

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 19, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 8 & 12)**
5. **1300 NORTH BROUGHTON STREET**
The request of MJLM Holdings, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1300 North Broughton Street, being 0.341 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.155 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lot 1 of the proposed Maverick Addition, Phase Two, to allow a 51.87 lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Final Plat approval of Maverick Addition, Phase Two
6. **205 & 215 EAST BROCKETT STREET**
The request of Mae Lou Wright (Owner), Ralph & Rosalind Holt (Representatives) and Preston Trail Land Surveying (Surveyor) concerning the property located at 205 and 215 East Brockett Street, being all of Lots 3 and part of Lots 4, 5 and 6, Block 4, Bond's Supplement Number Two, containing 0.392 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Zone change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

7. **1317 SOUTH SAM RAYBURN FREEWAY**
The request of Sherman Collison Repair, LLC (Owner) and Terry Moore (Representative) concerning the property located at 1317 South Sam Rayburn Freeway, being Lot 1 of the SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street Right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition, as follows:
Board of Adjustments
 - Exception under Ordinance No. 2280, Section 6.8.2 Subsection (4)(b) to allow a metal building in lieu of required masonry in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
 - Exception under Ordinance No. 2280, Section 6.8.2 Subsection (5)(c) to allow overhead doors facing the highway in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.***Planning and Zoning Commission***
Amending the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automobile Body Repair Shop for Sherman Collision Repair in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
8. *** 2122 SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of East Sherman Baptist Church (Owners), Bluestone Partners (Developer/Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2122 South FM 1417 (Heritage Parkway), being 9.524 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Replat approval of Lot 1 of the Amended Plat of the Haliburton Addition.
9. **1304 WEST LAMAR STREET**
The request of The City of Sherman (Owners), Hidell Associates Architects (Architect) and Eikon Consultant Group, LLC (Structural Engineer) concerning the property located at 1304 West Lamar Street, being 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 16' front setback for an addition to the Westhill Cemetery and Parks Maintenance Building in lieu of required 25' in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Site plan approval for an addition to the Westhill Cemetery and Parks Maintenance Building
10. **4612 TEXOMA PARKWAY**
The request of MLJ Real Estate LP (Owners), Randy Vickers, Berry Companies, Inc. (Prospective Buyer) and Cox Land Surveying (Surveyor) concerning the property located at 4612 Texoma Parkway, being 2.698 acres in the W. F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used compact and construction equipment sales, parts, rentals, and service with displays in a C-2 (General Commercial) District.

11.

5217 NORTH TRAVIS STREET

The request of Ryan Family Trust (Owners) and Brandon Miller (Prospective Buyer) concerning the property located at 5217 North Travis Street, being 6.635 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3 Subsection (6) to allow a combination of brick, stone, stucco, siding and corrugated standing seam metal in lieu of the required masonry for The Lofts at Liberty Hill Apartments in an R-2 (Multi-family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3 Subsection (7) to allow a wrought iron or cedar fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3 Subsection (4) to allow 238 parking spaces in lieu of the required 312 for The Lofts at Liberty Hill Apartments in an R-2 (Multi-family Residential) District.

Planning and Zoning Commission

Zone change and site plan approval for The Lofts at Liberty Hill Apartments under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

12.

*** 2900 BLOCK FALLON DRIVE**

The request of Datavault Joint Venture (Owners), Holtman Designworks (Developer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2900 Block Fallon Drive, being all of Lot 2, Block 1, Midway Industrial Park Addition and a portion of Midway Drive, containing 70.76 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition, Lots 2R, 6 and 7, Block 1, a Replat of Lot 2, Block 1, Midway Industrial Park Addition.

13.

709 NORTH MONTGOMERY STREET

The request of DP Capstone LLC (Owners), and Austin and David Hoover (Representatives) concerning the property located at 709 North Montgomery Street, being part of Lot 2, Block 3, Bond's 2nd Addition, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4) to allow 32.65% masonry (limestone, CMU, burnished Block, etc.) on the lower half of the building with the upper portion being lap style siding (Architectural vinyl, hardie or boral) in lieu of required 60% in an R-1 (One Family Residential) District/College Park Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4) to allow an attached carport in an R-1 (One Family Residential) District/College Park Overlay District.

