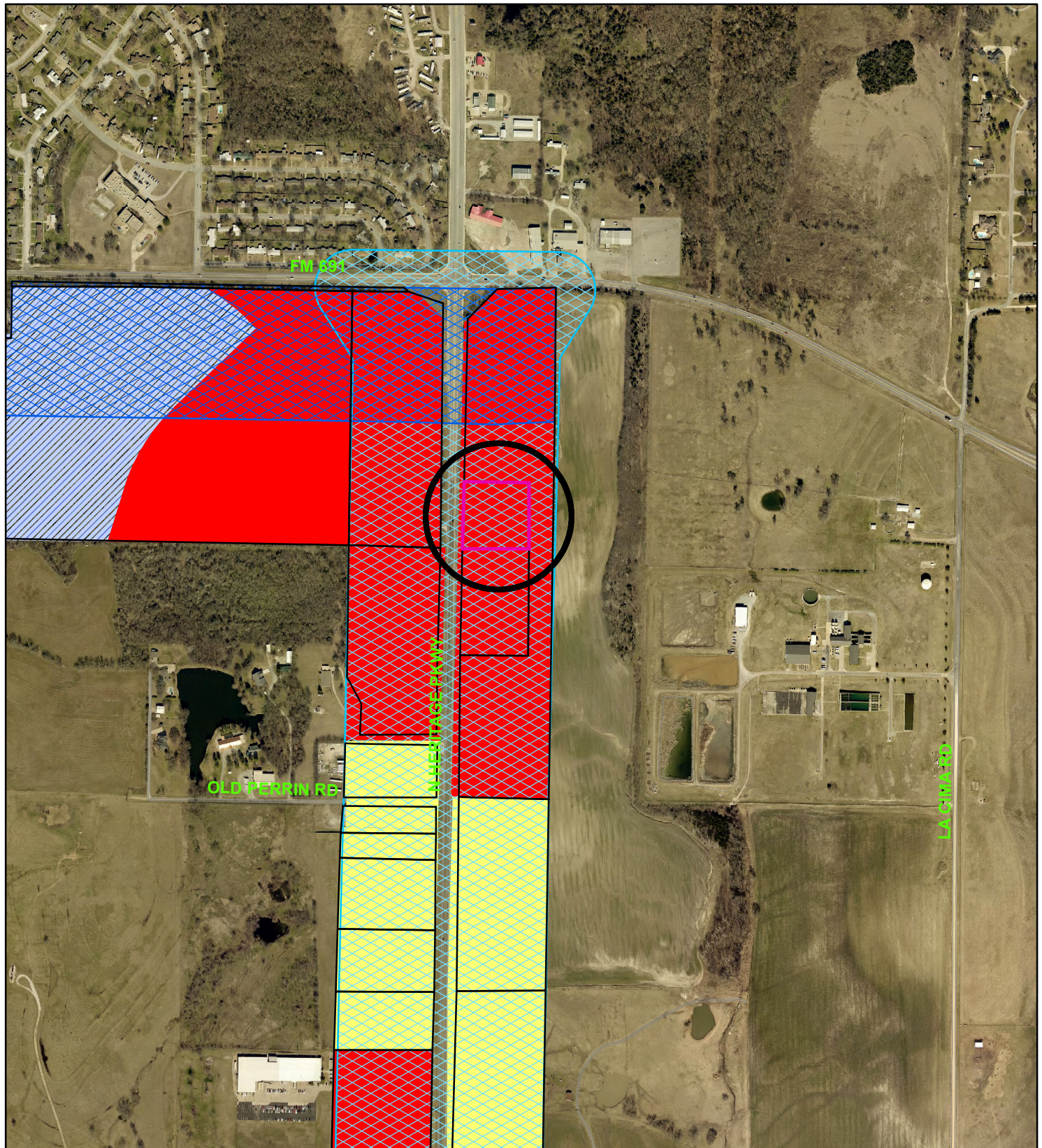
5615 N. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5615 N. 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

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 700 ft

5615 N FM 1417 (Heritage Parkway)



Project: 5615 N. Hwy 1417

Location Background

The proposed site is located 2.4 miles north of Highway 82 in Sherman at 5615 N. Highway 1417. This location was originally developed by Mr. L's Limited Partnership for use as Mr. L's Restaurant and Nightclub. All existing buildings and parking lots at the site were constructed in the early 1980's. For the last 10 Years the location has remained unused and laid dormant. During this 10 Year period the location has been the subject of looting and has fallen into disrepair. Thus, becoming an eyesore for the local area.



Location Proposal

Advanced Binary LLC proposes to revitalize and repurpose this location. Revitalization of the location would involve restoration of the existing building structure and property landscaping. The general condition of the property makes restoration a cost-effective solution and would allow for completion within budgetary constraints. The resulting location would once again be an attractive business, contributing tax revenue and jobs to the City of Sherman.

The proposed business would be utilizing the location for indoor automotive sales (primarily classic cars), automotive accessory sales and related installation or reconditioning. It is the intention of Advanced Binary LLC to maintain a high-quality feel throughout the proposed location. As a modern internet-based operation, the business will attract sales from all over the United States. Bringing outside revenue to the area and attracting new clients to the city.

asphalt paving

588°0/00"E

372.72'

/2" cap
set "RP

3.00 Acres

all of the Mr. L's Limited Partnership
3.00 Acres in Vol. 4176, Pg. 81
(originally a part of the Prengler &
Campbell Lease Service 86.8140 ac.)

Bearing Base
N01°53'00"E

chainlink fence	350.61'
-----------------	---------

power pole

light
pole

light
pol

cónic.

pole

coñc.

P.O.B.
3/8" rebar found

water valve
fire hydrant

chainlink fence

N88°07'00"W 372.72

chainlink fence

Southwest
chainlink fence

S01°53'00"W

350.61'

$$Sc(1) =$$

Jessie Duane Jackson
4.706 Acres
Vol. 4926, Pg. 737

John Goode Survey
Abstract No. 468
Grayson County, Texas

Mr. L's Limited Partnership

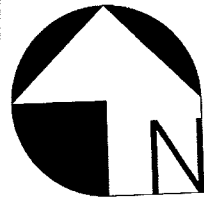
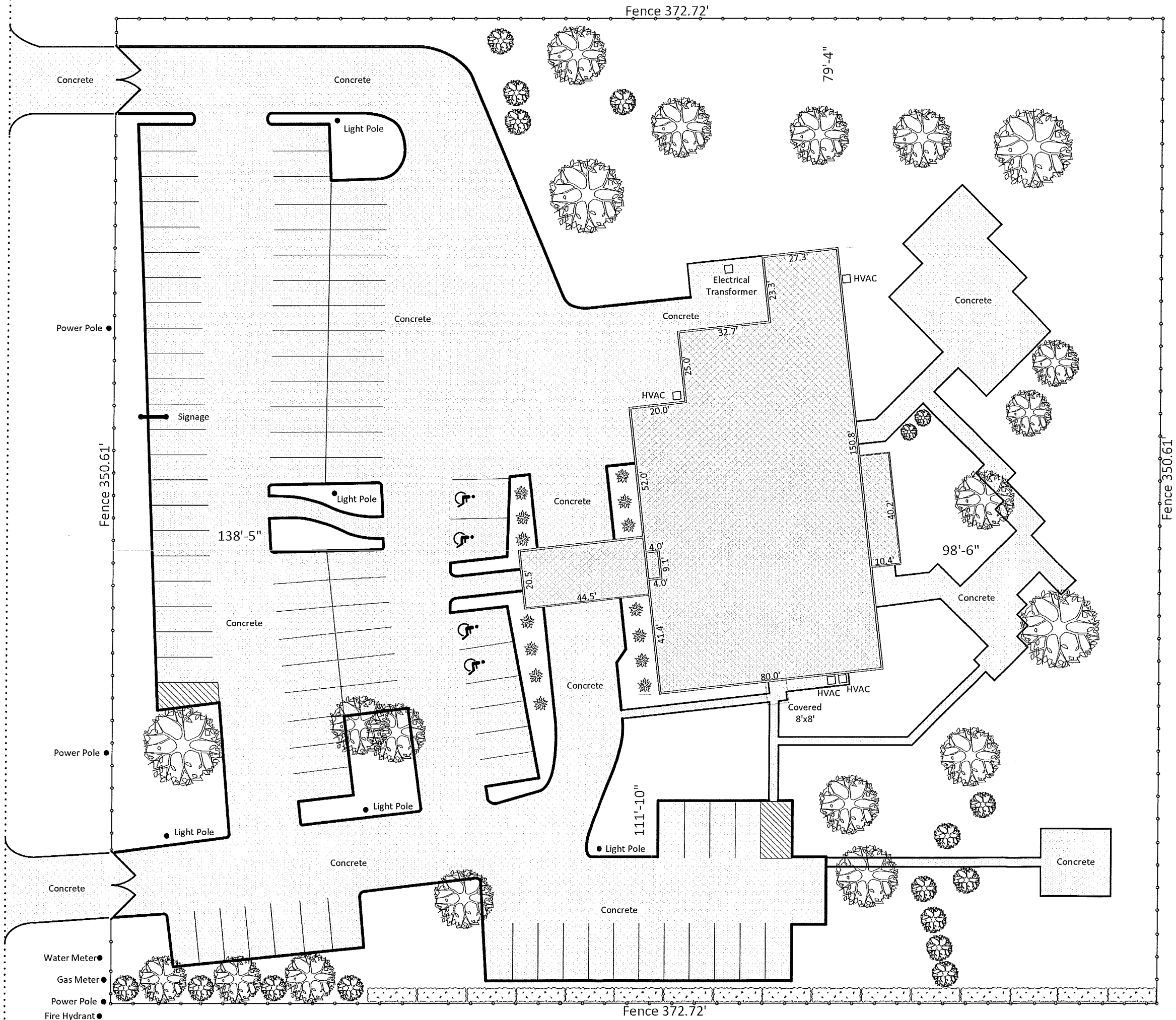
CAM-Grayson Cty 24.883, LLC

ss: 5615 N. F. M. Hwy. 1417
Sherman, Texas

This survey is for the sole benefit of the transaction by or between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will be upon state and federal copyright statutes. Any violation of statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and reliable evidence of easements or rights-of-way that were detected during the course of this survey are shown on the attached plat.

F.M. Hwy. 1417



Address

5615 N. F.M. 1417 Sherman Texas 75020

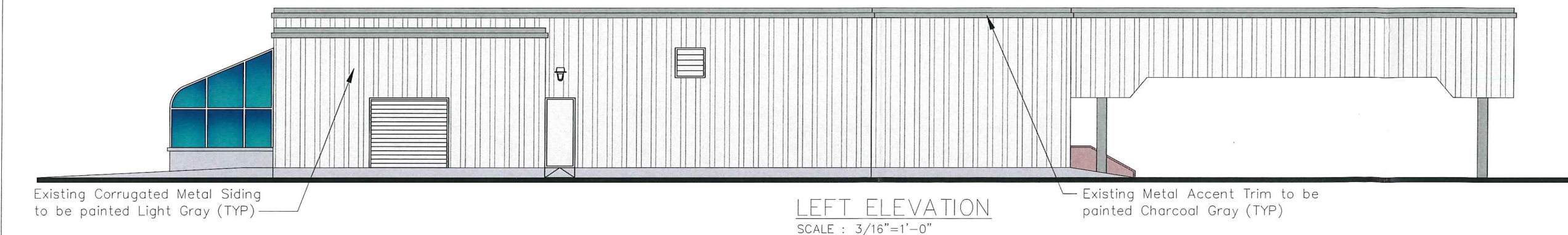
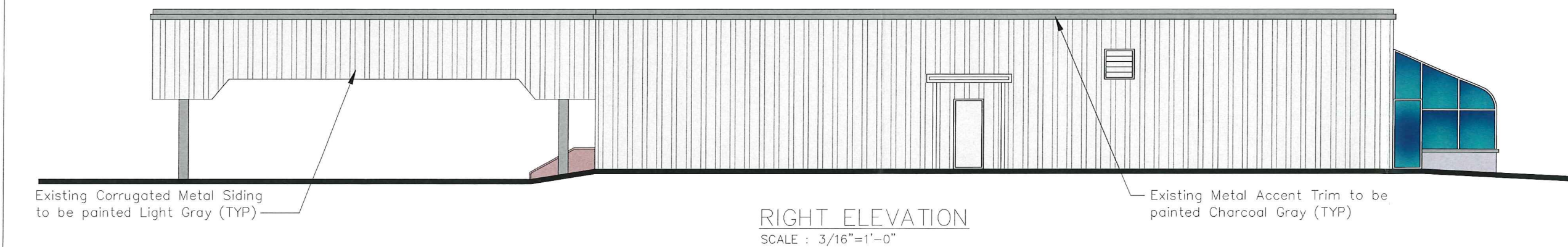
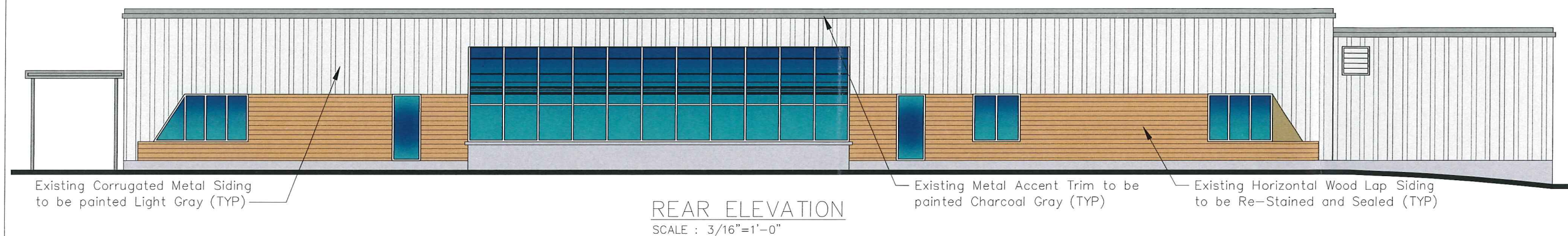
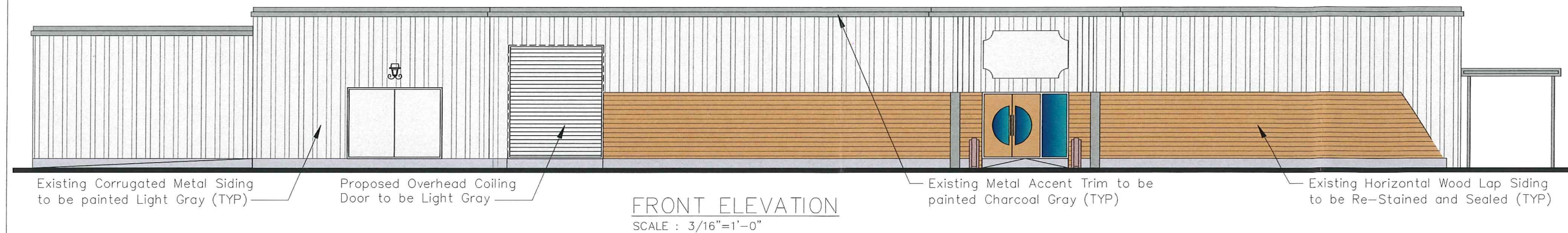
Scale

Property ID

115347

Owner

Advanced Binary LLC



SUBMITTAL SET

DATE: 02-16-18

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A1

STAFF REVIEW LETTER

March 15, 2018

Advanced Binary LLC
1900 Preston Rd., Suite 267-258
Plano, TX 75093

Brohard Architecture, LLC
3028 Selma Lane
Dallas, TX 75234

Charles Malec
1900 Preston Rd., Suite 267-258
Plano, TX 75093

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales and accessories in the existing building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District for the property located at 5615 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, O-1.1 (FM 1417 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
3. Parking and service driveways are permitted on paved surfaces only; concrete
4. All parking shall be on private property and shall not encroach into North FM 1417 (Heritage Parkway) right-of-way; a parking space is considered to be 9'x20'.
5. Overhead doors shall be screened from all thoroughfares.
6. Woven-wire (chain link) fences are not allowed in the O-1.1 (FM 1417 Overlay) District.
7. Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.
8. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure.
9. Screening shall be provided and maintained abutting any residential districts.
10. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. New drive approaches and sidewalks must conform to City of Sherman and TxDOT 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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3519 HANAN STREET

The request of Timothy and Lori Monson (Owners) and Wyldewood Homes (General Contractor) concerning the property at 3519 Hanan Street, being Lot 32, Block D, Pebblebrook South, Phase III, as follows;

Board of Adjustments

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

Background:

The property is located at 3519 Hanan Street, the northeast corner of Peggey's Cove and Hanan Street and is zoned an R-1 (One Family Residential) District. The owner is requesting an exception to allow a six foot privacy fence on the Peggey's Cove property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Timothy and Lori Monson (Owner)

Wyldewood Homes (General Contractor)

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:

9

Objections Received:

0

Attachments

Location Map

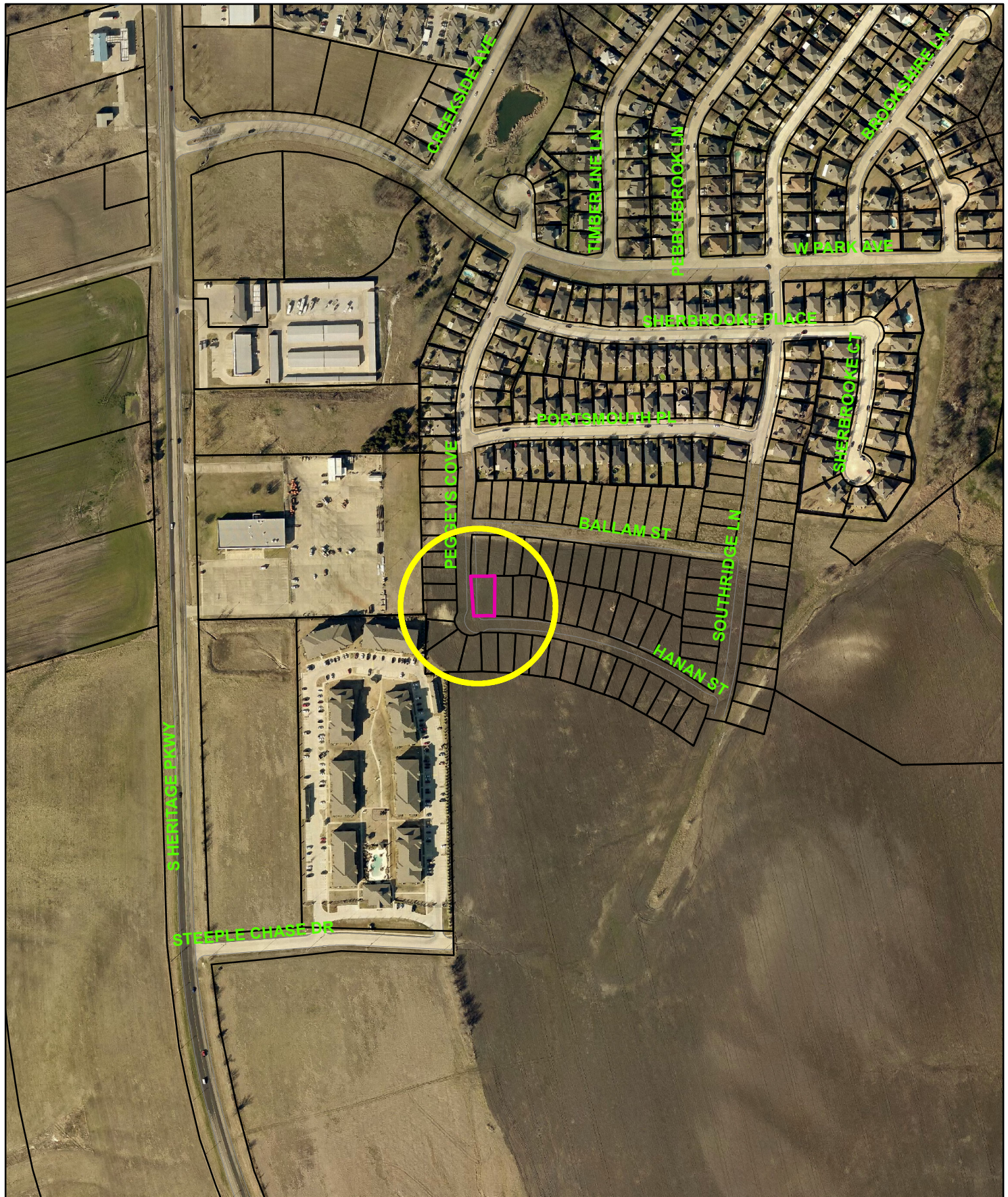
Zoning Map

Zoning Sign Photo

Site Plan

Fence

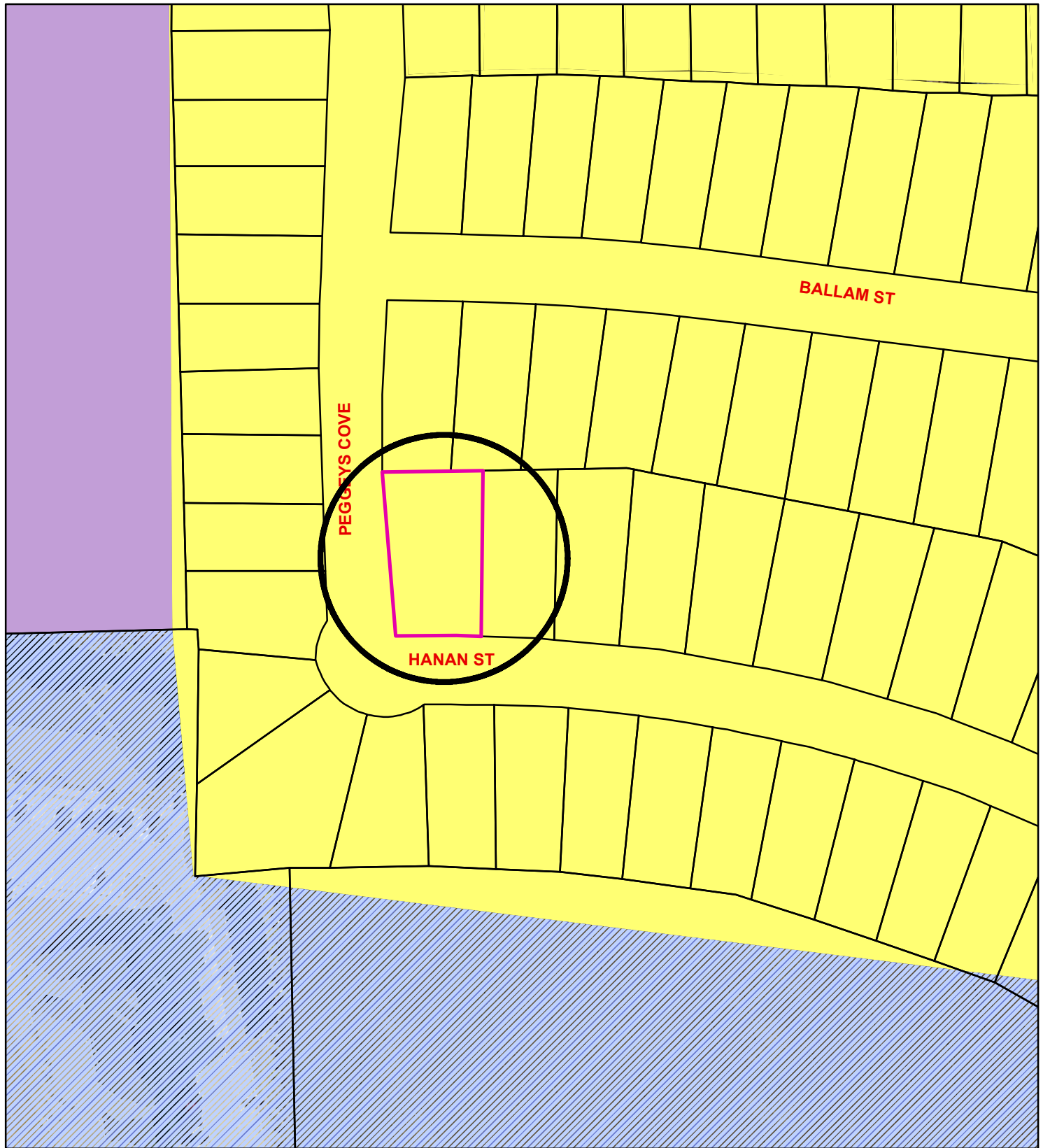
Staff Review Letter



3519 Hanan Street



1 in = 400 ft



Zoning - 3519 Hanan

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

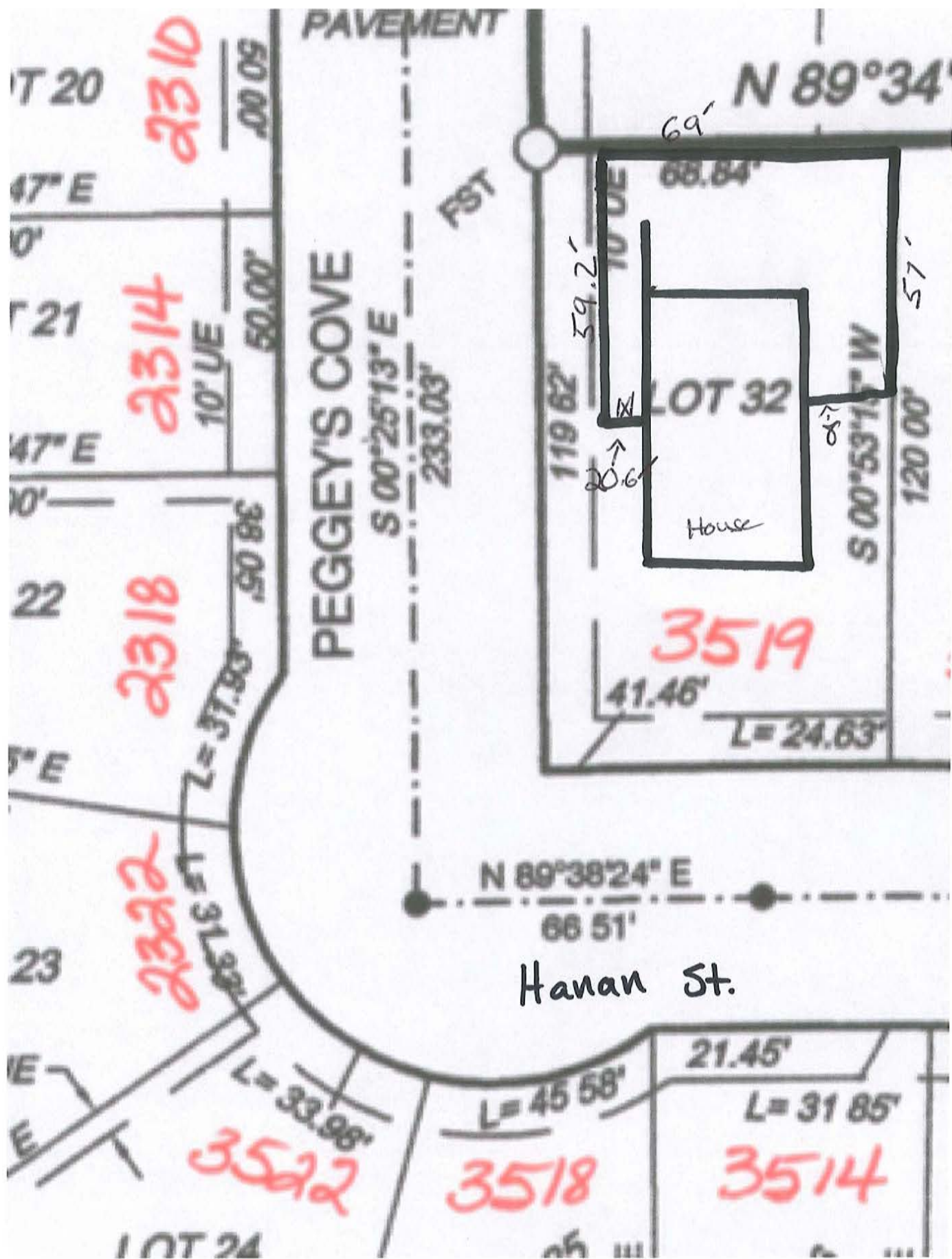
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3519 Hanan







STAFF REVIEW LETTER

March 15, 2018

Timothy & Lori Monson
3519 Hanan Street
Sherman, TX 75092

Wyldeewood Homes
3803 Ward Neal Road
Bells, TX 75414

Dear Applicants,

The request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 3519 Hanan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3525 BALLAM STREET

The request of Wyldewood Homes LLC (Owners) and Al Denson (Representative) concerning the property at 3525 Ballam Street, being Lot 1, Block C, Pebblebrook South, Phase II, as follows;

Board of Adjustments

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

Background:

The property is located at 3525 Ballam Street, the northeast corner of Peggy's Cove and Ballam Street and is zoned an R-1 (One Family Residential) District. The owner is requesting an exception to allow a six foot privacy fence on the Peggy's Cove property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)

Al Denson (Representative)

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:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

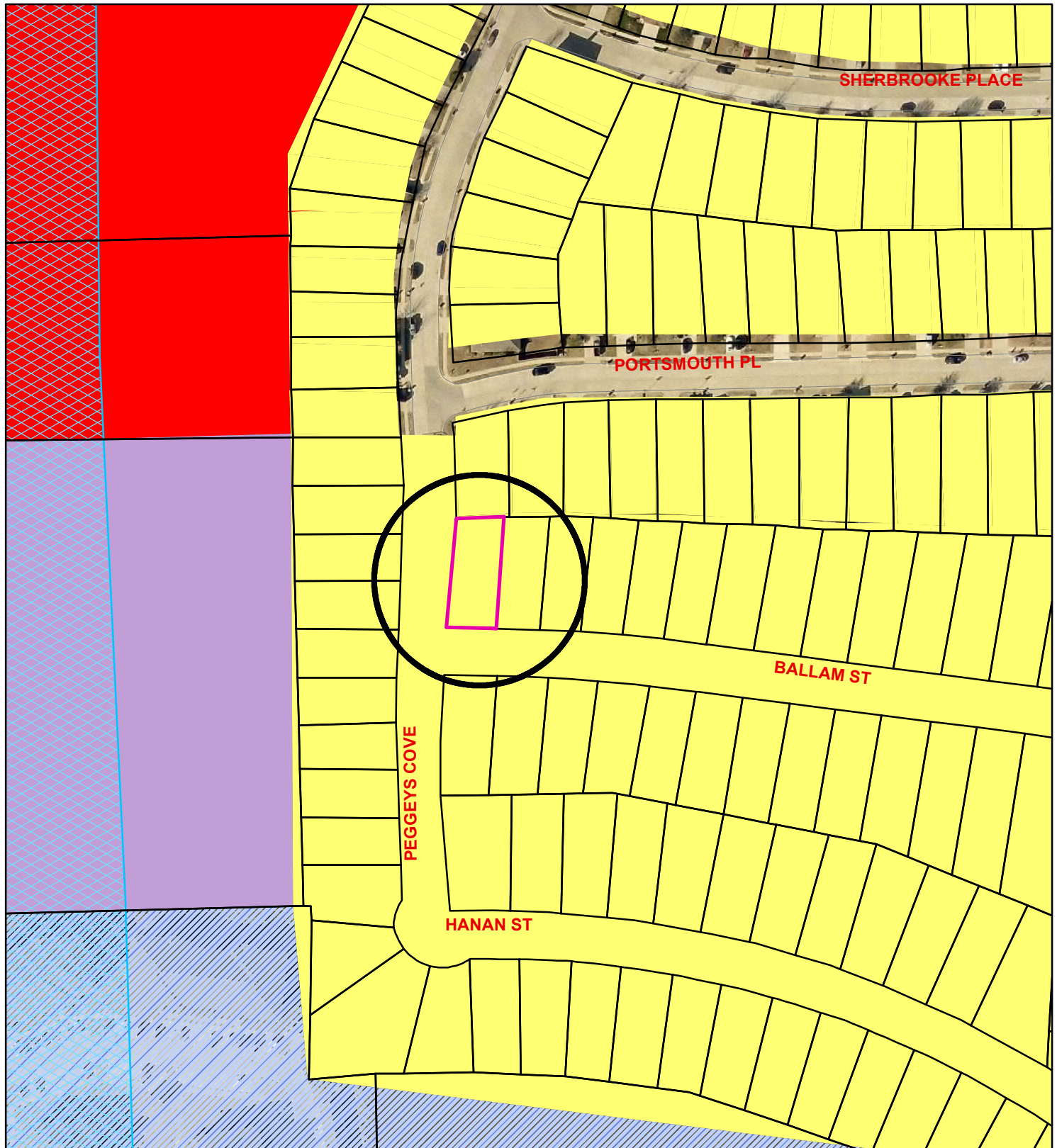
Site Plan

Fence Elevations

Staff Review Letter



City of Sherman, Texas
Developmental Services Department



Zoning - 3525 Ballam Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 144 ft

3525 Ballam



Peggey's Cove

ROW
H 31'

2-B
EMENT
25 00'

117.91

9.06'

L=45 33

57.29'

53'

6' privacy fence

15'

118.58'

62'

S 1°1'23" W

ballun St.

S 89°36'00" W 34.06'

25 00'





STAFF REVIEW LETTER

March 15, 2018

Wyldeewood Homes
3803 Ward Neal Road
Bells, TX 75414

Al Denson
3803 Ward Neal Road
Bells, TX 75414

Dear Applicants,

The request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 3525 Ballam Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

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

Respectfully,



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

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

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



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

11.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2913 PRESTON CLUB DRIVE

The request of Znzi Homes LLC (Owners), Chris Noah, Preston Trail Land Surveying (Surveyor) and Sullivan Home Plans (Designer) concerning the property at 2913 Preston Club Drive, being Lot 2, Block 6, Preston Club The Classics, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.1, Subsection (1) & (4) to allow a 5' side yard setback and a 25' front setback in lieu of the required setbacks in an R-A (Single Family Agricultural) District.

Background:

The property is located at 2913 Preston Club Drive off West U.S. Highway 82 in the Preston Club Subdivision. The property was annexed into the City of Sherman, May 22, 2017 and is zoned an R-A (Single Family Agricultural) District. The owner would like to construct a new residential dwelling on the lot, 5' from the side property lines and 25' from the front property line.

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Znzi Homes LLC (Owners)

Chris Noah, Preston Trail Land Surveying (Surveyor)

Sullivan Home Plans (Designer)

Master Plan Designation:

Not included in Master Plan, annexed 5/22/2017

Number of notices mailed:

16

Objections Received:

1

Attachments

Location Map

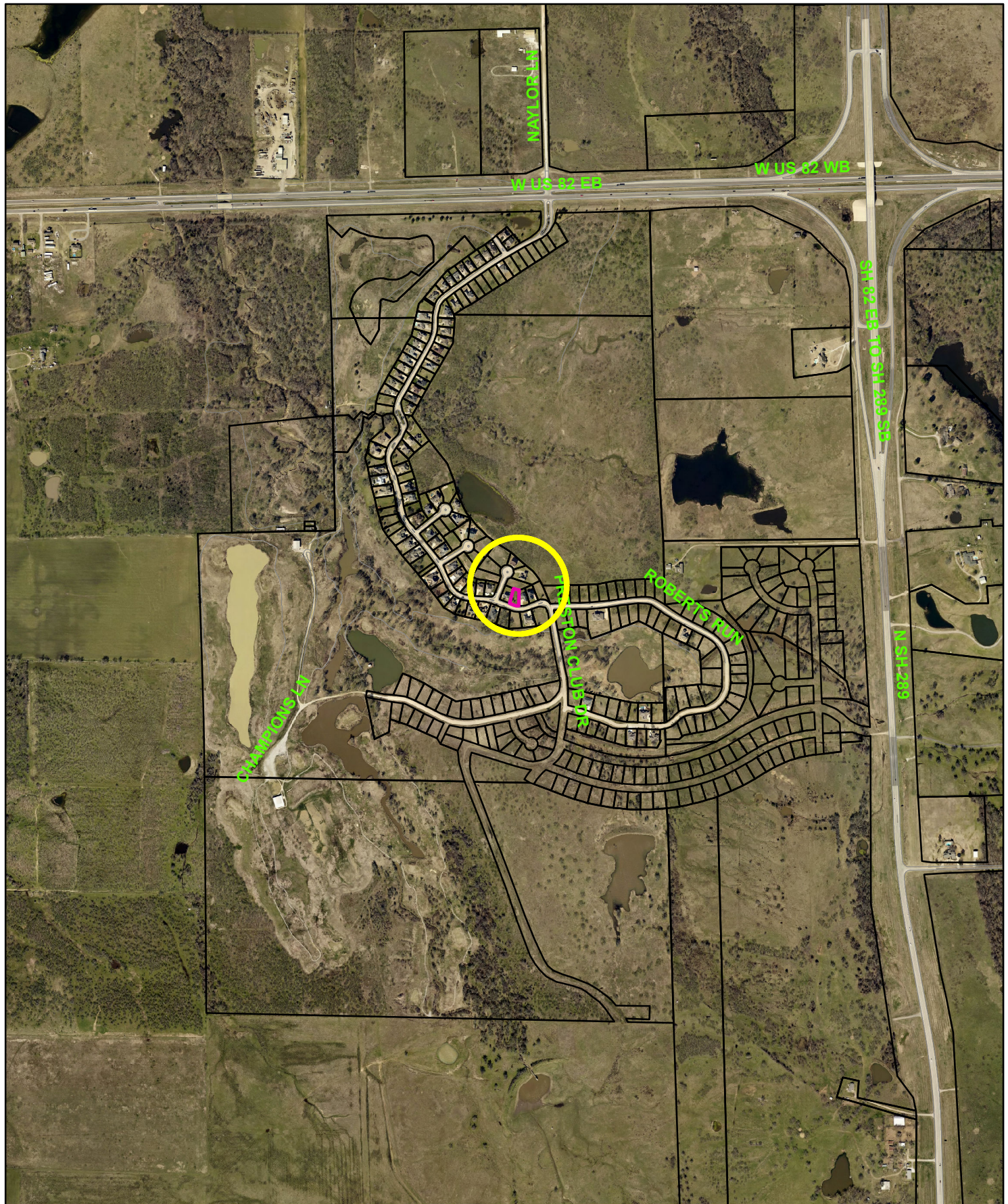
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

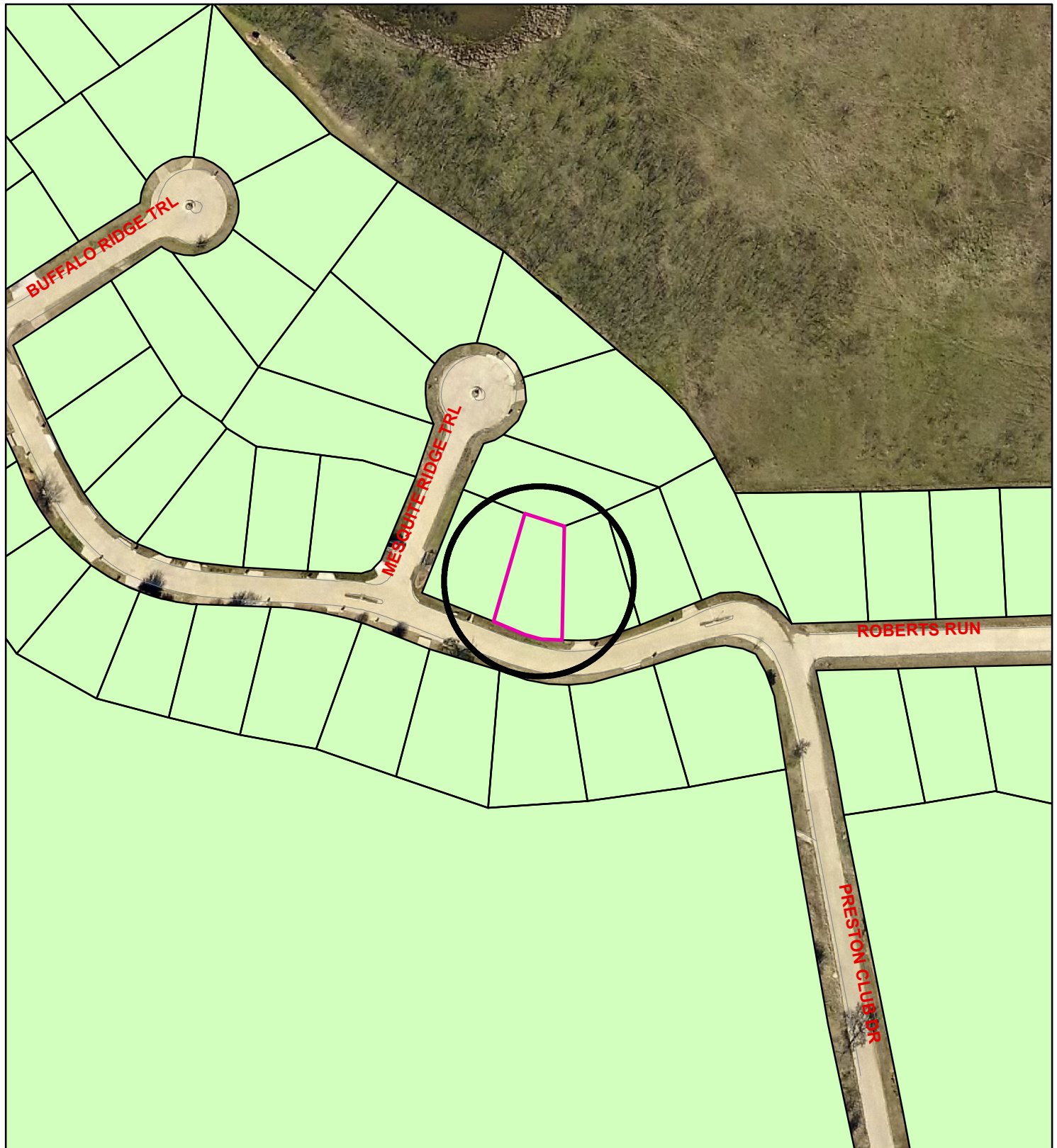
Letter from David & Peggy Blair



2913 Preston Club Drive



1 in = 1,000 ft



Zoning - 2913 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

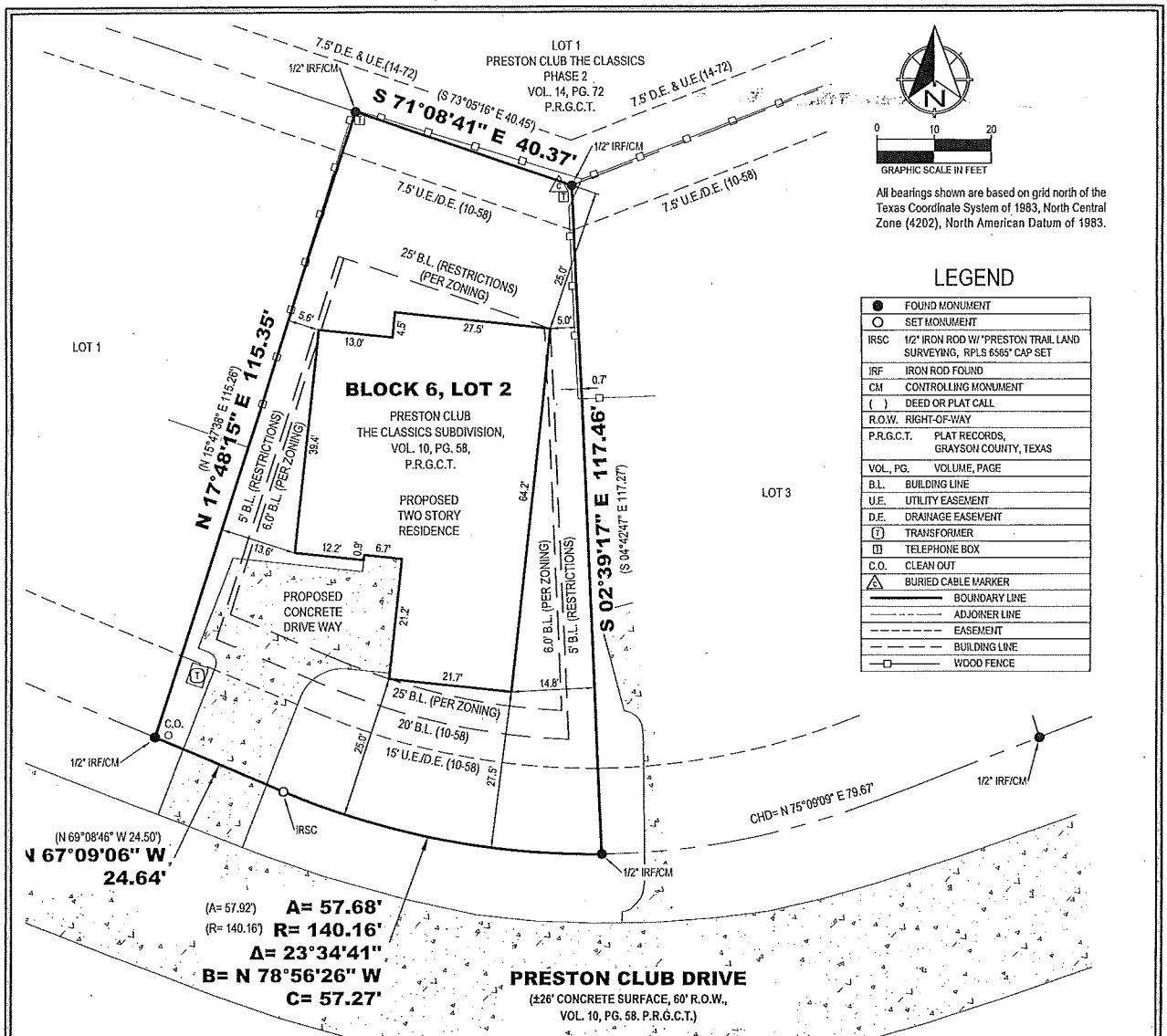
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



NOT TO SCALE

2913 Preston Club Drive





LAND DESCRIPTION:
BEING Lot Two (2), Block Six (6), Preston Club The Classics Subdivision to Grayson County, Texas, according to the plat thereof recorded in Volume 10, Page 58, Plat Records, Grayson County, Texas.

GENERAL NOTES:

1. Zoning Setbacks shown Per Zoning District R-1 per Patsy Reeves, City of Sherman, Development Services Coordinator 903-892-7229.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0275 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 01/02/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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



SITE PLAN
PRESTON CLUB THE CLASSICS
BLOCK 6, LOT 2
2913 Preston Club Drive, Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING

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: 02/20/2018

Project No. 17-0590.1
Sheet No. 1 of 1



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FEDERAL OFFENSE TO COPY, REDRAW, OR USE THIS DESIGN ON LOCATIONS OTHER THAN FEE PAID LOCATIONS.

Note to General Contractor and fellow Sub-contractors: Sullivan and Associates does everything in our power to provide innovative, accurate, and efficient home plans for our customers. Our designs are checked and re-checked to eliminate costly mistakes in the field. In the event that an error or omission is discovered, stop work and notify us immediately to resolve the problem. If we are notified promptly, most overights can be resolved quickly and economically. However, should work continue and we are not notified, accumulative expenses will occur and we shall not take financial responsibility for them.

DESIGNED FOR: *

SRIDHAR PALAPARTY

PLAN NO.

1620-875-498-T

SHEET

FLY



HOME PLANS

WWW.SULLIVANHOMEPLANS.COM

251 Germantown Bend Cove
Cardova, Tennessee 38018
(901)-755-8840
FAX: (901)-755-6698
WWW.SULLIVANHOMEPLANS.COM

MEMBER

A

B.D.

AMERICAN INSTITUTE OF
BUILDING DESIGN

8-65

STEVE V.

3-03

RICKY PARKER

1-18

JIMMY BALLARD

BRIAN W.

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

MAR 08 2018

March 2, 2018 David & Peggy Blair
2920 Preston Club Dr.
Sherman, TX 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 20, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Znzi Homes LLC (Owners), Chris Noah, Preston Trail Land Surveying (Surveyor) and Sullivan Home Plans (Designer) concerning the property at 2913 Preston Club Drive, being Lot 2, Block 6, Preston Club The Classics

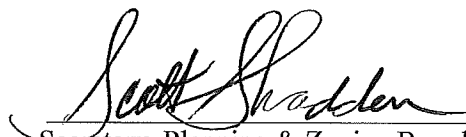
The request is as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.1, Subsection (1) & (4) to allow a 5' side yard setback and 25' front yard setback in lieu of the required setbacks in an R-A (Single Family Agricultural) District.