14.

ADJOURNMENT

15.

OVERALL LOCATION MAP

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on March 14, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of March, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 03/19/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR FEBRUARY 19, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

February 19, 2019 Draft Minutes

STATE OF TEXAS §

February 19, 2019

COUNTY OF GRAYSON §

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

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

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:02 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the January 22, 2019 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Wood. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 9, 10, 12, 15 & 18)

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

CONSENT AGENDA

Billy Hartsfield, City of Sherman Fire Marshal requested Item #18 "Preliminary Plat approval of Washington Oaks Subdivision" be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 6, 9, 10, 12 and 15 subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ROBERT LADD HOLTON (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1744 LADD ROAD IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 1.289 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HOLTON ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

FINAL PLAT –
HOLTON ADDITION
(ETJ)

1744 LADD RD.
(ROBERT LADD
HOLTON)

The property is located at 1744 Ladd Road in the City of Sherman's extra territorial jurisdiction, the southwest corner of Ladd Road and Hog Skin Road in east Sherman. The owners would like to replat the property into one (1) 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), JOHN PIMENTEL, QUIKTRIP CORPORATION (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 3624 SOUTH U.S. HIGHWAY 75, BEING 2.027 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING A PART OF LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A QUIKTRIP CONVENIENCE STORE AND FUELING STATION

SITE PLAN –
QUIKTRIP
3624 SOUTH U.S.
HIGHWAY 75
(QUIKTRIP
CORPORATION)

The property is located at 3624 South U.S. Highway 75, the northwest corner of South Highway 75 and West FM 1417 (Heritage Parkway) and is located in the Blalock Industrial Park. QuikTrip currently has the property under contract and is proposing to construct a 5,000 square foot QuikTrip convenience store with 20 fueling stations for retail motor fuel sales. The exterior finish will be brick with stone trim. Forty-seven parking spaces will be provided. It will operate 24 hours a day, seven days a week. 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

THE REQUEST OF JAMES AND TINA HARMON AND JERRY O & SHERYL L. VAUGHAN REVOCABLE LIVING TRUST (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 3014, 3018 AND 3022 PRESTON CLUB DRIVE, BEING 0.764 ACRES IN THE DANIEL BICKENBACH SURVEY,

REPLAT – PRESTON
CLUB, THE
CLASSICS
SUBDIVISION,
BLOCK 1, LOTS 7R &
9R

ABSTRACT NO. 128 AND ALL BLOCK 1, LOTS 7, 8 & 9, PRESTON CLUB, THE CLASSICS SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT PRESTON CLUB, THE CLASSICS SUBDIVISION, BLOCK 1, LOTS 7R & 9R

3014, 3018, & 3022
PRESTON CLUB
DRIVE
(JAMES/TINA
HARMON &
JERRY/SHERYL
VAUGHAN TRUST)

The properties are located at 3014, 3018 and 3022 Preston Club Drive and is zoned an R-1 (One Family Residential) District. The owners would like to replat three lots into two 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.

REPLAT

THE REQUEST OF ANGEL RIDGE PROPERTIES, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 8001 SOUTH U.S. HIGHWAY 75, BEING 10.254 ACRES IN THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1 AND 2, DAVIDSON ADDITION.

REPLAT – LOTS 1 &
2, DAVIDSON
ADDITION
8001 SOUTH U.S.
HIGHWAY 75
(ANGEL RIDGE
PROPERTIES, LLC)

The property is located at 8001 South U.S. Highway 75 between Shepherd Drive and FM 902. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. The owners would like to replat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SWBE LLC AND YOUNG ENTERPRISES, LP (OWNERS), JONES CARTER ENGINEERING (CIVIL ENGINEER/SURVEYOR) AND WES JOHNSTON (DEVELOPER) CONCERNING THE PROPERTY LOCATED AT 1611 NORTH U.S. HIGHWAY 75, BEING 1.690 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND LOT 4B, OF THE REPLAT OF LOT 4, BLOCK 1, CRESCENT OAKS PLAZA AND, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 4B, BLOCK 1, CRESCENT OAKS PLAZA.

REPLAT – LOT 4B,
BLOCK 1, CRECENT
OAKS PLAZA
1611 N. U.S. HWY. 75
(SWBE LLC &
YOUNG
ENTERPRISES, LP)

The property is located at 1611 North U.S. Highway 75 between Taylor Street and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufactured) District and also located in the O-1 (75 & 82 Overlay) District. The owners would like to replat the

property into one lot 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.

TEMPORARY USE PERMIT

THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

RENEW TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP – SNOW CONE
STAND
1802 E. HOUSTON
(SERAJ ALI)

Seraj Ali, 1809 E. Lamar, Sherman, TX

Mr. Ali appeared to represent the request and answer any questions. The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

Chairman Mahone asked Scott Shadden, Director of Developmental Services if there had been any complaints at this location.

Mr. Shadden responded, “no complaints have been received for this address.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow a snow cone stand in a C-1 (Retail Business) District at 1802 East Houston Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

THE REQUEST OF KELVIN HOANG (OWNER), GREG EDWARDS, ENGINEERING SERVICES, INC. (CIVIL ENGINEERS) AND PRESTON TRAIL LAND SURVEYING

VARIANCES- LOT
WIDTHS

(SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4500-4600 BLOCKS OF QUAIL RUN ROAD, BEING, AS FOLLOWS:

4500-4600 BLKS.
QUAIL RUN RD.
(KELVIN HOANG)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS OF THE PROPOSED QUAIL RUN ADDITION, PHASE ONE:

LOT 11, BLOCK A – 32.42' LOT WIDTH

LOT 13, BLOCK A – 51.42' LOT WIDTH

LOT 22, BLOCK B – 51.17' LOT WIDTH

LOT 23, BLOCK B – 40.01' LOT WIDTH

LOT 24, BLOCK B – 51.54' LOT WIDTH

LOT 33, BLOCK B – 54.08' LOT WIDTH

LOT 34, BLOCK B – 40.01' LOT WIDTH

LOT 35, BLOCK B – 57.25' LOT WIDTH

LOT 35, BLOCK D – 51.97' LOT WIDTH

IN LIEU OF THE REQUIRED SIXTY (60) FOOT LOT WIDTH IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

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

Mr. Noah appeared to represent the request and answer any questions. The properties are located in the 4500-4600 blocks of Quail Run Road between Cormorant Drive and Tejas Drive. The property is zoned an R-1 (One Family Residential) District.

Mr. Noah explained, "this is an existing plat that was previously approved over a year ago. The variance request is for cul-de-sac lots for nine lots in the proposed Quail Run Addition, Phase One. They are requesting a narrower front on the cul-de-sac bubble, they all have the width at the building setback."

Wilton Hebert, 902 S. Cormorant Drive, Sherman, TX

Mr. Hebert explained he lives behind this project and was concerned with the noise in developing this subdivision. "They work fourteen hours a day; they are not very good neighbors. They could have designed this subdivision without cul-de-sacs; they are just trying to cram more houses in there. They are supposed to have a ten-foot easement in between each house for insurance purposes; how are they going to have that ten-foot between each house. This will devalue my property."

Chairman Mahone asked Mr. Hebert to take that up with City Hall.

Mr. Shadden explained the setback is ten percent on the side setbacks.

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the variances for the lot widths on Lots, 11 and 13, Block A, Lots 22, 23, 24, 33, 34 and 35, Block B and Lot 35, Block D of the proposed Quail Run Addition, Phase One subject to the Staff Review Letter for the property in the 4500-4600 Blocks of Quail Run Road. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF EVERGREEN EQUITY CORPORATION (OWNERS) AND KEITH ZETZER, (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1800 TEAGUE DRIVE, BEING LOTS 1, 2, 3 AND PART OF 4, BLOCK 2, TEAGUE INDUSTRIAL PARK, UNIT 2 AND 1.18 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW AN 8' SETBACK ALONG THE TEAGUE DRIVE PROPERTY LINE IN LIEU OF THE REQUIRED 15' AND AN 8' SETBACK FROM THE GRAND AVENUE PROPERTY LINE IN LIEU OF THE REQUIRED 10' FOR A 50 SQUARE FOOT, 5' TALL DIGITAL MONUMENT SIGN IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Keith Zetzer, 3403 Meadow Creek Ln., Sachse, TX

Mr. Zetzer appeared to represent the request and answer any questions. The property is located at 1800 Teague Drive, the northeast corner of Grand Avenue and Teague Drive. The property is zoned an M-1 (Light Manufacturing) District. An exception to allow an additional freestanding monument sign for Merrill Lynch Wealth Management was approved by the Planning and Zoning Commission February 19, 2008; that sign still remains.