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

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


Secretary, Planning & Zoning Board

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

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



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

12.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

225 N. TRAVIS STREET, SUITE 300

The request of Sherman Lofts LLC (Owners), Hanna Martin (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 225 North Travis Street, Suite 300, being Lot 1 and part of Lot 2, 11 and 12, Block D, TJ Shannon Supplement, 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 (Tattoo Studio) in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 225 North Travis Street, Suite 300; the southeast corner of Travis and Pecan Streets; Travis Lofts. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District. The owner would like to open a micro-blading, permanent makeup (Tattoo Studio) at this location.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Sherman Lofts LLC (Owners)

Hanna Martin (Applicant)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

2

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Letter from Thomas Shields

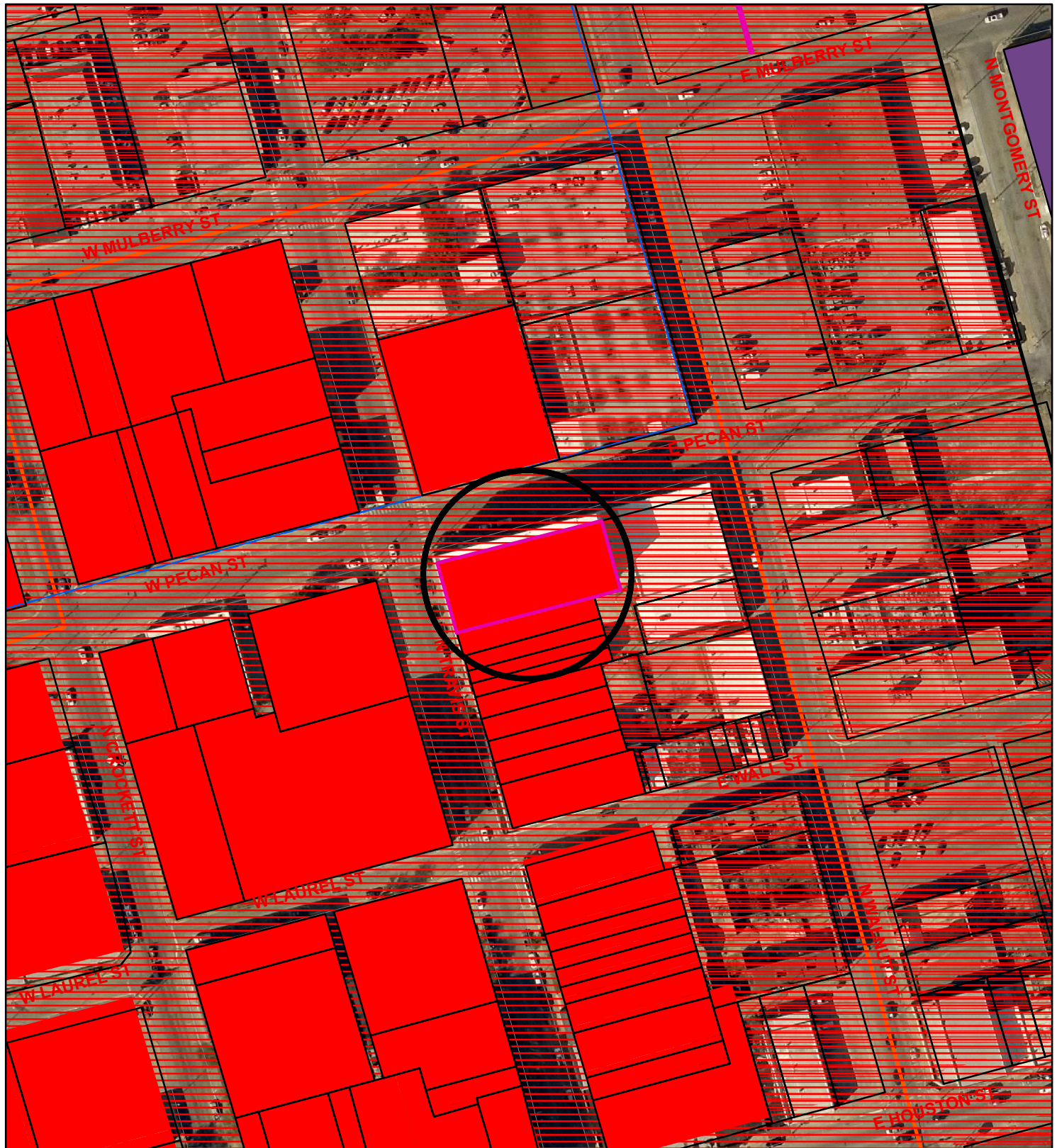
Letter from Los Hermanos Partnership

Staff Review Letter



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department



Zoning - 225 N. Travis, Suite 300

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



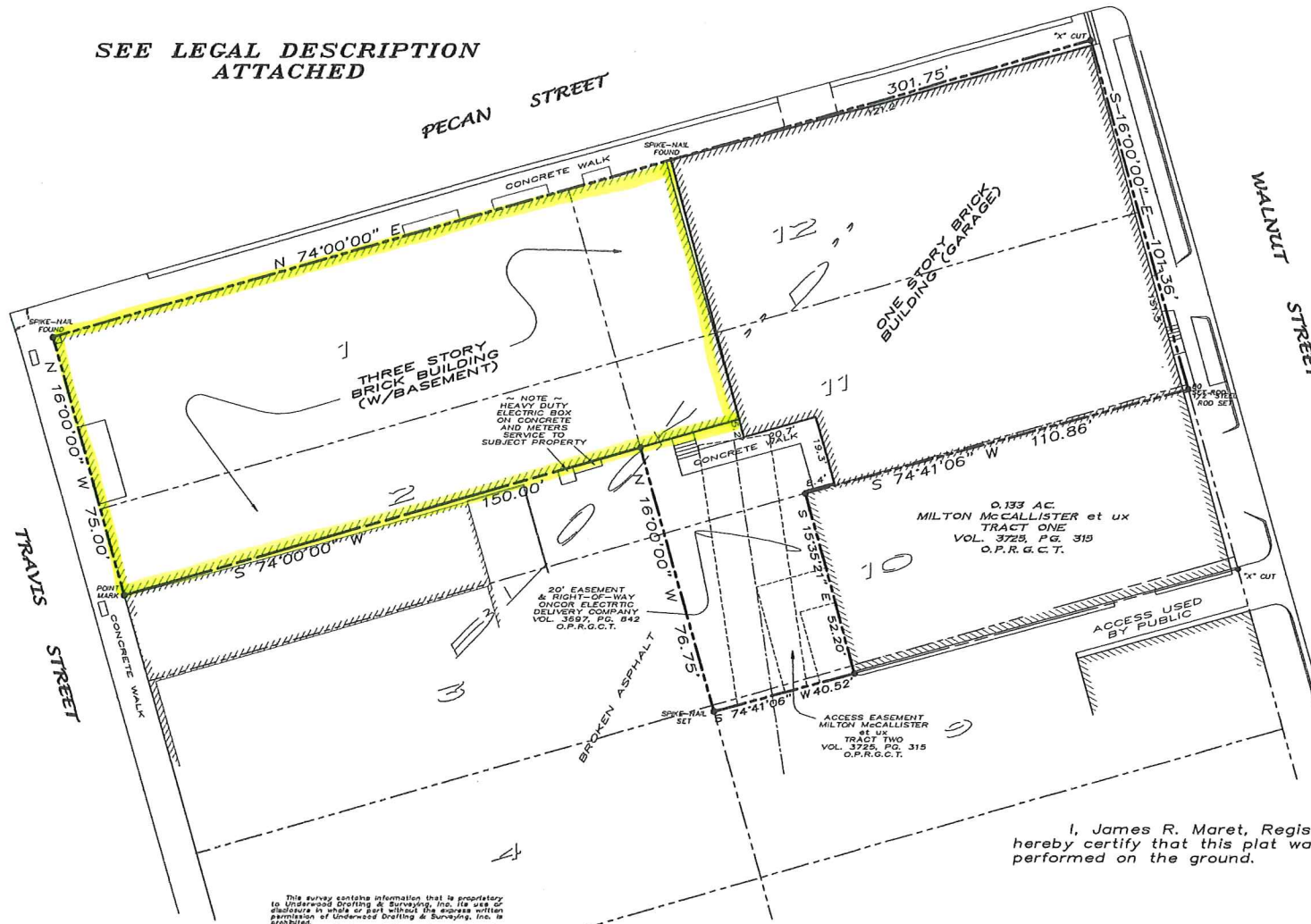
1 in = 144 ft

225 N. Travis, Suite 300



JOB NO. 14120700

SEE LEGAL DESCRIPTION
ATTACHED



~ TOTAL AREA ~
28,618 SQUARE FEET
PART OF BLOCK "D"
T. J. SHANNON'S SUPPLEMENT
CITY OF SHERMAN, TEXAS

SCALE
1" = 30'



I, James R. Maret, Registered Professional Land Surveyor,
hereby certify that this plat was prepared from an actual survey
performed on the ground.

James R. Maret
Registered Professional
Land Surveyor No. 5433
DATE: 00-00-00

UNDERWOOD
DRAFTING & SURVEYING

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

~ BASIS OF BEARINGS ~
COURSE ALONG SOUTH
RIGHT-OF-WAY LINE
PECAN STREET
(N 74° E ASSUMED)

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apply:

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FIRM #10006300





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

RECEIVED

MAR 08 2018

March 2, 2018 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, March 20, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Lofts LLC (Owners), Hanna Martin (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 225 North Travis Street, Suite 300, being Lot 1 and part of Lot 2, 11, 12, Block D, TJ Shannon Supplement

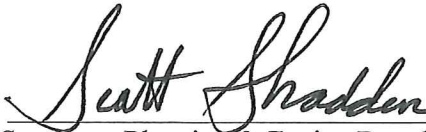
The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow micro-blading, permanent make-up (Tattoo Studio) 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 can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

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


Secretary, Planning & Zoning Board

As property owner I would NOT want a Tattoo Studio in downtown.

Tom Shadd

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

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

March 2, 2018 Los Hermanos Partnership LLC
402 W. Lamar
Sherman, TX 75090

RECEIVED
MAR 08 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 20, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Lofts LLC (Owners), Hanna Martin (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 225 North Travis Street, Suite 300, being Lot 1 and part of Lot 2, 11, 12, Block D, TJ Shannon Supplement

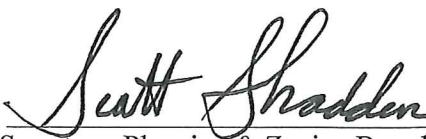
The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow micro-blading, permanent make-up (Tattoo Studio) 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 can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

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


Secretary, Planning & Zoning Board

We do not want a Tattoo Parlor downtown.
Thanks.
LOS HERMANOS
Jon Shind

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

STAFF REVIEW LETTER

March 15, 2018

Sherman Lofts, LLC
12727 Cranes Mill
San Antonio, TX 78230

Hanna Martin
5295 N. Travis, Apt 11201
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow micro-blading, permanent make-up (Tattoo Studio) in a C-1 (Retail Business) District/Central Business District for the property located at 225 North Travis Street, Suite 300 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the 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. 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.

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

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Brookstone Estates Addition

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)

Brookstone Estates Development Joint Venture (Developer)

Vilbig and Associates (Civil Engineer)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

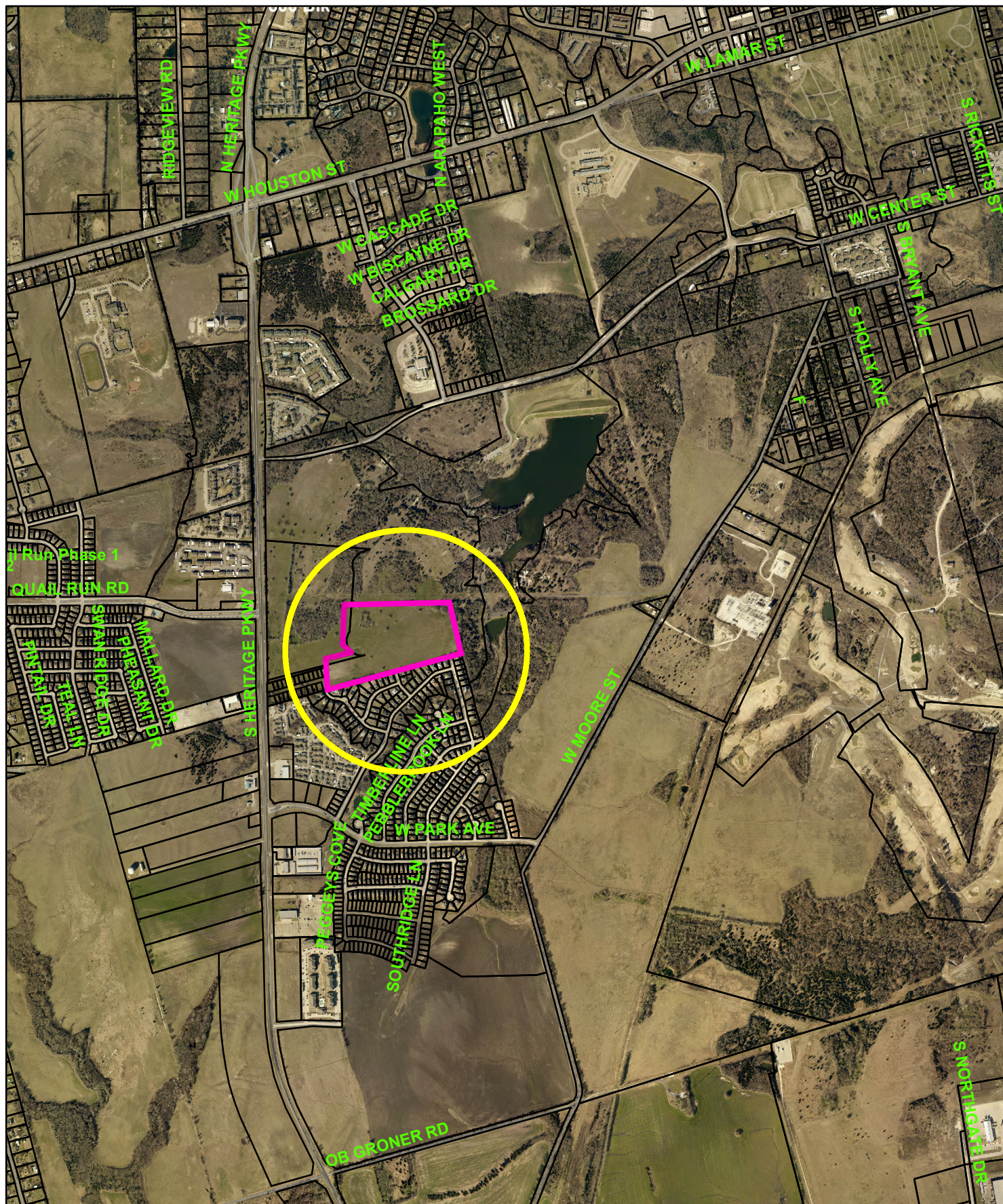
Attachments

Location Map

Zoning Map

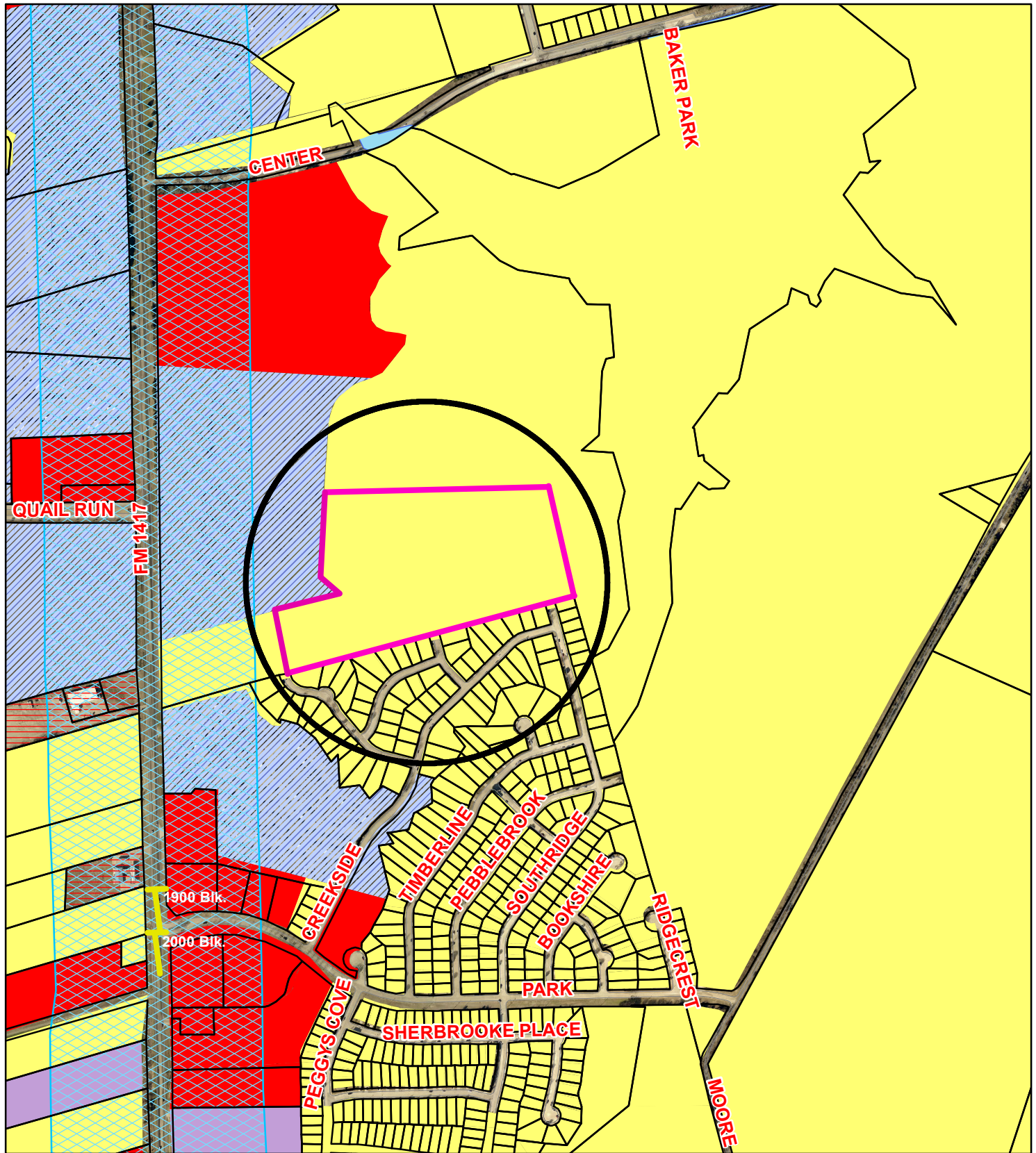
Final Plat

Staff Review Letter



1400-1600 Blocks South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 1,500 \text{ ft}$$



Zoning - 1400-1600 S. FM 1417

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

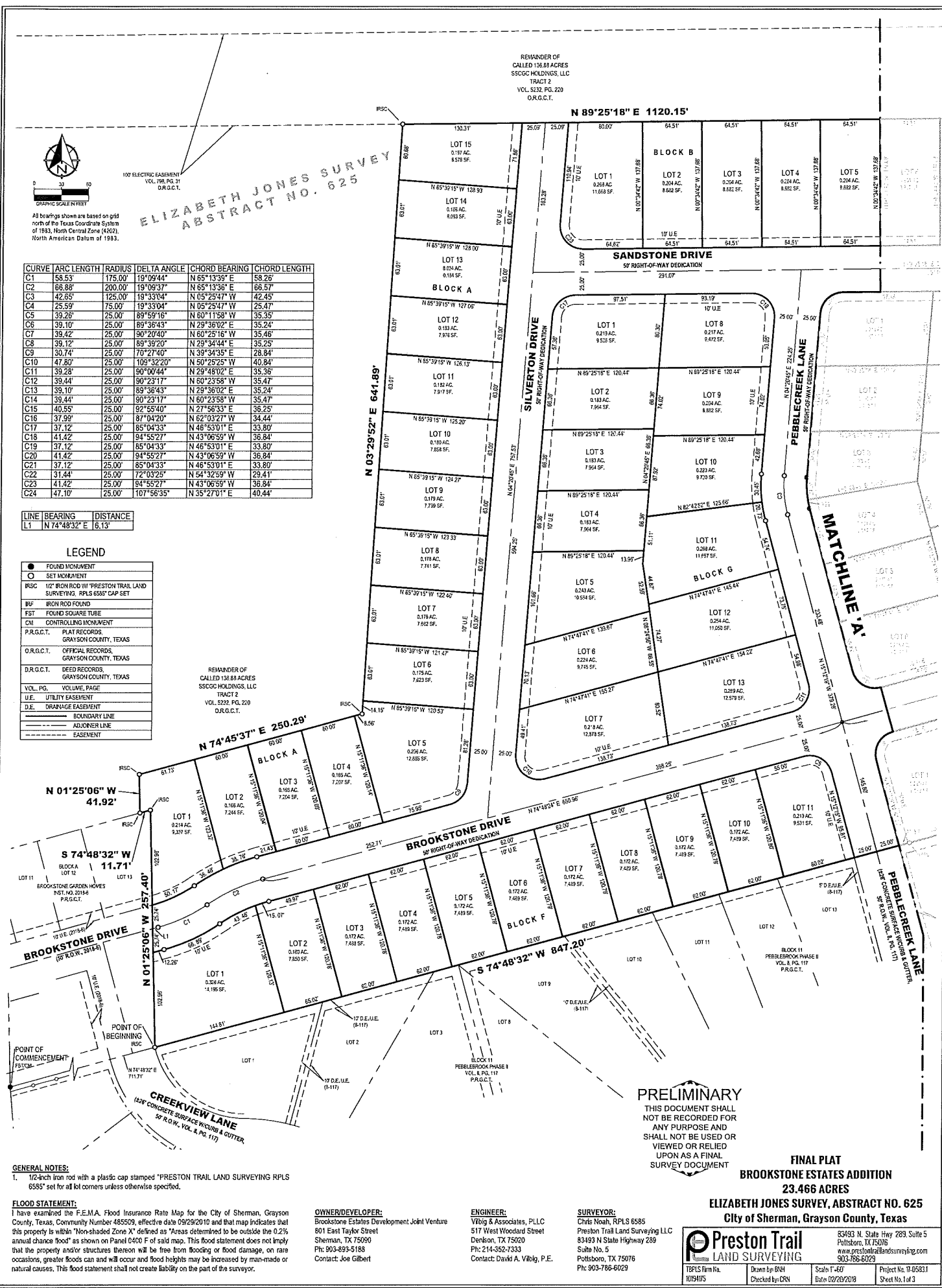
Unknown
BIP - Bialock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

1 in = 721 ft



OWNER'S CERTIFICATE

WHEREAS BROOKSTONE ESTATES DEVELOPMENT JOINT VENTURE is the rightful owner of all of that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being part of a called 136.88 acre tract of land described as Tract 2 in the deed to SSSGC Holdings, LLC, recorded in Volume 5232, Page 220, Official Records of Grayson County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch square tube found for the southwest corner of said 136.88 acre tract, common to the northwest corner of Lot 1K of Park Plaza Addition according to the plat thereof recorded in Volume 18, Page 30, Plat Records of Grayson County, Texas, and on the easterly right-of-way line of Heritage Parkway (F.M. 1417);

THENCE North 74°48'32" East, with the southerly line of said 136.88 acre tract, and with the northerly line of said Park Plaza Addition, passing en route at a distance of 484.60 feet a 1/2-inch iron rod with plastic cap stamped "GEES INC" found for the northeast corner of said Park Plaza Addition, common to the northwest corner of Pebblebrook Phase II according to the plat thereof recorded in Volume 8, Page 117, said Plat Records, and continuing on said course with the northerly line of said Pebblebrook Phase II, a total distance of 711.71 feet to a 1/2-inch iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 5585" (hereinafter referred to as Capped Iron Rod) set for the POINT OF BEGINNING of the herein described tract of land, same being the southeast corner of Brookstone Garden Homes, an addition to the City of Sherman according to the plat thereof recorded in Instrument No. 2018-6, Plat Records of Grayson County, Texas;

THENCE crossing said 136.88 acre tract, the following seven (7) courses:

1. North 01°25'06" West, with the easterly line of said Brookstone Harden Homes addition, a distance of 257.40 feet to a Copper Iron Rod set for corner;
2. South 74°48'32" West, with the northerly line of said Brookstone Harden Homes addition, a distance of 11.71 feet to a Copper Iron Rod set for corner;
3. North 01°25'06" West, a distance of 41.92 feet to a Copper Iron Rod set for corner;
4. North 74°45'37" East, a distance of 250.29 feet to a Copper Iron Rod set for corner;
5. North 03°29'52" East, a distance of 641.89 feet to a Copper Iron Rod set for corner;
6. North 89°25'18" East, a distance of 1120.15 feet to a Copper Iron Rod set for corner;
7. South 15°16'36" East, a distance of 611.18 feet to a 3/8-inch iron rod found for a re-entrant corner on the southerly line of said 136.88 acre tract, common to the northeast corner of aforesaid Pebblebrook Phase II;

THENCE South 74°24'48" West, with the southerly line of said 136.88 acre tract, and with the northerly line of said Pebblebrook Phase II, a distance of 753.17 feet to a Copper Iron Rod set for corner;

THENCE South 74°48'32" West, continuing with the southerly line of said 136.88 acre tract, and the northerly line of said Pebblebrook Phase II, a distance of 847.20 feet to the POINT OF BEGINNING and enclosing 23.466 acres (1,022,169 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

Brookstone Estates Development Joint Venture, a Texas Joint Venture

By: Joe Gilbert Construction, LLC, a Texas limited liability company,
its managing member

Joe Gilbert, President

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas Date

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

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

Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

Chairman Secretary

SURVEYORS CERTIFICATE

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

Chris R. Noah
Registered Professional Land Surveyor No. 6585

Date

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

FINAL PLAT
BROOKSTONE ESTATES ADDITION
23.466 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas



Preston Trail
LAND SURVEYING

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

Project No. 17-05821
Sheet No. 3 of 3

TRPLS Firm No.
1019475

Drawn by: BWH
Checked by: DRN

Scale: 1"=40'
Date: 02/20/2018

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

OWNER/DEVELOPER:
Brookstone Estates Development Joint Venture
801 East Taylor Street
Sherman, TX 75090
Ph: 903-893-5188
Contact: Joe Gilbert

ENGINEER:
Vibig & Associates, PLLC
517 West Woodard Street
Denton, TX 75020
Ph: 214-362-7333
Contact: David A. Vibig, P.E.