Mr. Zetzer explained, "the owners have just finished a building remodel at 1800 Teague Drive and this is an addition to that. There was an existing monument sign at the corner of Grand Avenue and Teague Drive; it was removed and they would like to replace it with a fifty square foot, five-foot tall digital monument sign. The sign was in a similar spot; in 1984, it was previously approved for a variance and this one is going in a very similar location, the direction is changing to allow them to have a front and rear side digital." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, "why they are requesting a variance; it looks like you have room to move it back."

VARIANCE – SIGN
SETBACK
1800 TEAGUE DR.
(EVERGREEN
EQUITY
CORPORATION)
(DENIED)

Mr. Zetzer explained, “we did a survey and the sign would end up in the parking lot to meet code; there is not a spot on the premises that we could actually meet code. The way the parking lot is laid out there is no way the sign will meet the setback requirements.

Chairman Mahone explained, “it looks like you are requesting an eight-foot setback from each property line; how far back from the curb do you think that would be.

Mr. Zetzer explained, “it’s about eighteen foot in each direction. The new sign will be roughly a foot in front of the old sign.”

Chairman Mahone explained, one of the things we think about is driving and if the driver can see clearly at the intersection; that is one of the reasons for the setback, if this was moved back a little, the sign would not be obstructing the view at the corner.”

Mr. Zetzer explained, “the problem with that is, the LED on the back of the sign; you would not be able to see the LED on the back of the sign. I spoke with the Developmental Services Department yesterday and they said it usually requires fifteen foot from the property line.”

Mr. Shadden explained, “fifteen-foot down the property line each way and make a triangle and that creates a triangular line of site for intersections to try to keep it clear.”

Commission Member Davis felt there is room to move the sign back out of the line of traffic view.

Mr. Zetzer explained, he felt “there was a concern with the visibility of the back of the sign, if we set it back further, you will not be able to see the back of the sign if they set it too far back.”

Commission Member Wood explained, “looking at the site plan there is plenty of room to move the sign back.”

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

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for a variance to allow an 8’ setback along the Teague Drive property line in lieu of the required 15’ and an 8’ setback from the Grand Avenue property line in lieu of the required 10’ for a 50 square foot, 5’ tall digital monument sign in an M-1 (Light Manufacturing) District located at 1800 Teague Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE & FINAL PLAT

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (1), BEING 0.155 ACRES IN THE J.B.
MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING LOT
1 OF THE PROPOSED MAVERICK ADDITION, PHASE TWO,
TO ALLOW A 51.87 LOT WIDTH IN LIEU OF THE REQUIRED
SIXTY (60) FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL)
DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MAVERICK ADDITION, PHASE
TWO

VARIANCE – LOT
WIDTH

FINAL PLAT –
MAVERICK
ADDITION, PHASE 2
1300 N. BROUGHTON
ST.

(MJLM HOLDINGS,
LLC)

(TABLED)

No one was present to represent the request.

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

Planning & Zoning Commission
ACTION TAKEN.

Motion by Commission Member Downtain to table the
variance and Final Plat of Maverick Addition, Phase
located at 1300 North Broughton Street. Second by
Vice-Chairman Elliott.

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

VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF CALADIUM INVESTMENTS, LLC
(OWNERS) AND JOE GILBERT
(REPRESENTATIVE) CONCERNING THE PROPERTY
LOCATED AT 103 AND 105 WEST MCGEE STREET, BEING
THE SOUTH 82' OF LOT 16 AND THE SOUTH 82' OF THE
EAST 25' OF LOT 15, BLOCK 1 OF W.M. SHANNON'S
SUPPLEMENT, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (1) TO ALLOW A 10' REAR SETBACK (WEST
PROPERTY LINE) IN LIEU OF THE REQUIRED 25' IN AN R-1
(ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR
SETBACK
103/105 W. MCGEE
ST.
(CALADIUM
INVESTMENTS, LLC)

Joe Gilbert, 801 E. Taylor Street, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 103-105 West McGee Street; the northwest corner of Travis and McGee Streets. The property is zoned an R-1 (One Family Residential) District and was approved for a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District. A variance was approved to allow a 20' rear setback at the September 18, 2018, Planning and Zoning Commission Meeting.

Mr. Gilbert explained, "we came before the board a couple of months ago for site plan approval for a duplex and thought we had covered all the bases we needed to start this project, however there was some confusion on the corner lot. Even though we are going to face the duplex on McGee Street, the front and rear setbacks are considered off of Travis Street. We got our foundation ready and failed the stringline inspection, so we are back before the board to ask for a variance to allow a 10' rear setback (west property line) for the duplex; which will be the side of the duplex. I would like to clarify the setbacks for the duplex to make sure we have everything covered." He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained according to the site plan, the setbacks are: twenty-foot off McGee Street, thirty-two foot off Travis Street, ten foot off the north and twenty foot off the west property lines. The only variance you need is off the west side for 10 foot; which is the request tonight."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 10' rear setback (west property line) for the property located at 103/105 West McGee Street subject to the Staff Review Letter. Second by Commission Member Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED.

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

SPECIFIC USE PERMIT

THE REQUEST OF PAUL LANE (OWNERS) AND BRIAN RODER (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 5110 MARSHALL STREET, BEING 3.39 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SUP – BOTTLING
WORKS FOR B4C
DISTILLERY
5110 MARSHALL ST.
(PAUL LANE)

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW BOTTLING WORKS FOR B4C DISTILLERY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Brian Roder, 976 CR 1200, Savoy, TX

Mr. Roder appeared to represent the request and answer any questions. The property is located at 5110 Marshall Street between Hilltop Drive and Fallon Drive. The property is zoned an M-1 (Light Manufacturing) District. An exception to allow freight truck driveway parking as a rock area instead of asphalt or concrete was approved November 9, 1982 by the Planning and Zoning Commission.

Mr. Roder explained he is requesting a Specific Use Permit to allow bottling works for B4C Distillery, a family owned and operated business. The distillery was established in Savoy, Texas in 1990. "The alcohol/spirits will be distilled in Savoy and transported to 5110 Marshall Street for bottling and distribution. The building has eight loading docks, four on the north and four on the west side." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if he would be distilling on the property or just bottling.

Mr. Roder explained, "the product would be distilled in Savoy, transported to Sherman, we might need to adjust the proof of the alcohol; then it is bottled and distributed out of this location. We would also be bringing in from St. Louis who sell wholesale. The property is fenced, gated and has yard lights."

Mr. Roder had a concern with the requirement for the parking lot being concrete or asphalt. "Yellow Freight has been in there for the last year and a half and that was not a requirement then."

Mr. Shadden explained, "the Specific Use Permit is what triggers the requirement to be in compliant with current ordinances."

Mr. Roder explained, "asphalt or concrete is astronomical as far as costs."

Mr. Shadden explained, "you would have to come back for a variance or we could meet with you tomorrow to talk about the parking lot."

David Lane, 5110 Marshall St., Sherman, TX

Mr. Lane explained, "it is asphalt; it may just have a few holes in the parking lot."

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

ACTION TAKEN.

Motion by Commission Member Sims to approve the Specific Use Permit to allow bottling works for B4C Distillery in an M-1 (Light Manufacturing) District at 5110 Marshall Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES & REPLAT

THE REQUEST OF SAM LORIA (OWNER) AND STEVE HERLINGER, TILLMAN INFRASTRUCTURE (APPLICANT/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 605 EAST PECAN STREET, BEING 0.574 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(1)(C) TO ALLOW A 124' TALL WIRELESS MONOPOLE CELL TOWER IN LIEU OF THE ALLOWED 100' IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(1)(C)(IV) TO ALLOW A WIRELESS MONOPOLE CELL TOWER TO BE 40' FROM NORTH PROPERTY LINE, 10' FROM THE EAST PROPERTY LINE, AND 48' FROM THE WEST PROPERTY LINE IN LIEU OF THE REQUIRED 124' FROM ANY PROPERTY LINE IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