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

STAFF REVIEW LETTER

March 14, 2018

Brookstone Estates Development JV
801 East Taylor St.
Sherman, TX 75090

Vilbig & Associates, PLLC
517 W. Woodard St.
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Final Plat of Brookstone Estates Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. 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. Lot 4, Block I must have a minimum of 60' of street frontage.
6. Legal description must match drawing.
7. Show all easements on plat.
8. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
11. Development Agreement required for Public Infrastructures.
12. 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.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to

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

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

14.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

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

The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer) and Vilbig and Associates (Civil Engineer/Surveyor) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75, being 22.330 acres in the Sherod Dunman Survey, Abstract No. 329, as follows

Planning and Zoning Commission

Preliminary Plat approval Movie Bowl Grille – Sherman

Background:

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

Adjacent Zoning:

M-1 (Light Manufacturing) District

R-1 (One Family Residential) District

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

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

Mark Schulman (Developer)

Vilbig and Associates (Civil Engineer/Surveyor)

Master Plan Designation:

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

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

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

Number of notices mailed:

50

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter





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

Legend

Special Districts Overlay

DISTRICT_NAME	
Arts and Cultural District	
Blalock Commercial Overlay District	
Central Business District	
College Park District	
Downtown Overlay District	
Historic Preservation District	
Transportation Corridor	
FM 1417	
Sam Rayburn Freeway	
US Hwy 82 and 75	
SH 289	
FM 691	

Representation: ShermGIS.DBO.TransportationCorridor_Rep

Unknown	
BIP Blalock Industrial Park	
C-1 Retail Business District	

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown	
BIP Blalock Industrial Park	
C-1 Retail Business District	

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

STAFF REVIEW LETTER

March 14, 2018

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

Hodges Architecture
13642 Omega
Dallas, TX 75244-4514

Mark Schulman
4565 Lake Shore Drive
Waco, TX 76710

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

Dear Applicants,

The request for approval of the Preliminary Plat of Movie Bowl Grille – Sherman has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Street name must be approved by Building and Zoning Department.
5. Entrance/Exit off of Hwy 75 Service Road will be Right-in, Right-out only.
6. Verify fire lane requirements with Fire Marshall.
7. Legal description must match drawing.
8. Must meet Overlay District requirements.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

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

The request of Sherman Economic Development Corporation and the City of Sherman (Owners), Mark Schulman (Developer), Vilbig and Associates (Civil Engineer/Surveyor) and Hodges Architecture (Architect) concerning the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75, being 22.330 acres in the Sherod Dunman Survey, Abstract No. 329, as follows

Planning and Zoning Commission

Specific Use Permit, site plan approval and exception under Ordinance No. 2252 Article IV Section 410 (2)(j) and Ordinance No. 2280 Section 8, Subsection (5)(a) to allow a movie theater/bowling alley/arcade (commercial amusement center) in the Blalock Industrial Park/Blalock Commercial Overlay District/O-1.1 (FM 1417 Overlay) District, C-1 (Retail Business) District and C-2 (General Commercial) District.

Background:

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). Mark Schulman would like to develop the property for Schulman's Movie Bowl Grille entertainment complex. The first phase includes a movie theater, bowling alley and arcade (commercial amusement center); the building will be approximately 72,995 square foot. The exterior of the building will be textured coating on concrete tilt up panels with limestone trim. Parking will be available for 367 spaces.

Adjacent Zoning:

M-1 (Light Manufacturing) District

R-1 (One Family Residential) District

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Economic Development Corporation and the City of Sherman (Owners)
Mark Schulman (Developer)
Vilbig and Associates (Civil Engineer/Surveyor)
Hodges Architecture (Architect)

Master Plan Designation:

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

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

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

Number of notices mailed:

50

Objections Received:

0

Attachments

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





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

Legend

Special Districts Overlay

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

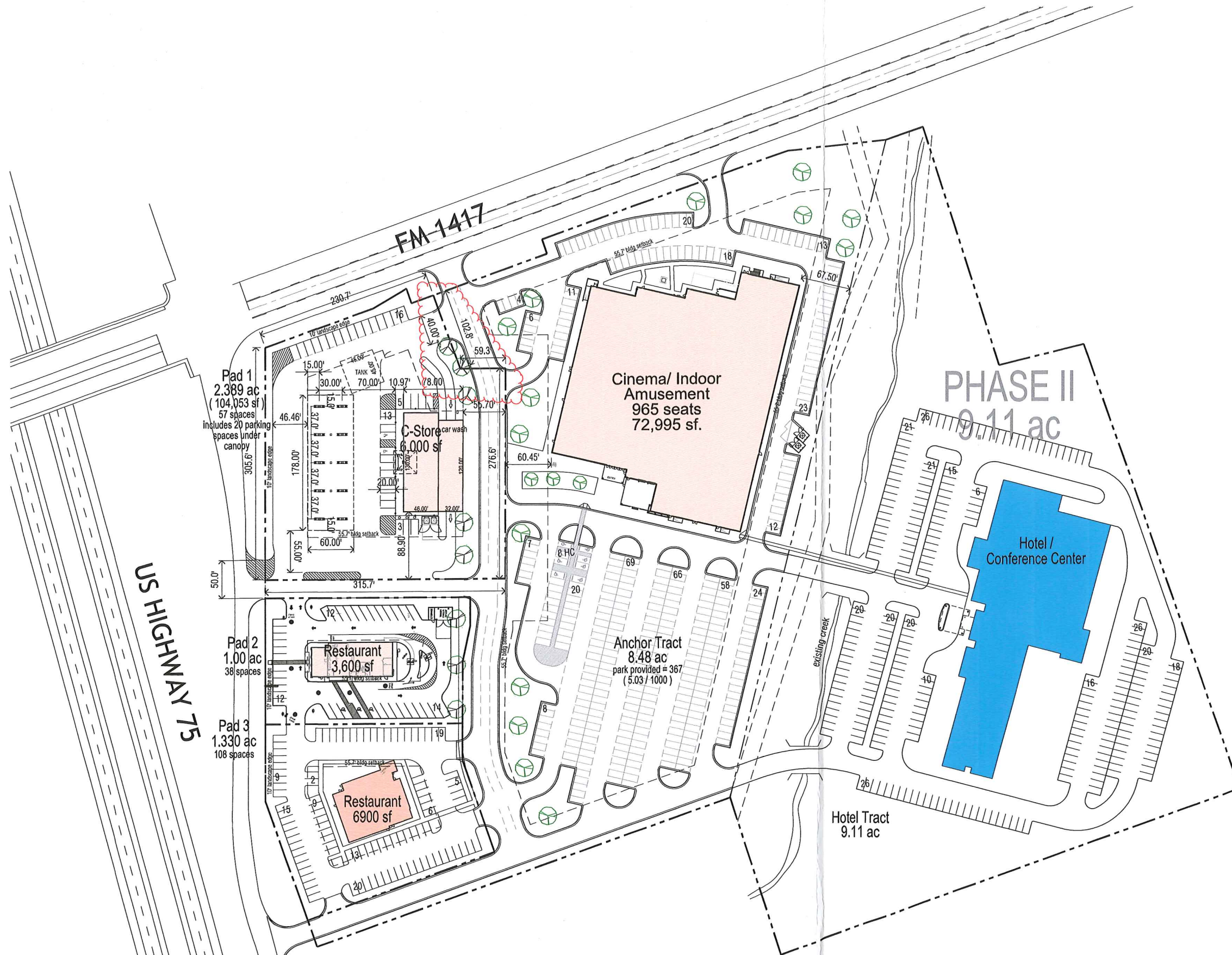


NOT TO SCALE

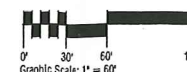
1 in = 300 ft

**100-200 Blocks E. FM 1417 (Vietnam
Veteran's Parkway) &
3700 Block S. Highway 75**





SITE PLAN



THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION, AND (ii) MODIFICATION WITHOUT NOTICE THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE, AND NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR AUTHORITY REGARDING SUCH INFORMATION IS MADE BY THE OWNER OF THIS PROJECT, PROPERTY MANAGER, OR ANY OF THEIR RESPECTIVE PARTNERS, DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS.

This document, whether in hard copy or machine readable format, is copyrighted by the author. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the author. The author assumes no responsibility for any errors or omissions in this document.

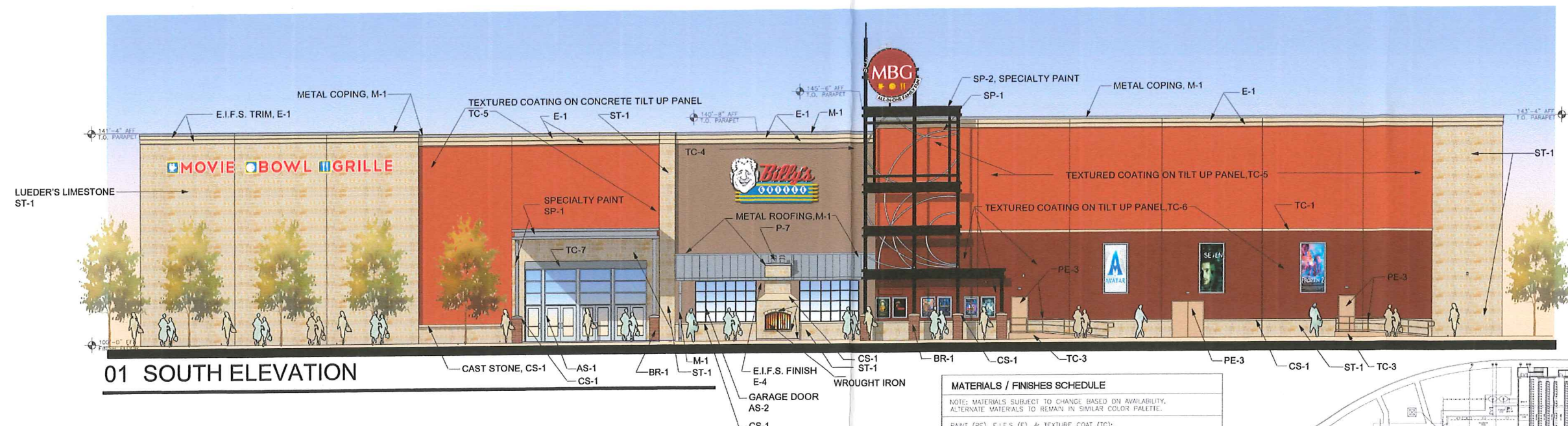
US. Highway 75 at FM 1417 SHERMAN, TEXAS

HODGES
Architecture
planning

13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 387-1129
www.hodgesusa.com

project no. 17089
drawn KO
date 2-19-18

SCHEME
SP-11



01 SOUTH ELEVATION

MATERIALS / FINISHES SCHEDULE

NOTE: MATERIALS SUBJECT TO CHANGE BASED ON AVAILABILITY. ALTERNATE MATERIALS TO REMAIN IN SIMILAR COLOR PALETTE.

PANT (PE), E.I.F.S. (E), & TEXTURE COAT (TC):

PE-1 E-1 TC-1 BENJAMIN MOORE CLASSIC COLOR #1038 EVERLASTING

PE-2 TC-2 BENJAMIN MOORE CLASSIC COLOR #985 INDIAN RIVER

PE-3 TC-3 BENJAMIN MOORE CLASSIC COLOR, #1076 CAPLAND BRIDGE

PE-4 TC-4 E-4 BENJAMIN MOORE CLASSIC COLOR, #100B DEVONWOOD TAUPE

PE-5 TC-5 BENJAMIN MOORE COLOR PREVIEW, #2091-20, RUSTIC BRICK

PE-6 TC-6 BENJAMIN MOORE COLOR PREVIEW, #2103-10, NATURAL BROWN COLOR TO COORDINATE WITH BR-1

PE-7 TC-7 E-7 BENJAMIN MOORE COLOR PREVIEW, #2124-30, DEEP SILVER COLOR TO COORDINATE WITH M-1

SPECIALTY PAINT:

SP-1 PPG / CORAFLO FLOURPOLYMER COATINGS / SILVERLINE, A051671030

SP-2 MATTHEWS PAINT / MP32156 BLACK MAGIC

BRICK:

BR-1 ACME BRICK, 137 BURGUNDY, SIZE: KING MORTAR: ARGOS/SAY TAN

STOREFRONT AND GLAZING:

AS-1 STOREFRONT: CLEAR ANODIZED ALUMINUM, GLAZING: REF. SPECS

AS-2 STOREFRONT: BLACK ANODIZED ALUMINUM, GLAZING: REF. SPECS

METAL:

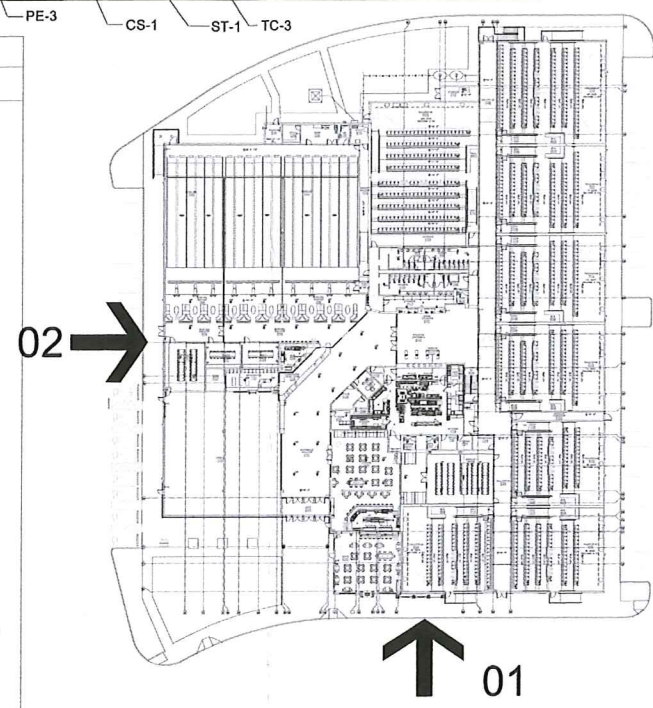
M-1 BERRIDGE, LEAD-COTE

STONE:

ST-1 LUEDE'S LIMESTONE, 100% ROUGH BACK, COLOR: BUFF, RANDOM LENGTH COURSE HEIGHTS: 8", 10", 12" & 16"

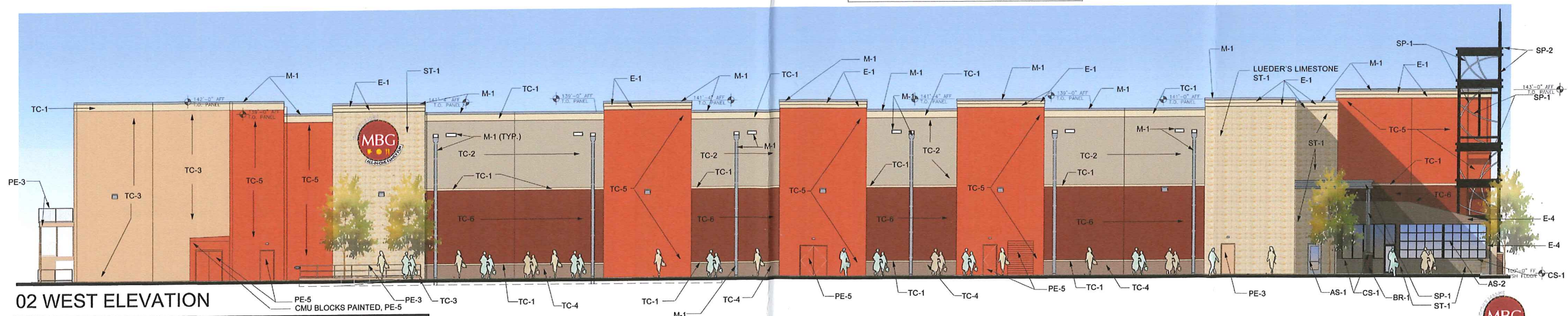
CAST STONE:

CS-1 UNITED CAST STONE, COLOR: BUFF



02 →

↑ 01



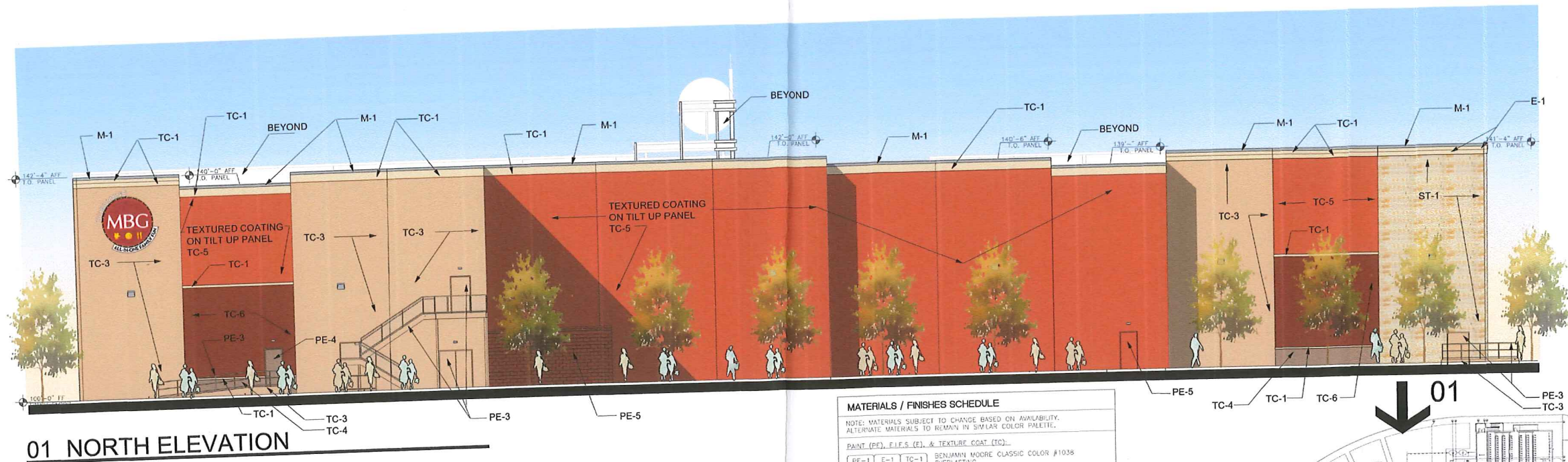
02 WEST ELEVATION



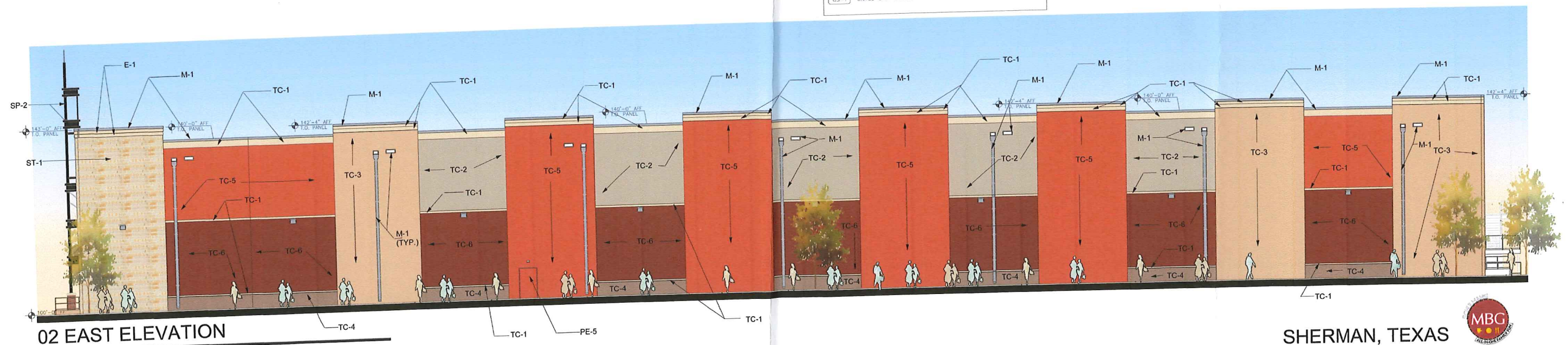
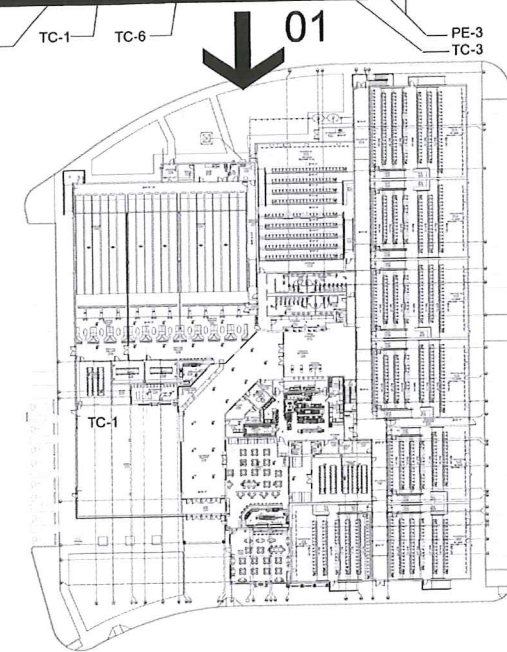
MOVIE BOWL GRILLE

SHERMAN, TEXAS





MATERIALS / FINISHES SCHEDULE			
NOTE: MATERIALS SUBJECT TO CHANGE BASED ON AVAILABILITY. ALTERNATE MATERIALS TO REMAIN IN SIMILAR COLOR PALETTE.			
PAINT (PE), F.I.F.S. (E), & TEXTURE COAT (TC)			
PE-1	E-1	TC-1	BENJAMIN MOORE CLASSIC COLOR #1038 EVERLASTING
PE-2	TC-2		BENJAMIN MOORE CLASSIC COLOR #985 INDIAN RIVER
PE-3	TC-3		BENJAMIN MOORE CLASSIC COLOR #1076 CAPLAND BRIDGE
PE-4	TC-4	E-4	BENJAMIN MOORE CLASSIC COLOR #1008 DEVONWOOD TAUPE
PE-5	TC-5		BENJAMIN MOORE COLOR PREVIEW #2091-20, RUSTIC BRICK
PE-6	TC-6		BENJAMIN MOORE COLOR PREVIEW #2103-10, NATURAL BROWN COLOR TO COORDINATE WITH BR-1
PE-7	TC-7	E-7	BENJAMIN MOORE COLOR PREVIEW #2124-30, DEEP SILVER COLOR TO COORDINATE WITH M-1
SPECIALTY PAINT:			
SP-1			PPG / CORAFLO FLUOROPOLYMER COATINGS / SILVERME, A051671030
SP-2			MATTHEWS PAINT / MP32158 BLACK MAGIC
BRICK:			
BR-1			ACME BRICK, 137 BURGUNDY, SIZE: KING MORTAR: ARCOOS/SAN TAN
STOREFRONT AND GLAZING:			
AS-1			STOREFRONT: CLEAR ANODIZED ALUMINUM, GLAZING: REF. SPECS
AS-2			STOREFRONT: BLACK ANODIZED ALUMINUM, GLAZING: REF. SPECS
METAL:			
M-1			BERRIDGE, LEAD-COTE
STONE:			
ST-1			LUDGERS LIMESTONE, 100% ROUGH BACK, COLOR: BUFF, RANDOM LENGTH COURSE HEIGHTS: 8", 10", 12" & 16"
CAST STONE:			
CS-1			UNITED CAST STONE, COLOR: BUFF



SHERMAN, TEXAS



STAFF REVIEW LETTER

March 15, 2018

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

Hodges Architecture
13642 Omega
Dallas, TX 75244-4514

Mark Schulman
4565 Lake Shore Drive
Waco, TX 76710

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

Dear Applicants,

The request for a Specific Use Permit, site plan approval and exception to allow a movie theater/bowling alley/arcade (commercial amusement center) in the Blalock Industrial Park/Blalock Commercial Overlay District/ O-1.1 (FM 1417 Overlay) District, C-1 (Retail Business) District and C-2 (General Commercial) District for the property located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 block of South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the C-2 (General Commercial) District, the Blalock Industrial Park, Blalock Commercial Overlay District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The parking ratio required is one space per 200 square feet of building.
3. A parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into East FM 1417 (Vietnam Veteran's Parkway) or Highway 75 right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete.
6. The trash dumpster will need to be located inside the main building area and screened.
7. Only one freestanding sign is allowed per lot. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height unless an exception is granted.
8. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
9. A minimum 6' screening is required abutting residential zoned property.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. No structures will be permitted over easements.
14. Entrance/Exits off of Hwy. 75 service road will be Right-in, Right-out only.

15. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
16. The location of trash receptors must be approved by the Public Works Department.
17. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. Platting of the property is required.
19. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

16.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 4100-4300 BLOCKS QUAIL RUN ROAD**

The request of Westar Home Builders, LLC (Owners), Underwood Drafting and Surveying (Surveyor) and Cross Engineering Consultants (Civil Engineer) concerning the property located in the 4100-4300 Blocks Quail Run Road, being 26.656 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Quail Run Addition.

Background:

The property is located in the 4100-4300 Blocks of Quail Run Road off South FM 1417 (Heritage Parkway). The owner would like to plat the property into (98) ninety-eight lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Westar Home Builders, LLC (Owners)

Underwood Drafting and Surveying (Surveyor)

Cross Engineering Consultants (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

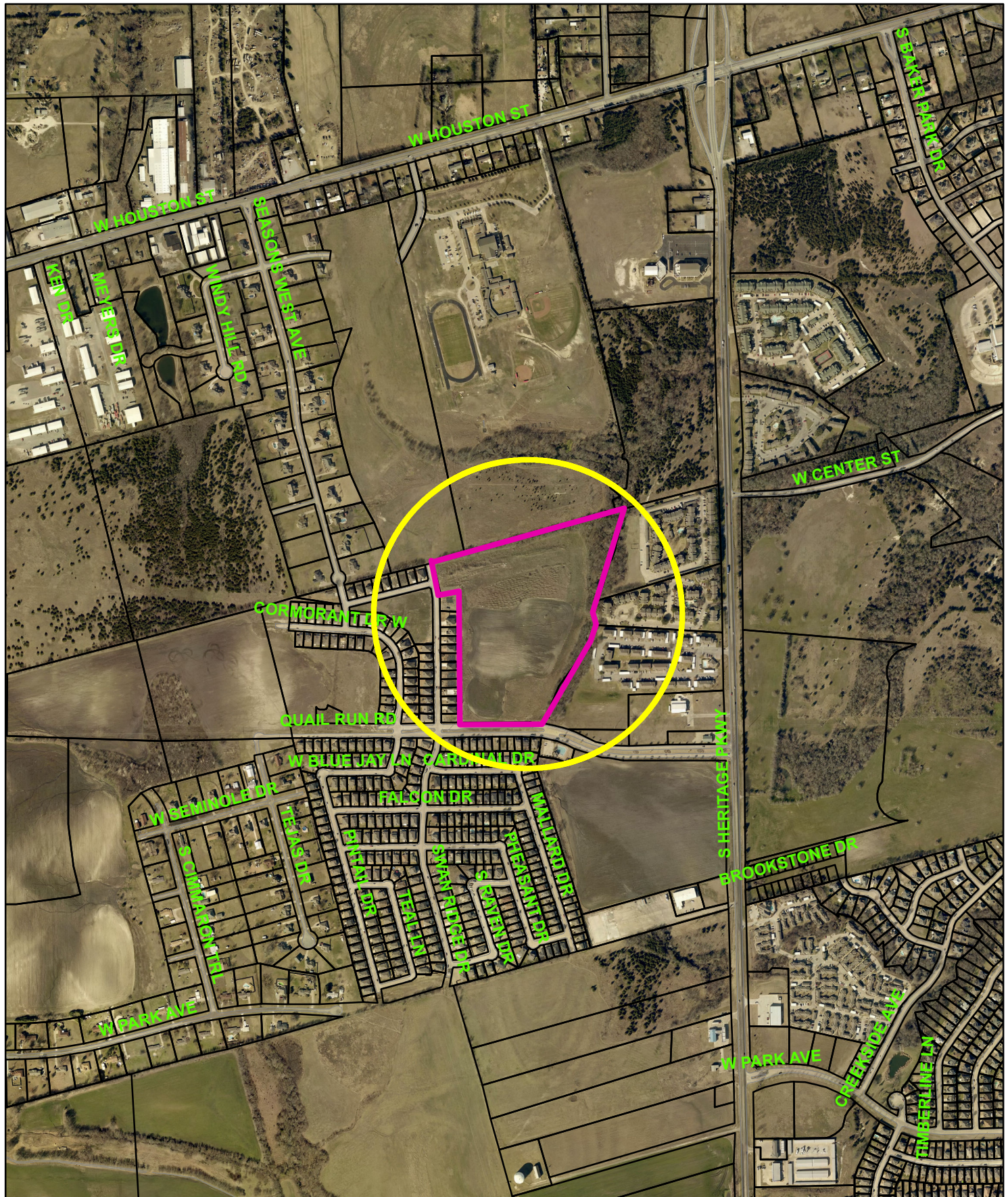
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter

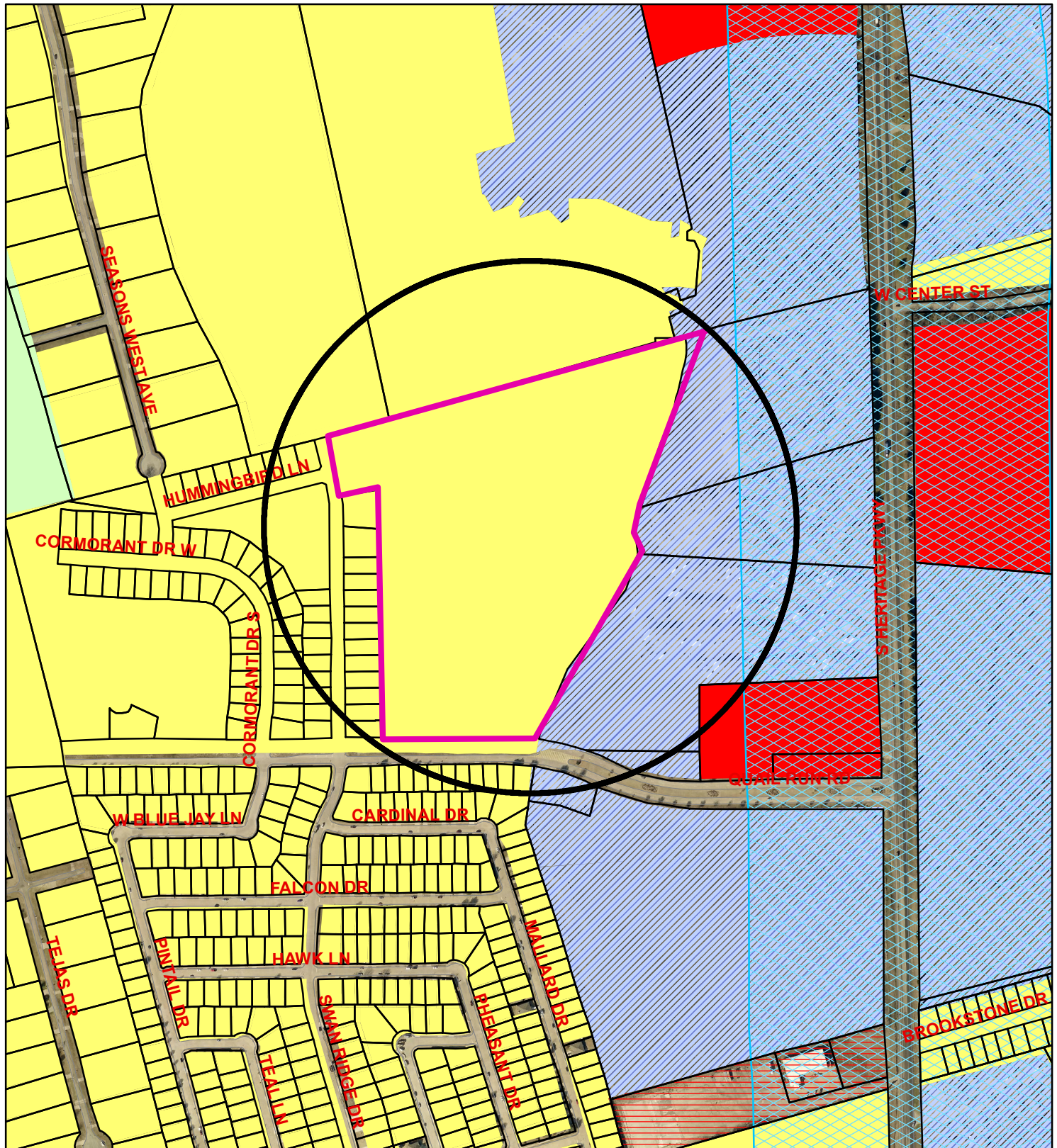


4100-4300 Blks. Quail Run Road



NOT TO SCALE

1 in = 900 ft



Zoning - 4100-4300 Blocks Quail Run 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

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 = 500 ft

STAFF REVIEW LETTER

March 14, 2018

Westar Home Builders, LLC
1716 Davy Lane
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Preliminary Plat of Quail Run Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
3. The width of the right-of-way and pavement for streets shall be shown on plat.
4. Metes and bounds description must match drawing.
5. Rename Addition name to The Preserve, Phase II as there is already a Quail Run Estates Addition.
6. Separate into Block #s with all blocks starting with Lot 1.
7. Minimum lot size is 60' wide and 6,000 square feet in area. (Lots 18, 19, 27 & 28)
8. Show easement sizes and types on plat.
9. Dedicate a 10' Utility Easement along all street frontage.
10. Remove building line from plat.
11. Street names must be approved by Building & Zoning Department.
12. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. 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.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

17.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3608 FM HIGHWAY 691

The request of Legend Bank NA (Owners), Todd Young, Young Enterprises, (Representative) Legend Bank (Tenant) concerning the property located at 3608 FM Highway 691, being Lot 1, Legend Bank Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for Legend Bank.

Background:

The property is located at 3608 FM Highway 691 between Highway 75 and Loy Lake Road; it is zoned an SF-1 (Single Family Residential) District and also located in the O-1.3 (FM Highway 691) District. Legend Bank is requesting a zone change to a C-1 (Retail Business) District and site plan approval to construct a bank, approximately 5,012 square feet with three drive thru lanes. The exterior finish of the building will be brick with stone accents; twenty-three parking spaces will be provided.

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Legend Bank NA (Owners)

Todd Young, Young Enterprises, (Representative)

Legend Bank (Tenant)

Conduit Architecture + Design LLC (Architect)

Freeman-Millican, Inc. (Engineer/Planner)

Master Plan Designation:

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

Number of notices mailed:

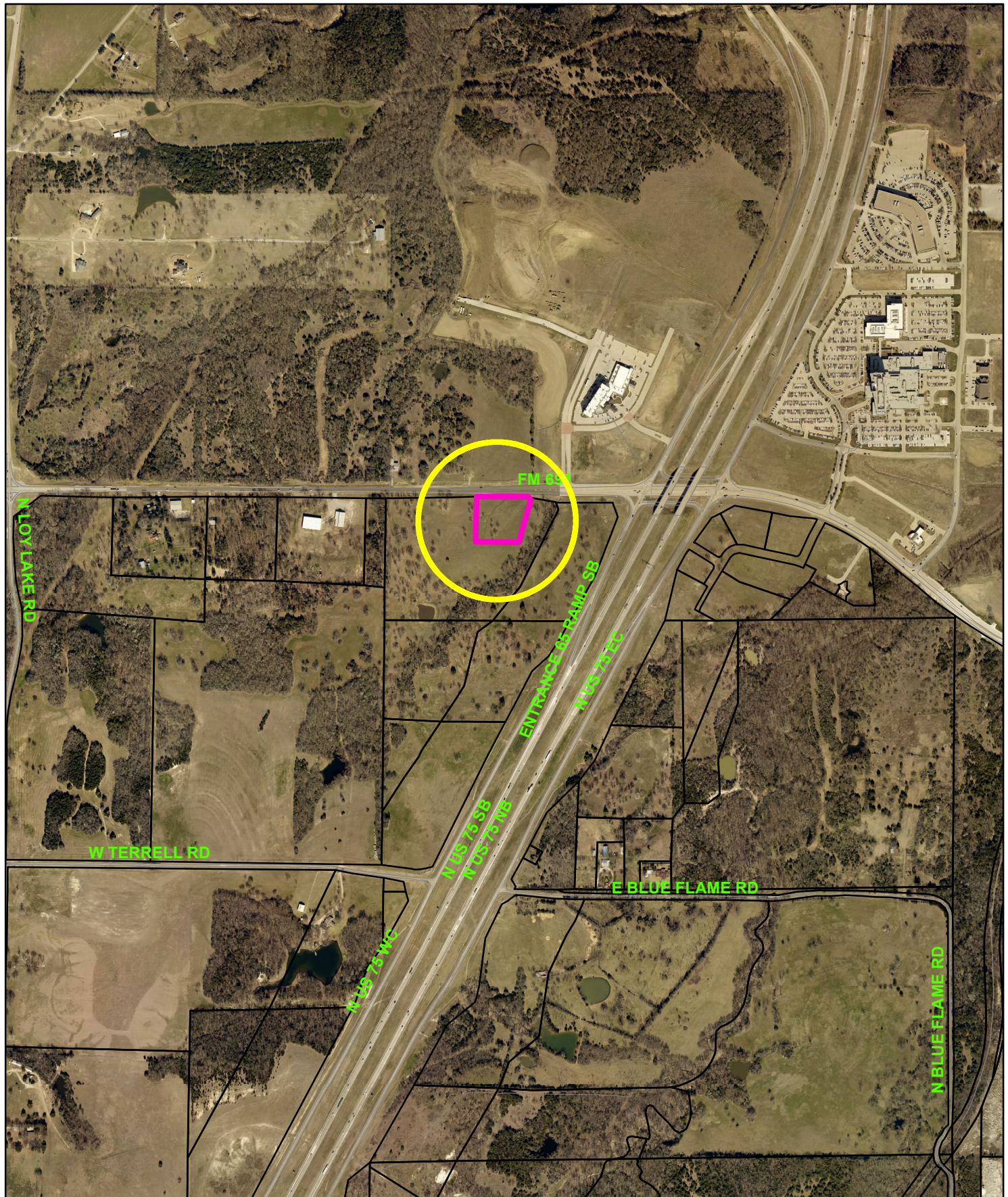
1

Objections Received:

0

Attachments

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



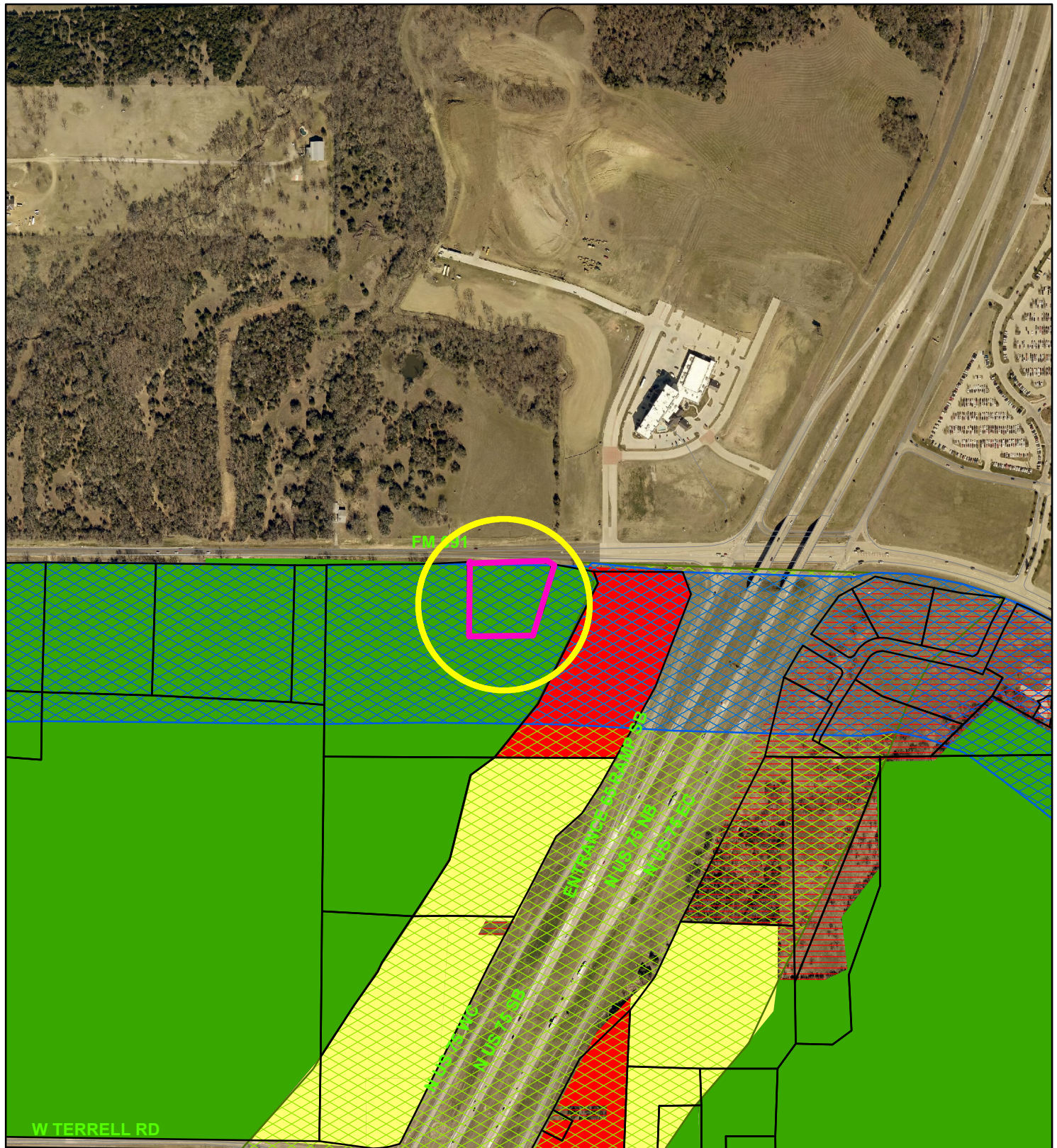
3608 FM 691



NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3608 FM 691

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: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.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



3608 FM 691



Legend Bank - Sherman

02.21.18

3608 FM Highway 691

EXTERIOR ELEVATIONS

3/16" = 1'-0"



1 North Elevation
3/16" = 1'-0"



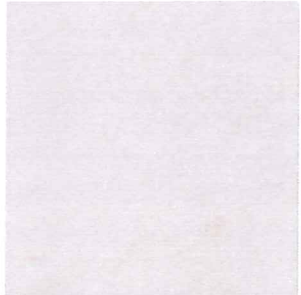
2 West Elevation
3/16" = 1'-0"



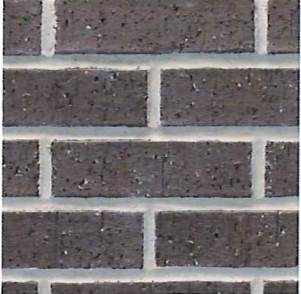
CHAMPAGNE METAL - STOREFRONT, ROOF, GUTTERS, AND DOWNSPOUTS



LIGHT BUFF CAST STONE - WATERTABLE, HEADERS, AND SILLS



CORDOVA CREAM TEXAS LIMESTONE, COURSED, CUT FACE - VENEER PER DRAWINGS



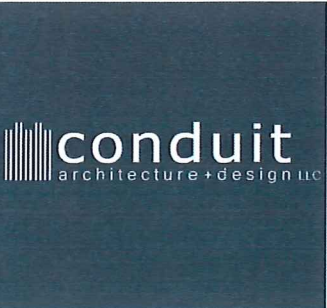
ACME BRICK BROOKSHIRE - VENEER PER DRAWINGS



CORDOVA CREAM TEXAS LIMESTONE, COURSED, ROUGH FACE - VENEER PER DRAWINGS



LONGBOARD METAL SIDING, LIGHT NATIONAL WALNUT - VENEER PER DRAWINGS



Legend Bank - Sherman

02.21.18

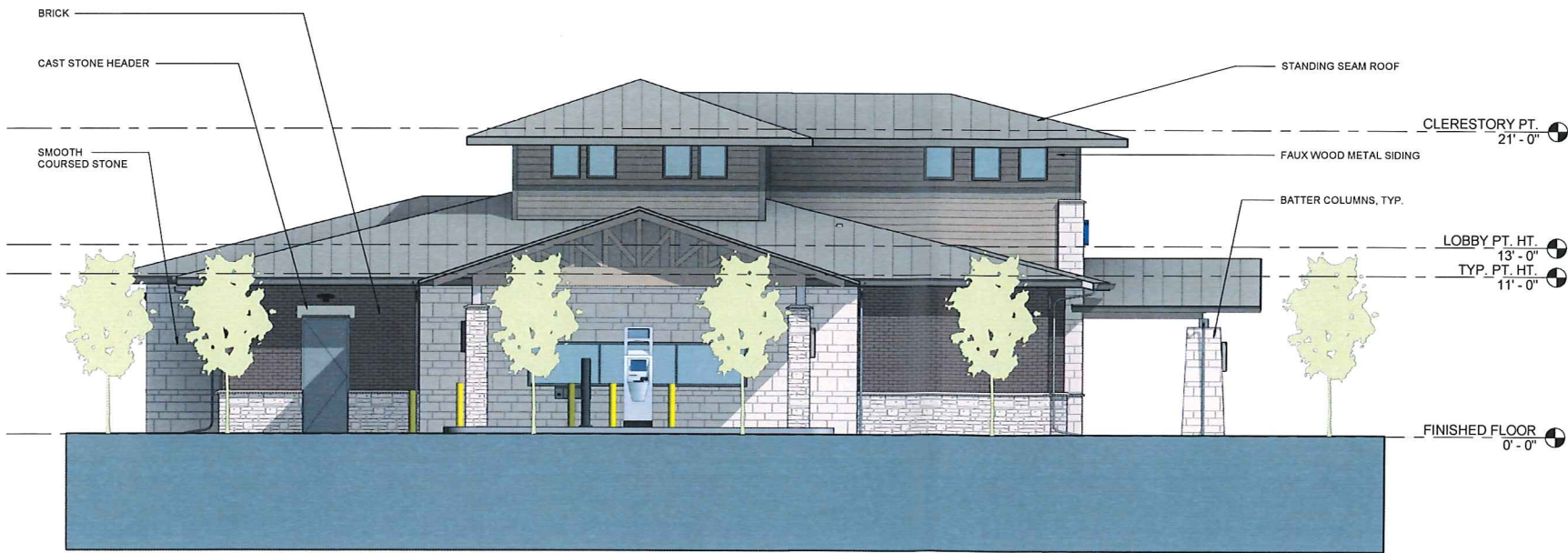
3608 FM Highway 691

EXTERIOR ELEVATIONS

3/16" = 1'-0"