VARIANCE – HEIGHT
OF CELL TOWER

EXCEPTION –
SETBACKS FROM
PROPERTY LINES

605 E. PECAN ST.
(SAM LORIA)

(TABLED)

Steve Herlinger, 3420 Country Club Rd., Carrollton, TX

Mr. Herlinger appeared to represent the request and answer any questions. He requested this item be tabled until the next meeting to allow time to address some of the concerns on the Staff Review Letter.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request for the variance to allow a 124' tall wireless monopole cell tower and exception to allow the cell tower to be 40' from the north property line, 10' from the east property line and 48' from the west property line in lieu of the required 12' in an M-2 (Heavy Manufacturing) District at 605 East Pecan Street. Second by Commission Member DOWNTAIN.

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

VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

REPLAT & VARIANCES

THE REQUEST OF JOHN & ZAIDA BURDETT AND TAMMY REEDER SALAS AKA TAMMY RAY (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1318 NORTH LUCKETT STREET AND 1322 EAST TUCK STREET, BEING PART OF LOT 1 AND ALL OF LOT 2, BLOCK 5, MILDRED HEIGHTS ADDITION, CONTAINING 0.334 ACRES IN THE C. CARTE SURVEY, ABSTRACT NO. 229, AS FOLLOWS:
BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1), BEING 0.177 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING LOT 2R OF THE PROPOSED REPLAT OF MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R & 2R, TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED SIXTY (60) FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1), BEING 0.157 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING LOT 1R OF THE PROPOSED REPLAT OF MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R & 2R, TO ALLOW A 11' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 25', A 5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 6.8' FOR AN EXISTING DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) AND (1)(C)(2), BEING 0.157 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING LOT 1R OF THE PROPOSED REPLAT OF MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R & 2R, TO ALLOW A 0.3' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 5' AND A 3.6' SETBACK FROM THE MAIN STRUCTURE FOR AN EXISTING STORAGE BUILDING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R AND 2R.

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

Mr. Noah appeared to represent the request and answer any questions. The property is located at 1318 North Lockett Street and 1322 East Tuck Street, the southwest corner of Lockett and Tuck Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District.

VARIANCE – LOT
WIDTH
(1318 N. LUCKETT
ST.)

VARIANCE – FRONT
& SIDE YARD
SETBACKS FOR
MAIN STRUCTURE
(1322 E. TUCK ST.)

VARIANCE –
SETBACKS FOR
ACCESSORY BLDG.
(1322 E. TUCK ST.)

REPLAT – MILDRED
HEIGHTS ADDITION,
BLOCK 5, LOTS 1R &
2R

1318 N. LUCKETT &
1322 E. TUCK
(JOHN/ZAIDA
BURDETT & TAMMY
RAY)

Mr. Noah explained, “there are two existing properties, the Burdett’s purchased Lot 2 at 1318 North Lockett Street, when we did the survey for that lot, we discovered the rear portion of the lot had been occupied by the owner at 1322 East Tuck Street, which is the part of Lot 1. The owner of that lot, Tammy Ray explained she had received verbal permission from the previous landowner, she was told to go ahead and take it and she did. She installed a metal storage building on a concrete slab, it is right up against the fence line.”

“The Burdett’s would like to clean this situation up, they would like to give Ms. Ray the rear fifty-feet of their lot, so that she can keep using that area and they would be able to resell the lot as investment property; to do that, a replat is required. All the variances cover the existing structures. The house at 1322 East Tuck Street was built in 1960, the west 70 or 80 feet was severed out about the same time, one lot was split by metes and bounds. The rear portion of the lot was absorbed into her lot in 2000, by looking at aerial photos. The variance for the Lot 2 is for the lot width, it is an old subdivision which allowed fifty-foot lot widths and current zoning requires sixty-foot. They had seen the Staff Review Letter and would abide by the recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the variances or Replat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the variances to allow a 50’ lot width on the proposed Lot 2R of the Replat of Mildred Heights Addition, Block 5, Lots 1R and 2R at 1318 North Lockett Street and to allow a 11’ front yard setback, a 5’ side yard setback for the existing dwelling and a 0.3’ side yard setback and a 3.6’ setback from the main structure on the proposed Lot 1R at 1322 Tuck Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Replat of Mildred Heights Addition, Block 5, Lots 1R and 2R at 1318 North Lockett and 1322 Tuck Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF WASHINGTON BEND, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3000 BLOCK OF WEST WASHINGTON STREET, BEING 22.553 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF WASHINGTON OAKS SUBDIVISION.