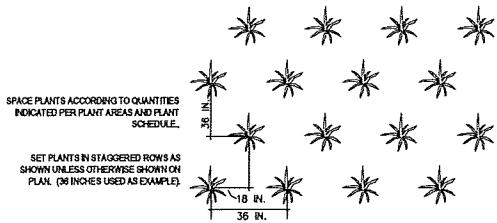
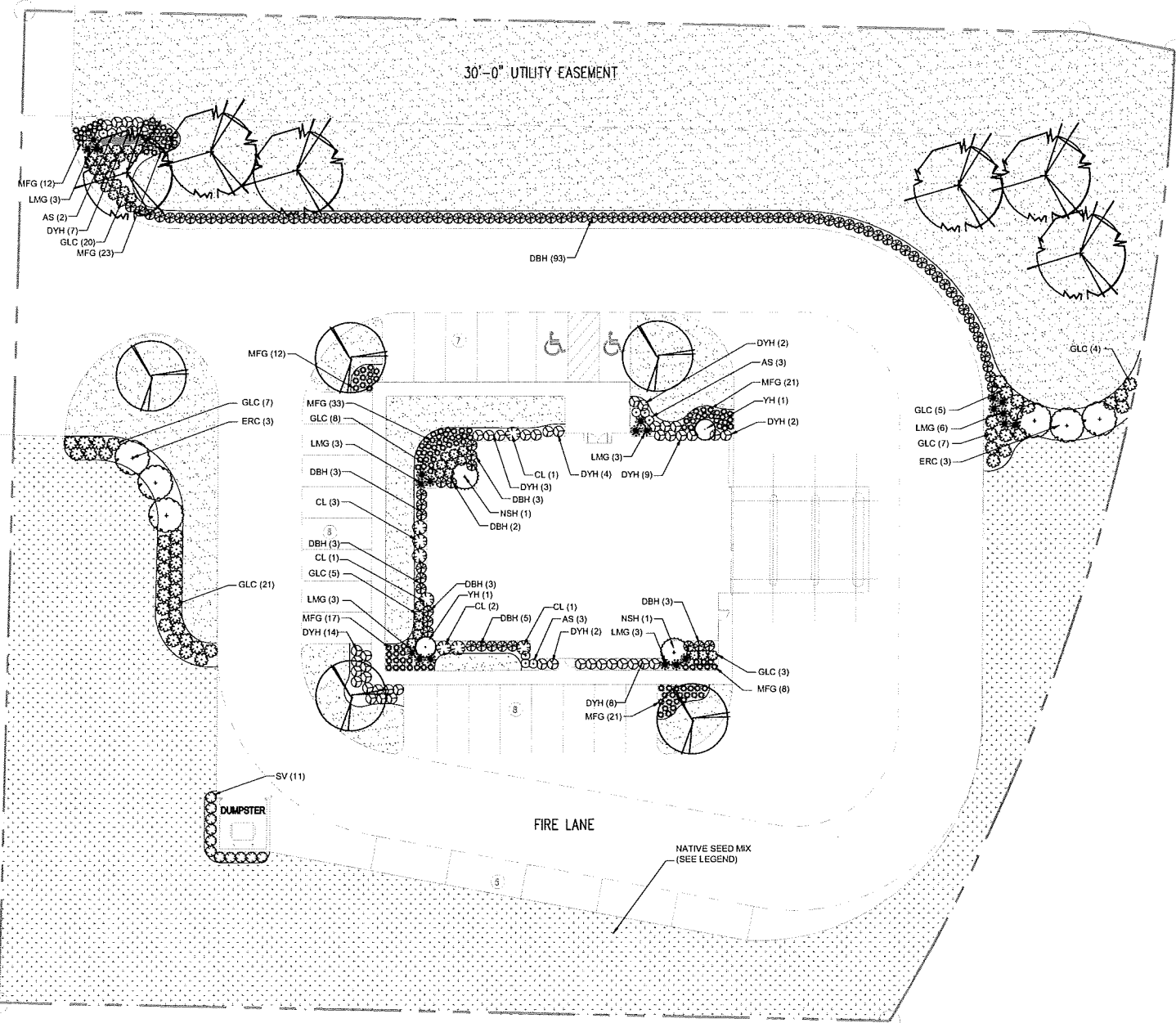


1 South Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"

FM HWY 691



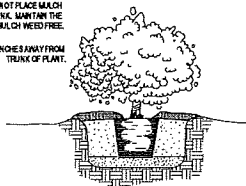
PLANT SPACING DETAIL
NOT TO SCALE

REMOVE ALL TAGS, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.

PRUNE PLANT TO REMOVE DEAD OR BROWN BRANCHES.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARPY AND MOLE SIDES OF THE HOLE.

REMOVE CONTAINER FROM ROOT MASS, LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.

CHAMPEN SOIL PRIOR TO PLANTING.

BACKFILL HOLE WITH 50/50 MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

PLACE BOTTOM OF ROOT BALL ON OR 1/2 INCH ABOVE EXISTING GRADE.

PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, COODOMANT LEADERS, AND BROKEN OR DEAD BRANCHES.

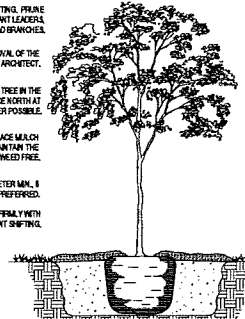
STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH RING TO BE 8 INCH DIAMETER MIN. 8 INCH DIAMETER PREFERRED.

TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.



TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARPY AND MOLE SIDES OF THE HOLE.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.

PLACE BOTTOM OF ROOT BALL ON UNCOMPACTED OR TAMPED SOIL.

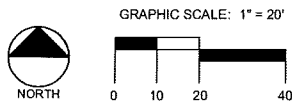
REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.



PROPOSED TREES				
Symbol	Key	Name	Size	Spacing
	LE	Elm, Bosque Lacebark <i>Ulmus parvifolia</i>	3' Cal.	As Scaled
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	3' Cal.	As Scaled
	ERC	Cedar, Eastern Red <i>Juniperus virginiana</i>	6' HL	As Scaled

PROPOSED PLANTS				
Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burford'</i>	3 Gal / 2' Ht.	36"
	GLC	Cotoneaster, Grayleaf <i>Cotoneaster glaucophyllus</i>	3 Gal / 2' Ht.	As Scaled
	NSH	Holly, Nellie R. Stevens <i>Ilex x 'Nellie R. Stevens'</i>	5' Ht.	As Scaled
	DYH	Holly, Stoke's Dwarf Yaupon <i>Ilex vomitoria 'Stoke's Dwarf'</i>	3 Gal.	36"
	LMG	Grass, Lindheimer's Muhly <i>Muhlenbergia lindheimeri</i>	3 Gal.	36"
	MFG	Grass, Mexican Feather <i>Nasella tenuissima</i>	1 Gal.	24"
	SV	Viburnum, Sweet <i>Viburnum odoratissimum</i>	7 Gal / 3' Ht.	36"
	YH	Holly, Yaupon <i>Ilex vomitoria</i>	5' Ht.	As Scaled
	CL	Cleome, Texas <i>Cleome gynnanthera</i>	7 Gal / 3' Ht.	48"
	AS	Sage, Autumn <i>Salvia greggii</i>	3 Gal.	30"

Common Bermuda Solid Sod or Hydrosprigs to Limits of Disturbance - 23,700 s.f. +/- Shown

Native Grass Seed to Limits of Disturbance - 18,100 s.f. +/- Shown

To be mixture of Indian Grass, Little Bluestem, Sideoats Grama, Prairie Wild Rye.

Seed at Rate of 1 pound per 200 s.f.

Native seed mix available from Native American Seed, Junction, Texas.

Follow seed supplier recommendations for site preparation, planting and establishment.

The contractor shall be responsible for providing a full stand of native grass within one year of date of seeding completion.

Grass should be left to grow to mature height. Cut back to no less than 4" in early spring.

Note:

The Contractor shall verify all quantities. Contractor responsible for providing all plant material as indicated by symbols on plan.

Irrigation Affidavit

All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Notes

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSST).

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by flooding the backfill hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around each plant as final adjustments are made.

PROGRESS PRINT
DESIGN
DEVELOPMENT
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

Kobey Seale, AIA
TX # 21100
02.22.18

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conduit
architecture + design LLC

402 Parker Street
McKinney, Texas
t 972.302.9747
conductad.com

WILLIAMS DESIGN GROUP
LAND PLANNING • LANDSCAPE ARCHITECTURE
4100 P. 1830 (Bldg. 27) El Paso, Texas 79907
El Paso, Texas 79907

Legend Bank - Sherman
FM Highway 691
Sherman, Texas, 75090

REV. #	DESCRIPTION	DATE
1		
2		
3		
4		
5		
PROJECT NUMBER		
1715		
DATE		
02.22.18		
SHEET TITLE		

Preliminary
Landscape Plan

SHEET NUMBER

L1-01

CALL BEFORE YOU DIG • 811

STAFF REVIEW LETTER

March 15, 2018

Legend Bank
2500 E. Highway 82
Whitesboro, TX 76273

Conduit Architecture + Design
402 Parker Street
McKinney, TX 75069

Todd Young
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Freeman-Millican, Inc.
12160 N. Abrams Rd., Ste. 508
Dallas, TX 75243

Dear Applicants,

The request for site plan approval for Legend Bank for the property located at 3608 FM Highway 691 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.3 (FM 691 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The parking ratio required is one space per 200 square feet of building.
3. A parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into FM 691 right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Only one freestanding sign is allowed per lot. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.
9. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
10. A minimum 6' screening is required abutting residential zoned property.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
15. The location of trash receptors must be approved by the Public Works Department.
16. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3201 N. U.S. HIGHWAY 75, SUITE 101

The request of 75/82 Sherman Crossing LTD (Owner), Laura Meyers (Applicant), Tractor Supply (Tenant) and Oxford Architecture (Architect) concerning the property at 3201 North U.S. Highway 75, Suite 101, being Lot 1R1, Block 1, Sherman Crossing Addition, Replat Lot 1R, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (5)(b) to allow an overhead door facing the front of residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of Highways 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Tractor Supply would like to install a new overhead door on the rear (east) of their building, facing Loy Lake Road. The door will be 10' x 10' painted white, cement bollards painted yellow will be installed. The current location of the overhead door on the south side will be removed and infilled with masonry and painted to match the current exterior color (white); the bollards will remain.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

5/82 Sherman Crossing LTD (Owner)

Laura Meyers (Applicant)

Tractor Supply (Tenant)

Oxford Architecture (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:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Building Elevations

Overhead Door Photos

Staff Review Letter

3201 N. Highway 75, Ste. 101





OXFORD
ARCHITECTURE

1205 Paris Avenue
Suite 205
Nashville, TN 37212

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

SHERMAN,
TEXAS

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President, Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 1810

Date: 02.20.2018

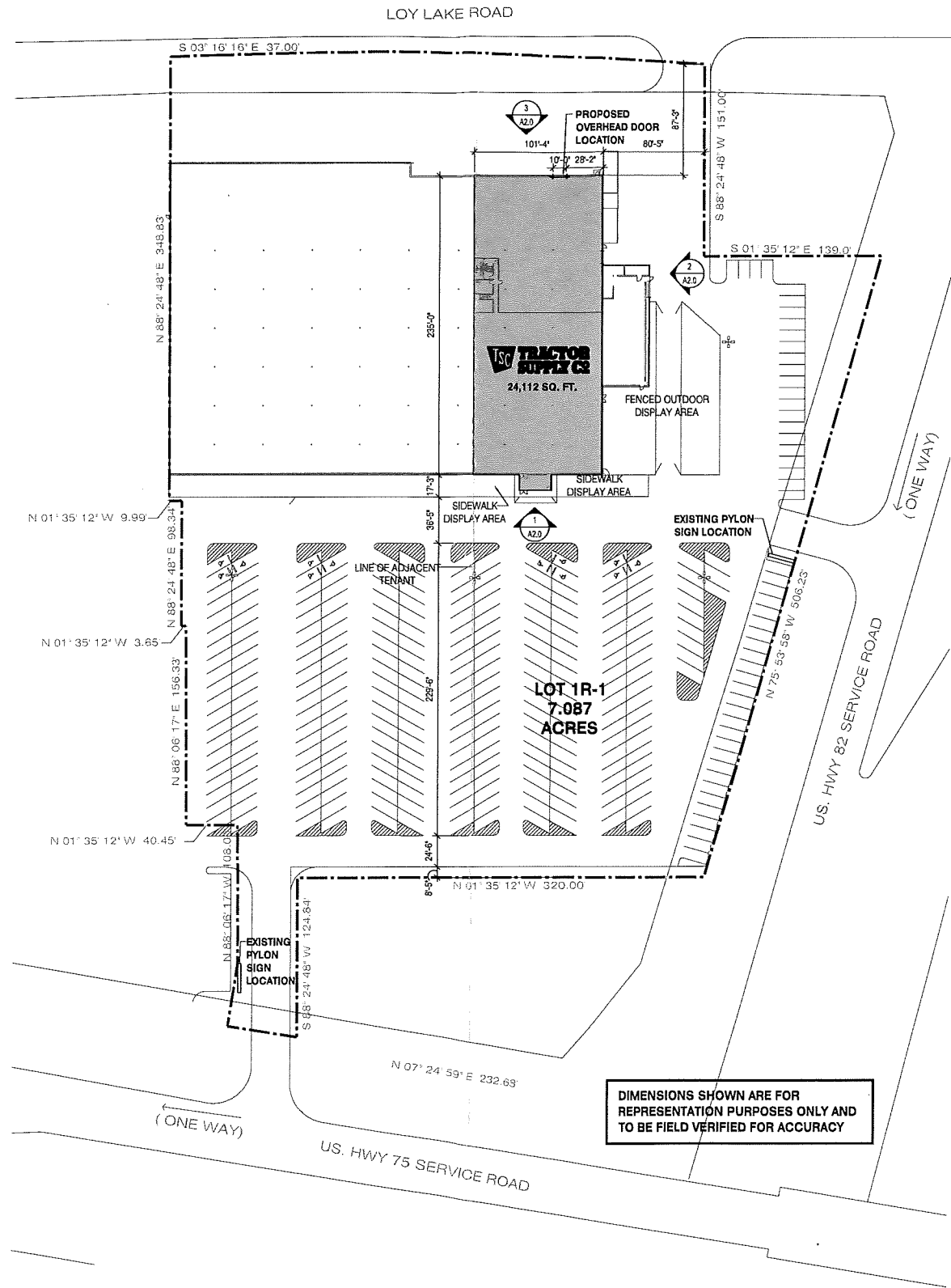
Revisions:

Revisions:

Revisions:

Revisions: ARCHITECTURAL SITE PLAN

Sheet Number: AS1.0



PROPERTY LINE

SITE PLAN

SCALE: NOT TO SCALE, SCALED TO FIT



SHERMAN, TEXAS



OXFORD
ARCHITECTURE

1205 Paris Avenue
Suite 205
Nashville, TN 37212

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

SHERMAN,
TEXAS

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

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Job Number: 1810

Date: 02.20.2018

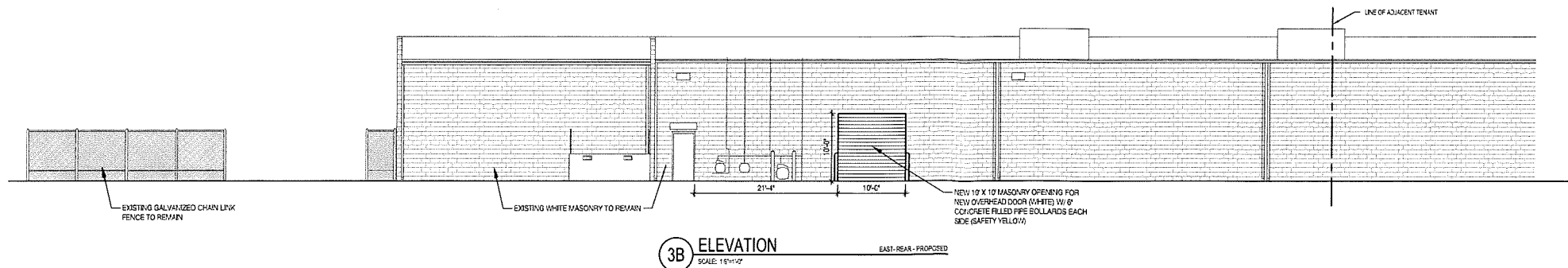
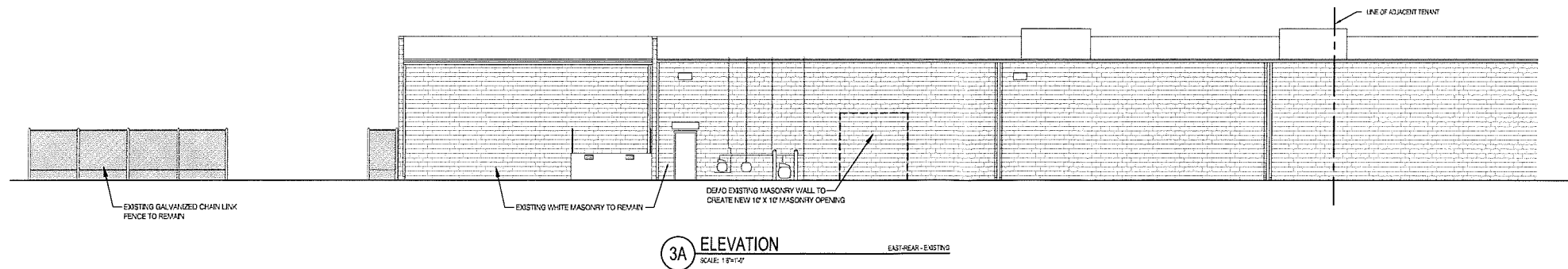
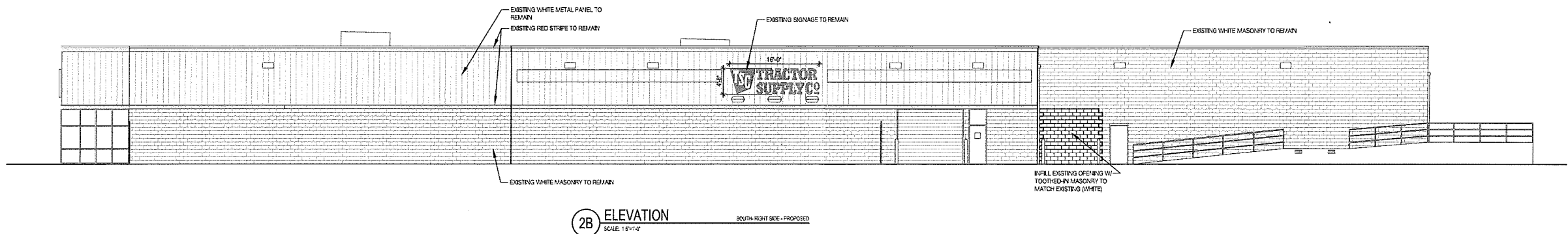
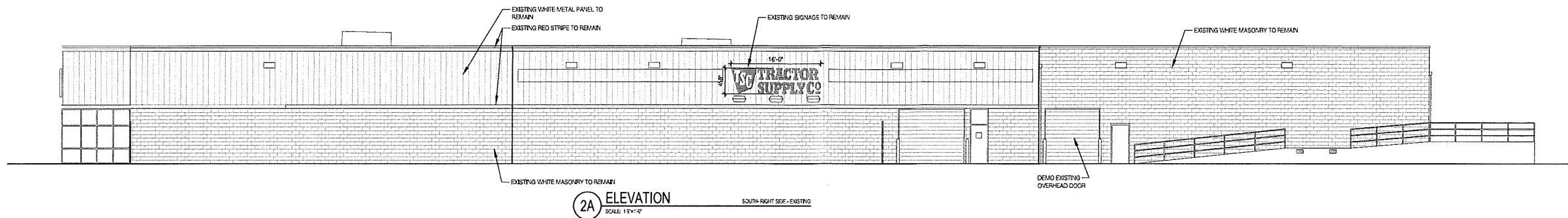
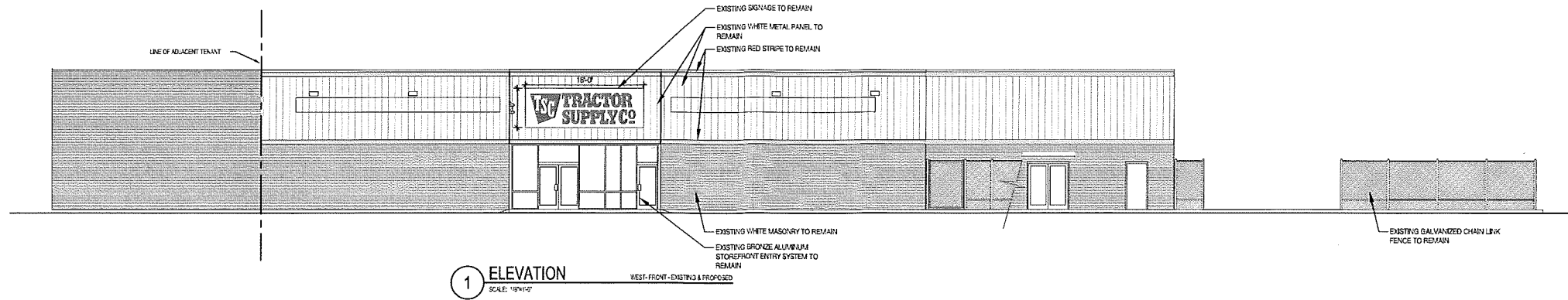
Revisions:

Revisions:

Revisions:

ARCHITECTURAL ELEVATIONS

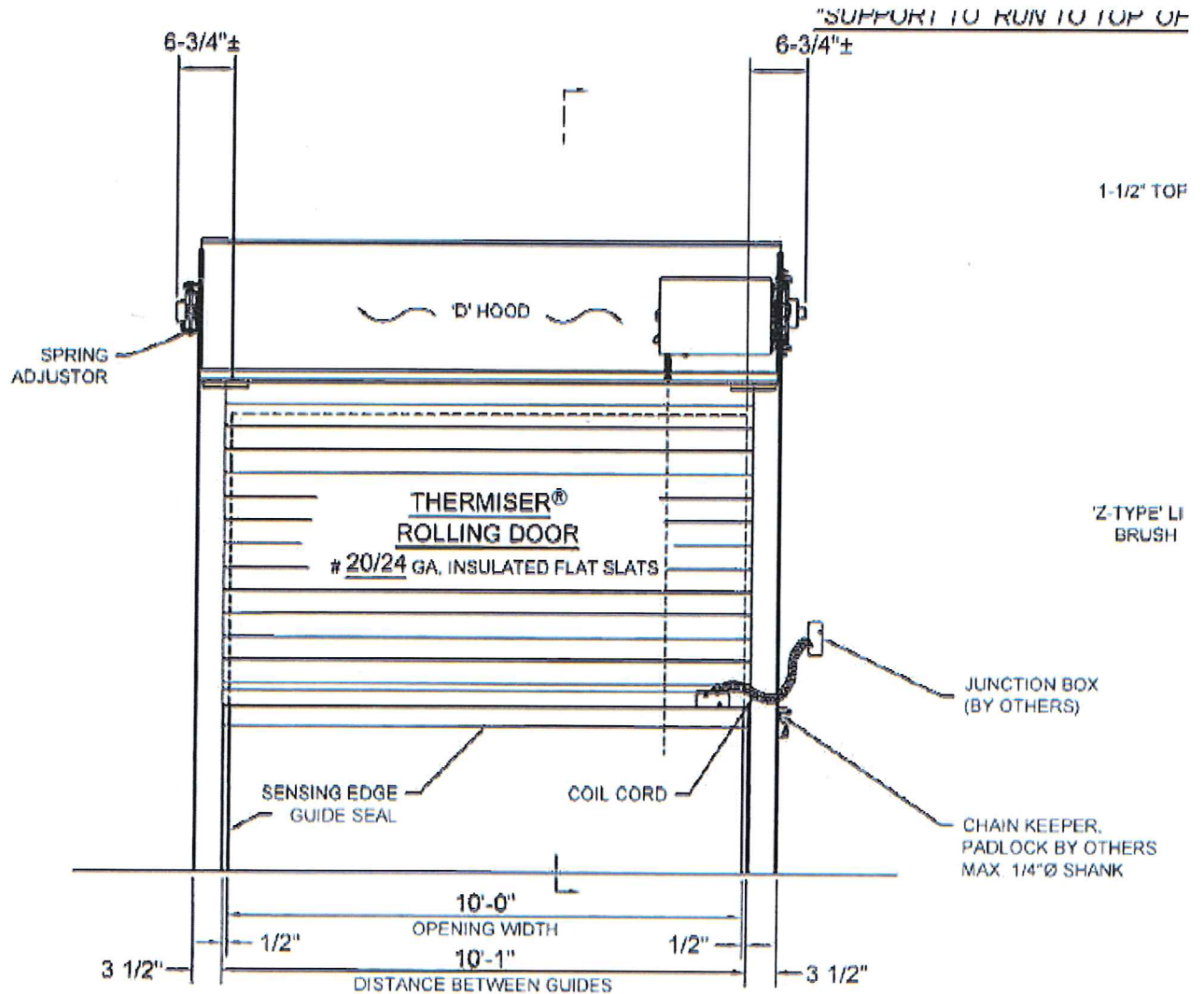
Sheet Number: A2.0



Location of Proposed Work

Tractor Supply Company - Sherman, TX
3201 North 75 Highway, Suite 101, Sherman TX 75091

Proposed Photos Overhead Door



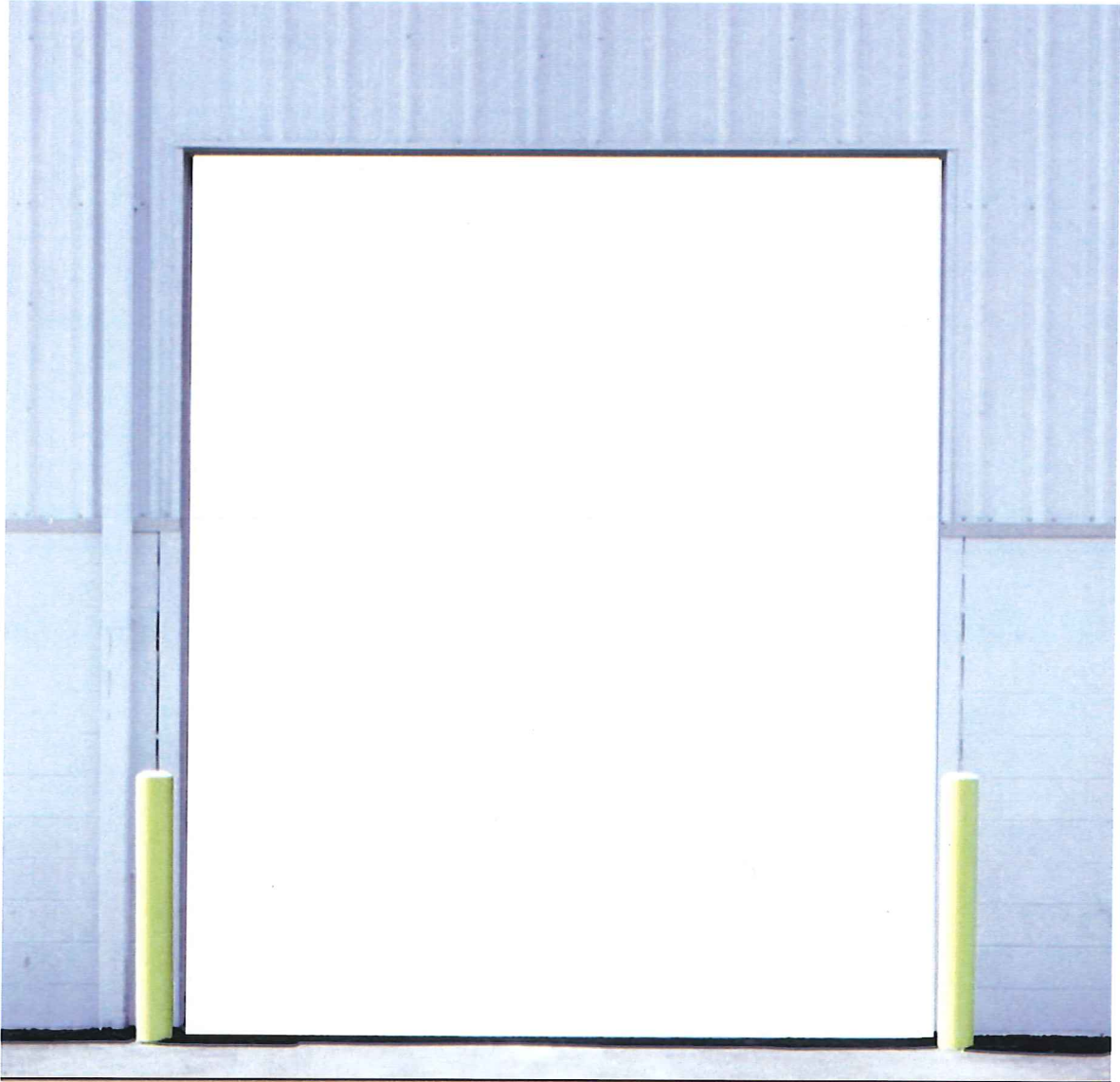
Basic Elevation

Example Stock Installation Photo for Style Reference



This is what will be seen when facing the street

Example Stock Installation Photo for Style Reference



Front Facing Proposed Door Elevation, shown with the safety yellow bollards to be installed

STAFF REVIEW LETTER

March 15, 2018

75/82 Sherman Crossing, LTD
C/O David S. Wallenstein
2727 LBJ Frwy., Ste. 600
Dallas, TX 75244-6151

Laura Meyers
5401 Virginia Way
Brentwood, TN 37027

75/82 Sherman Crossing, LTD
C/O Quine & Associates, Inc.
301 S. Sherman Street, Suite 100
Richardson, TX 75001

Oxford Architecture
1205 Paris Avenue, Ste. 205
Nashville, TN 37212

Dear Applicants,

The request for an exception to allow an overhead door facing the front of residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 3201 North U.S. Highway 75, Suite 101 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The parking ratio required is one space per 400 square feet of building.
3. A parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into Highways 75 or 82 access roads.
5. Parking and service driveways are permitted on paved surfaces only; concrete.
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. 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:

12. Verify turning radius remains within private property and does not extend into Loy Lake Road. Coordinate with City of Sherman Engineering Department.

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

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

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

Respectfully,



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

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

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



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

19.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1523 & 1609 TEXOMA PARKWAY**

The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Chen Addition

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

Shou-Hung Chen & Tao-Min Chen (Owners)

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:

Not Required.

Objections Received:

0

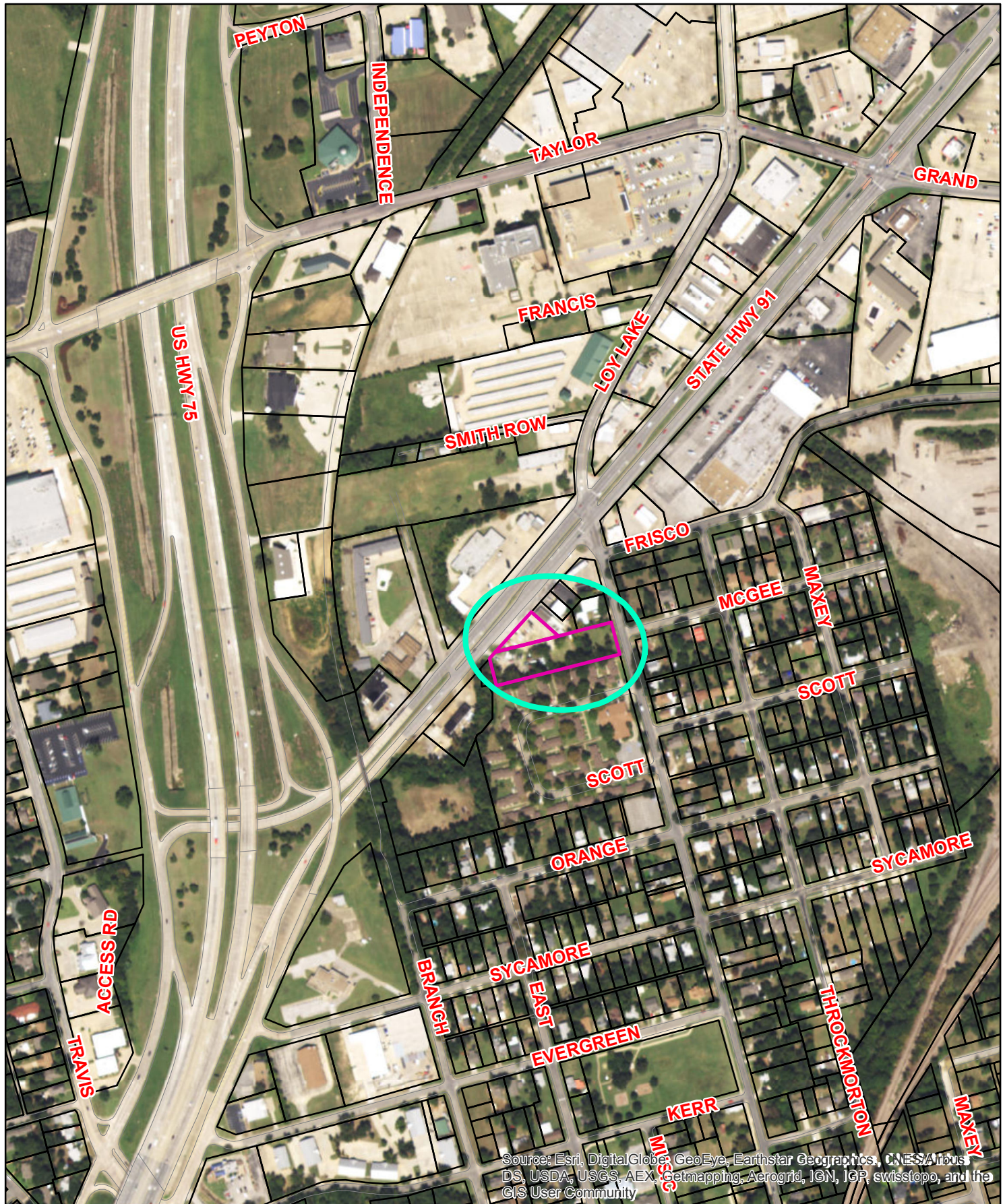
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



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

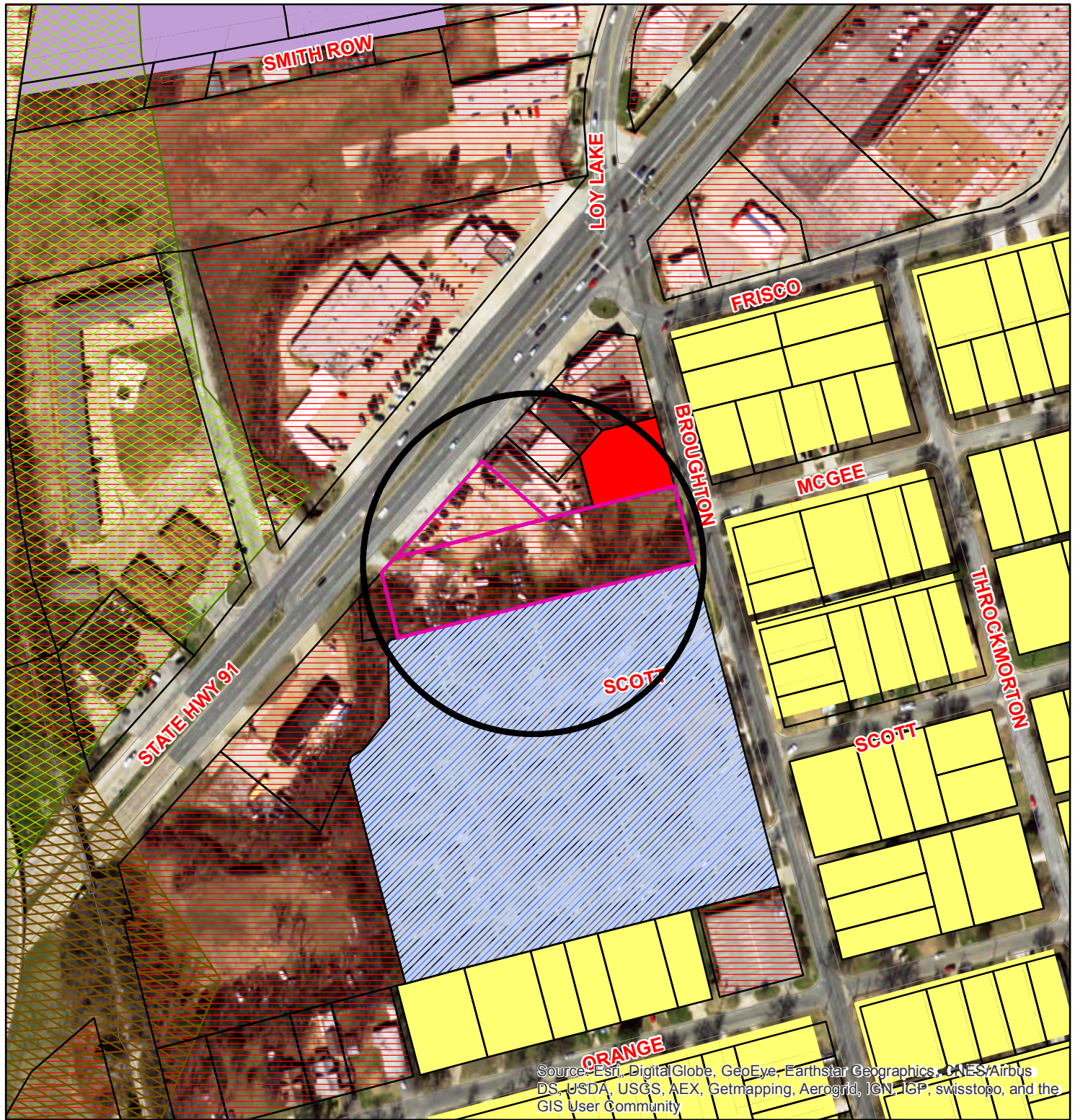


1523 & 1609 Texoma Parkway



1 in = 451 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1523 & 1609 Texoma Parkway

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

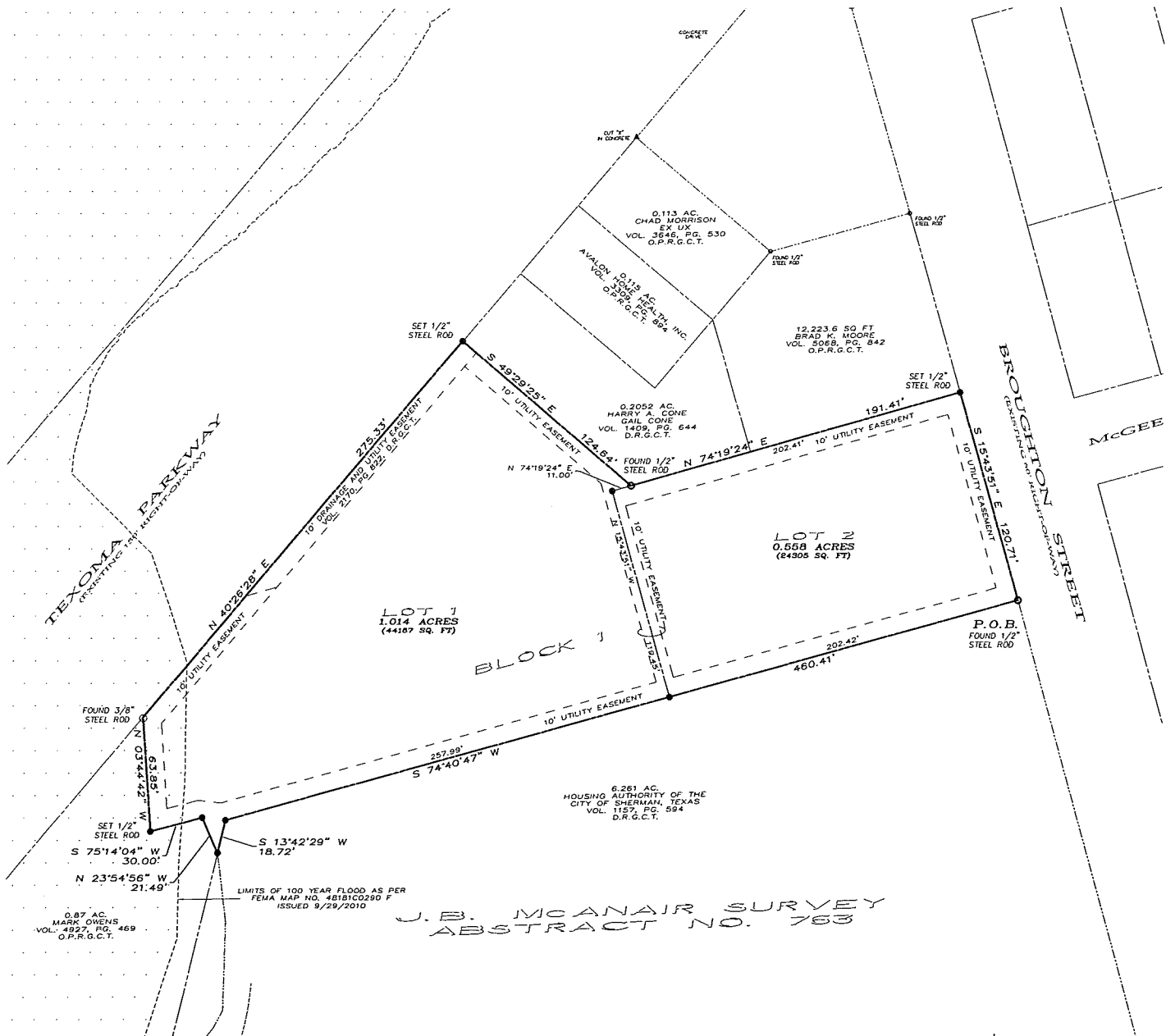


NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

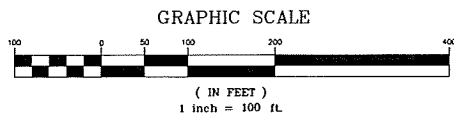


FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the remainder of a tract of land conveyed to Shou-hung Chen and Tao-min Chen by deed of record in Volume 2431, Page 385, Official Public Records, Grayson County, Texas and being the 0.2674 acre tract of land in Volume 2056, Page 107, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the west line of Broughton Street said rod maintaining the northeast corner of a 6.261 acre tract of land conveyed to Housing Authority of the City of Sherman, Texas as shown by deed of record in Volume 1157, Page 594, Deed Records, Grayson County, Texas;

Thence South 74°40'47" West, along the north line of said 6.261 acre tract, a distance of 460.41 feet to a 1/2" steel rod set with a cap marked RPLS 4709 set for the northwest corner of said 6.261 acre tract;

Thence South 13°42'29" West, along the west line of said 6.261 acre tract, a distance of 18.72 feet to a point in the east line of a 0.87 acre tract of land conveyed to Mark Owens by deed of record in Volume 4927, Page 469, of said Official Public Records;

Thence North 23°54'56" West, along the east line of said 0.87 acre tract, a distance of 21.49 feet to a point;

Thence South 75°14'04" West, continuing along the east line of said 0.87 acre tract, a distance of 30.00 feet to a point;

Thence North 03°44'42" West, continuing along the east line of said 0.87 acre tract passing a 3/8" steel rod found at a distance of 63.30 feet and continuing for a total distance of 63.85 feet to a point in the east right-of-way line of Texoma Parkway (State Highway No. 91);

Thence North 40°26'28" East, along the east right-of-way of said Texoma Parkway, a distance of 275.33 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northwest corner of a 0.2052 acre tract of land conveyed to Harry A. Cone and Gail Cone by deed of record in Volume 1409, Page 644, of said Deed Records;

Thence South 49°29'25" East, along the west line of said 0.2052 acre tract, a distance of 124.64 feet to a 1/2" steel rod found maintaining the southwest corner of said 0.2052 acre tract;

Thence North 74°19'24" East, along the south line of said 0.2052 acre tract passing the southwest corner of a 12,223.6 sq ft tract of land conveyed to Brad K. Moore by deed of record in Volume 5068, Page 842 of said Official Public Records, a distance of 191.41 feet to a 1/2" steel rod set in the west line of said Broughton Street for the southeast corner of said 12,223.6 sq ft tract;

Thence South 15°43'51" East, along the west line of said Broughton Street, a distance of 120.71 feet to the Point-of-Beginning and containing 1.572 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. As shown, a portion of the subject property lies within the limits of an area defined as Zone "4C" determined to be in a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas, Map No. 4818C0280 F, revised 9/29/2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2017.

SHOU-HUNG CHEN

TAO-MIN CHEN

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for
the State of TexasSTATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of CHEN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2017.

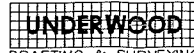
Clerk, City of Sherman, Texas

FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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



STAFF REVIEW LETTER

March 14, 2018

Shou-Hung Chen
Tao-Min Chen
2008 Post Oak Dr.
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Chen Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Water and sewer pro-rata will be due at the time of development.
6. All requirements of the Floodplain Ordinance should be followed.
7. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

20.

Meeting Date: 03/27/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1522 N. BROUGHTON STREET

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1, of the proposed Chen Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
- Site plan approval for four Duplexes.

Board of Adjustments

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

Background:

The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street. The owner would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct four duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. They are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

Shou-Hung Chen & Tao-Min Chen (Owners)
Dream to Life Designs (Designer/Draftsman)
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:

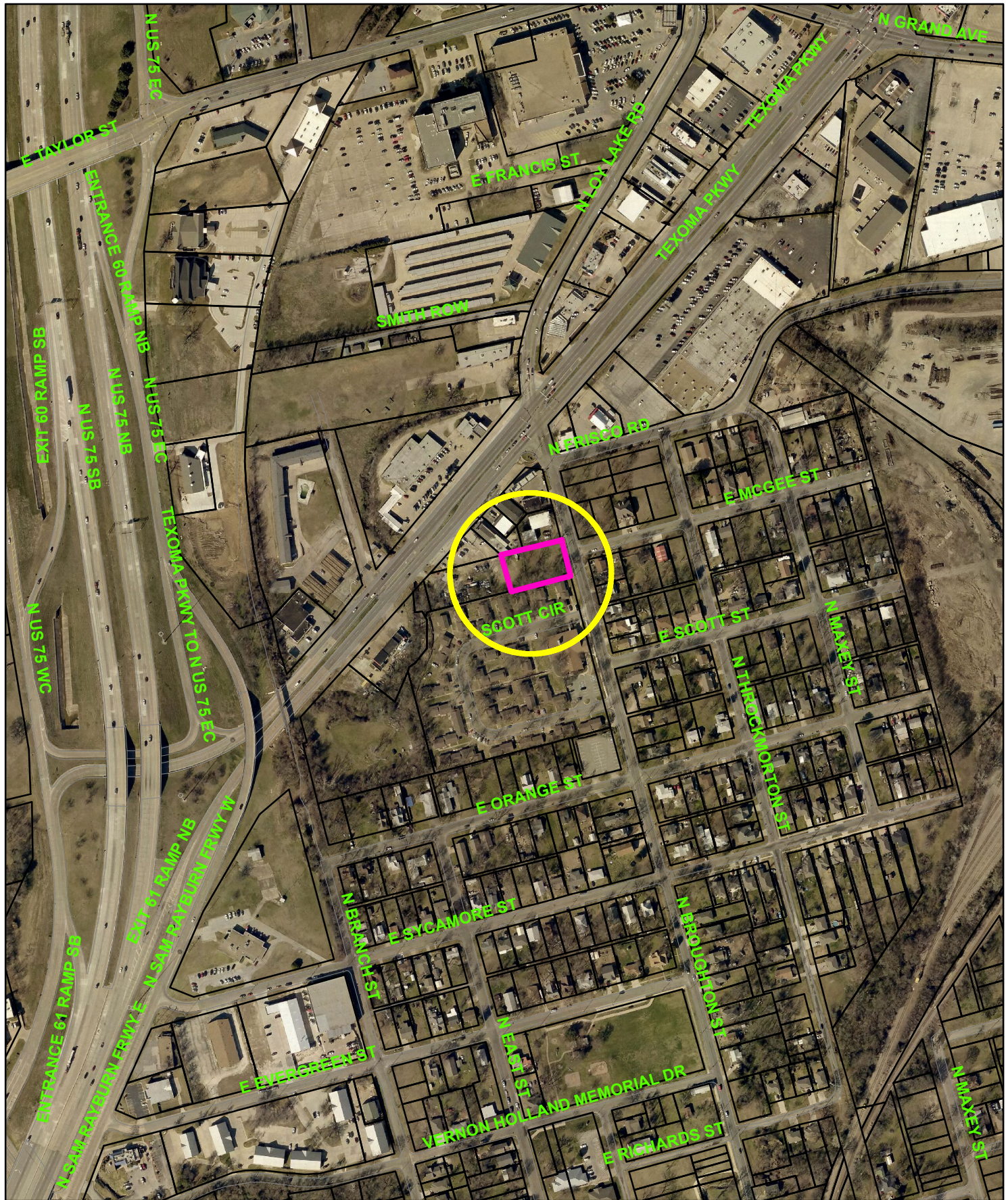
14

Objections Received:

0

Attachments

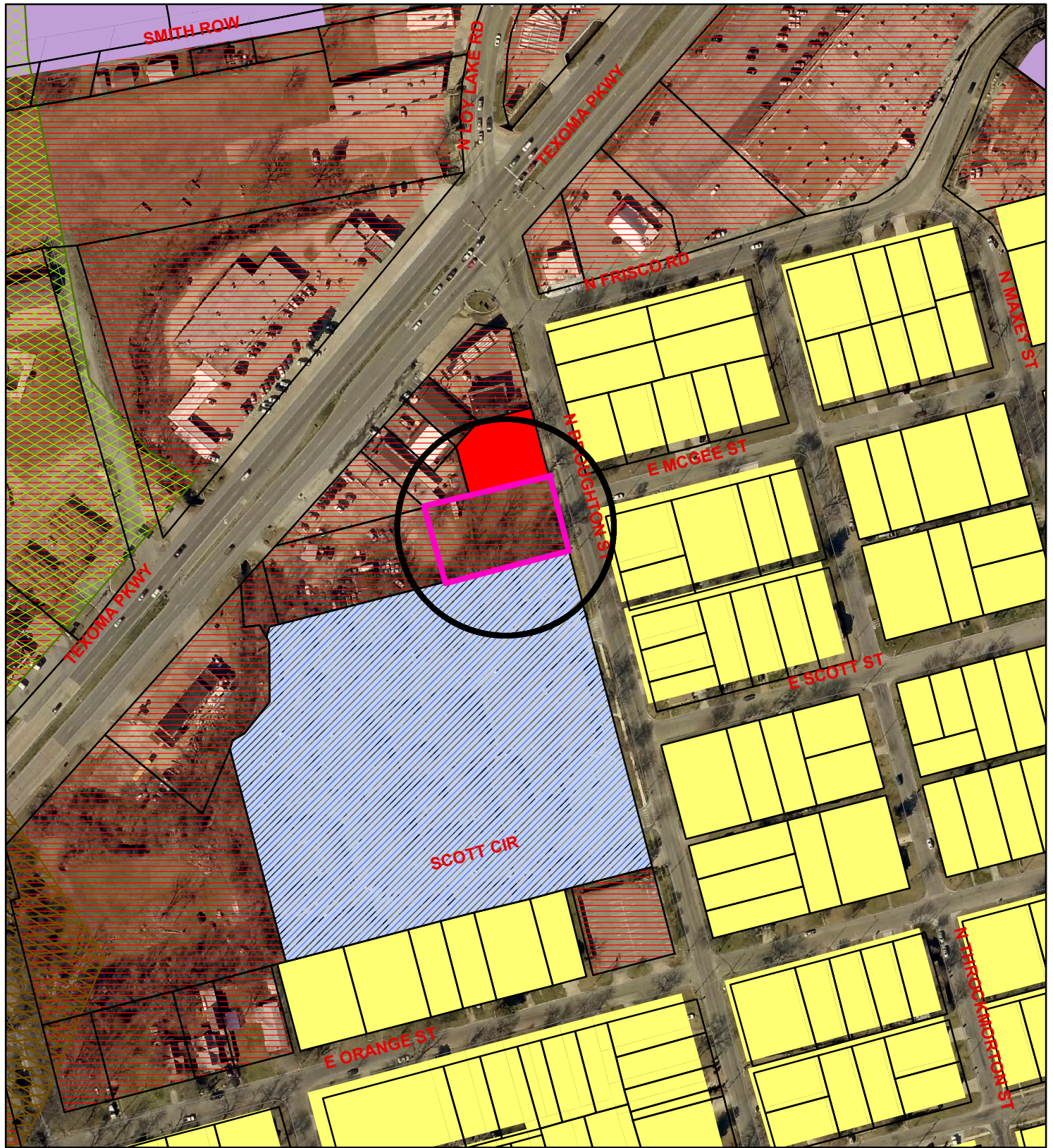
Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Fence
Staff Review Letter



1522 N. Broughton



1 in = 400 ft



Zoning - 1522 N. Broughton

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	
BlIP Blalock Industrial Park	
C-1 Retail Business District	

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

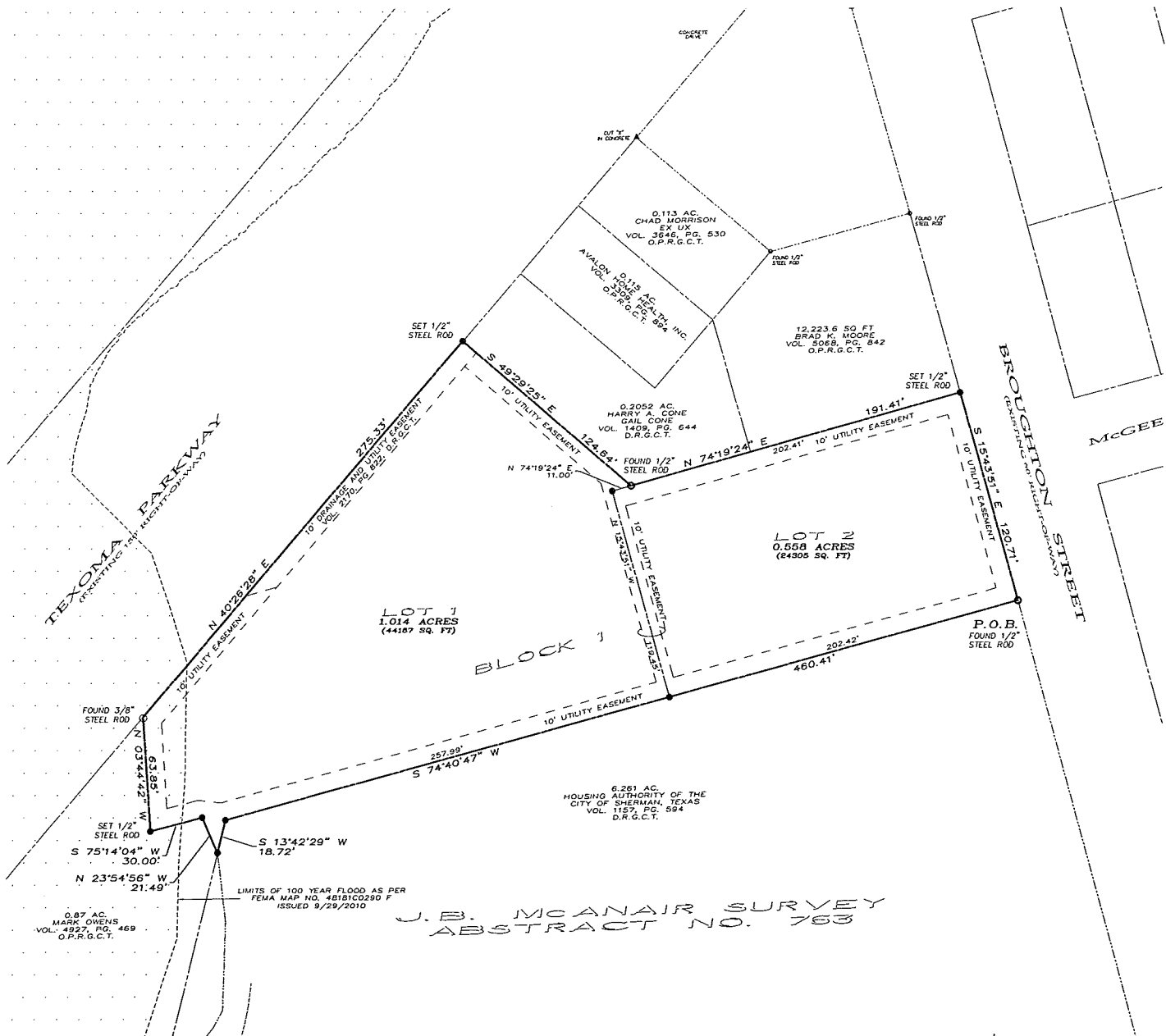
City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

1522 N. Broughton



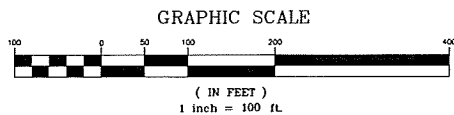


FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the remainder of a tract of land conveyed to Shou-hung Chen and Tao-min Chen by deed of record in Volume 2431, Page 385, Official Public Records, Grayson County, Texas and being the 0.2674 acre tract of land in Volume 2056, Page 107, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the west line of Broughton Street said rod maintaining the northeast corner of a 6.261 acre tract of land conveyed to Housing Authority of the City of Sherman, Texas as shown by deed of record in Volume 1157, Page 594, Deed Records, Grayson County, Texas;

Thence South 74°40'47" West, along the north line of said 6.261 acre tract, a distance of 460.41 feet to a 1/2" steel rod set with a cap marked RPLS 4709 set for the northwest corner of said 6.261 acre tract;

Thence South 13°42'29" West, along the west line of said 6.261 acre tract, a distance of 18.72 feet to a point in the east line of a 0.87 acre tract of land conveyed to Mark Owens by deed of record in Volume 4927, Page 469, of said Official Public Records;

Thence North 23°54'56" West, along the east line of said 0.87 acre tract, a distance of 21.49 feet to a point;

Thence South 75°14'04" West, continuing along the east line of said 0.87 acre tract, a distance of 30.00 feet to a point;

Thence North 03°44'42" West, continuing along the east line of said 0.87 acre tract passing a 3/8" steel rod found at a distance of 63.30 feet and continuing for a total distance of 63.85 feet to a point in the east right-of-way line of Texoma Parkway (State Highway No. 91);

Thence North 40°26'28" East, along the east right-of-way of said Texoma Parkway, a distance of 275.33 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northwest corner of a 0.2052 acre tract of land conveyed to Harry A. Cone and Gail Cone by deed of record in Volume 1409, Page 644, of said Deed Records;

Thence South 49°29'25" East, along the west line of said 0.2052 acre tract, a distance of 124.64 feet to a 1/2" steel rod found maintaining the southwest corner of said 0.2052 acre tract;

Thence North 74°19'24" East, along the south line of said 0.2052 acre tract passing the southwest corner of a 12,223.6 sq ft tract of land conveyed to Brad K. Moore by deed of record in Volume 5068, Page 842 of said Official Public Records, a distance of 191.41 feet to a 1/2" steel rod set in the west line of said Broughton Street for the southeast corner of said 12,223.6 sq ft tract;

Thence South 15°43'51" East, along the west line of said Broughton Street, a distance of 120.71 feet to the Point-of-Beginning and containing 1.572 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. As shown, a portion of the subject property lies within the limits of an area defined as Zone "4C" determined to be in a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas, Map No. 4818C0280 F, revised 9/29/2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2017.

SHOU-HUNG CHEN

TAO-MIN CHEN

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for
the State of TexasSTATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for
the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2017, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of CHEN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2017.

Clerk, City of Sherman, Texas

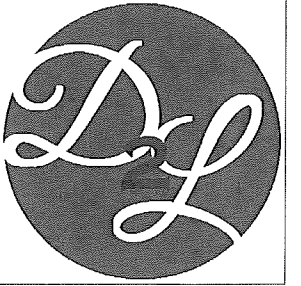
FINAL PLAT
CHEN ADDITION
BEING 1572 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-21-17

OWNERS/DEVELOPER
SHOU-HUNG CHEN
TAO-MIN CHEN
2008 POST OAK DR.
SHERMAN, TEXAS 75092

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



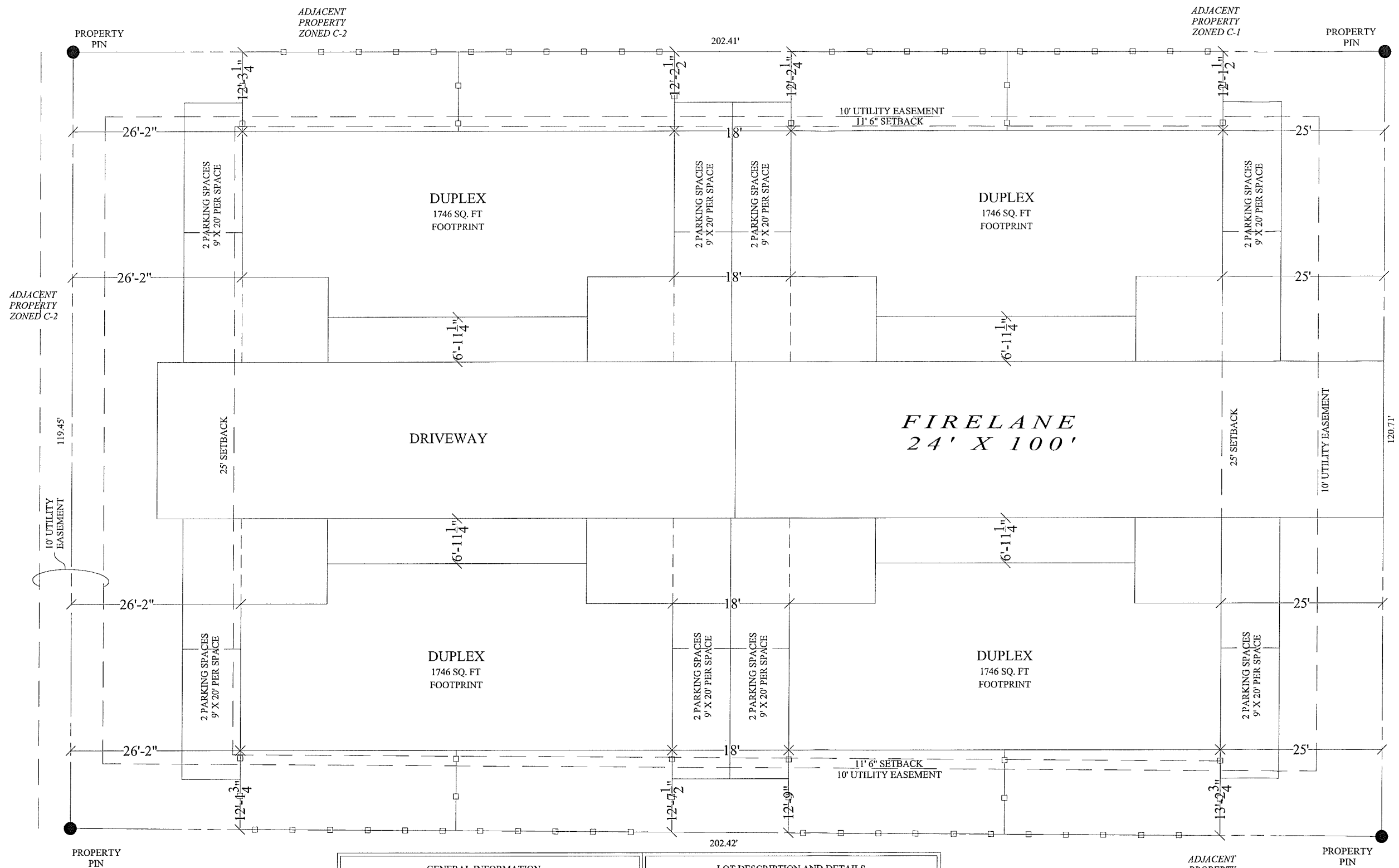


CHEN DUPLEX #2

TBD BROUGHTEN STREET
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

BROUGHTON STREET



<u>GENERAL INFORMATION</u>		<u>LOT DESCRIPTION AND DETAILS</u>	
<u>LOT DESCRIPTION:</u> J. B. MCANAIR SURVEY ABSTRACT NO. 763 LOT 2 0.558 ACRES 24,305 SQ. FT.	<u>LANDSCAPE AREA:</u> 8,507 SQ. FT.	LOT 2 .558 ACRES 24,305 SQ. FT. 100% LOT COVERAGE	<u>PARKING & DRIVEWAY:</u> 8,814 SQ. FT. 36% LOT COVERAGE
	<u>REQUIRED PARKING:</u> 1 SPACE PER BEDROOM 24 SPACES TOTAL		<u>LANDSCAPE:</u> 8,507 SQ. FT. 35% LOT COVERAGE
<u>ZONING:</u> CURRENTLY ZONED C-2 PROPOSED ZONING R-2	<u>PARKING PROVIDED:</u> 24 SPACES TOTAL (1 CAR GARAGE AND 2 ADDITIONAL SPACES PER UNIT)	<u>BUILDING FOOTPRINT:</u> 6,984 SQ. FT. 29% LOT COVERAGE	
<u>HARD SURFACE AREA:</u> 15,798 SQ. FT.			

DATE _____

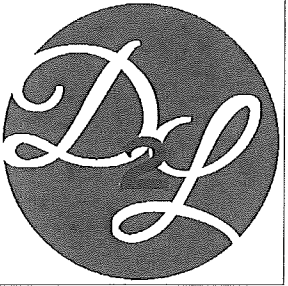
02/26/18

SHEET

SITE

SCALE

$$1/16'' = 1'$$



- NOTES:
- CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
 - DUPLEX TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
 - DUPLEX TO BE BUILT PER 2015 IRC CODES.
 - IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
 - ALL CEILINGS ARE 8'.
 - DUPLEX IS BUILT WITH 15" BETWEEN FLOORS.
 - DUPLEX TO BE BUILT WITH A 1-4 HOUR FIRE WALL BETWEEN UNITS AND A 13D SPRINKLER SYSTEM.

SQUARE FOOTAGE PER UNIT:
DOWNSTAIRS: 550
UPSTAIRS: 823
TOTAL HEATED: 1373

GARAGE: 304
FRONT PORCH: 19
STOOP: 16

MAXIMUM JOIST SPANS (16" O.C.)
2X8 10' 6"
2X10 15' 2"
2X12 18' 0"

PLAN DESIGNER:
DREAM TO LIFE DESIGNS
D2LDESIGNS@YAHOO.COM
903.267.1284



CHEN DUPLEX #2

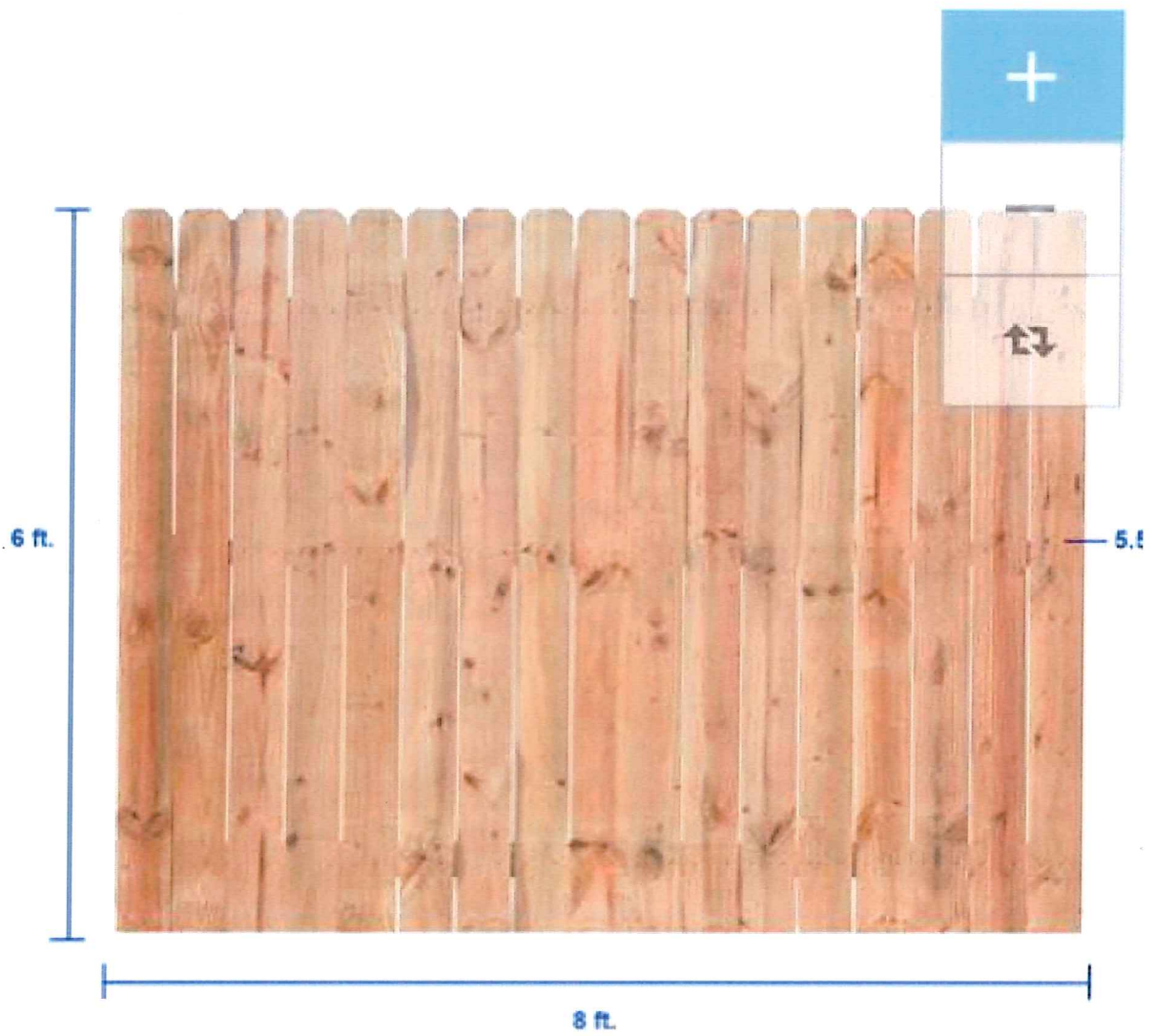
TBD BROUGHTEN STREET
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE
02/26/18

SHEET
ELEVATIONS

SCALE
1/8" = 1'



Measurements shown are actual panel height, actual panel width and actual picket width

CHAT



STAFF REVIEW LETTER

March 15, 2018

Shou-Hung Chen
Tao-Min Chen
2008 Post Oak Dr.
Sherman, TX 75092

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

D2L Designs, LLC
DBA Dream to Life Designs
PO Box 828
Tom Bean, TX 75489

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-2 (Multi-family Residential) District and site plan approval for four duplexes for the property located at 1522 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 27, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only.
8. Review the zoning and development ordinance for additional requirements.
9. 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:

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
12. Trash pick-up will be on Broughton Street only.
13. Parking will be permitted on private property only.
14. Verify fire lane and fire hydrant requirements with Fire Marshall.

15. Water and sewer pro-rata will be due at the time of development.
16. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,



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

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

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



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

22.

Meeting Date: 03/27/2018

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

Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map