PRELIMINARY PLAT
– WASHINGTON
OAKS SUBDIVISION
3000 BLOCK W.
WASHINGTON
(WASHINGTON
BEND, LLC)

Gary Corley, 108 N. Travis, Sherman, TX

Mr. Corley appeared to represent the request and answer any questions. The property is located in the 3000 block of West Washington Street between Timber Creek Road and Cinrose Lane. The property is zoned an R-1 (One Family Residential) District.

Mr. Corley explained he has new drawings for the Preliminary Plat. The Fire Marshal requires two exit points in the subdivision, so the new drawing reflects that. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained the plat that was submitted does not match what you are giving us tonight. Are we able to make a recommendation on this plat since it was not advertised?

Clint Philpott, Director of Engineering explained, “this is a Preliminary Plat; they will come back with a Final Plat to submit to the Planning and Zoning Commission and City Council. Preliminary Plats are not filed at the County Courthouse.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Preliminary Plat of Washington Oaks Subdivision in the 3000 Block of West Washington Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

DRAFT ORDINANCE FOR A PLANNED DEVELOPMENT ORDINANCE

OTHER BUSINESS –
DRAFT ORDINANCE
FOR A PLANNED
DEVELOPMENT

At the November 20, 2018, Planning and Zoning Commission Meeting, a subcommittee was appointed to meet and hear a presentation and create a draft ordinance to present to the Planning and Zoning Commission and make recommendations to the City Council to adopt a planned development ordinance which would be for large mixed use developments. Chairman Mahone appointed: Clay Mahone, Eric Elliott and Shawn Davis.

Mr. Shadden explained, “this ordinance is intended to facilitate the planning, design and development on large tracts that cannot be adequately accommodated in other zoning districts. Greater flexibility and creativity to encourage design plans unique to individual projects. These type of developments have been done in Plano, Frisco and McKinney. Some of the highlights of the ordinance are:

Minimum Qualifications:

- Minimum Size - 200 acres
- Mix of Land Uses – 2 housing types (single-family, attached housing/townhouse or multi-family)
- Retail, office, business/employment
- Public Destination – large park, public plaza, town center, school/library or similar community gathering place.

Development Criteria:

- Consistent with the Comprehensive Plan
- Enhanced Project Design – Exceed minimum regulatory standards, Compatible with surrounding neighborhoods relative to architectural design, scale, building height, historical character and orientation of buildings.
- Land uses, buildings, streets, open space, pedestrian circulation and landscape should be arranged to produce an orderly and creative layout.
- Streets shall be designed with enhancements to the pedestrian realm including sidewalks and shared-use paths separated from vehicular movement with a vegetated parkway buffer and street trees.
- Residential and non-residential building design should have architectural elements such as masonry and finishes.
- Open spaces for use as community gathering places and recreational resources.
- Amenities such as trails, seating, shade and lighting.

It is a mixed-use development and allows the developer to market their property for flexibility of how it is developed. The developer would put their plan together for review and it would be sent to a third party for review prior to the Planning and Zoning Board, they would see that it complies with the ordinance. The development will then be heard by

the Planning and Zoning Commission and they will make a recommendation to the City Council.”

Commission Member Downtain asked, “was there an existing document from one of those other municipalities that was mentioned that was used as a model to construct this.”

Mr. Philpott explained, “we started with several examples from other cities and talked through what we wanted at staff level and blended those together to fit Sherman.”

Mr. Shadden explained, “the company that helped develop this ordinance looked at our overlay districts, our zoning ordinances and our procedures how we come to the Planning and Zoning Commission. There is a substantial fee associated with this type of development, so they have to be serious about it when they submit.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Planned Unit Development.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Draft Ordinance for a Planned Unit Development and forward it to the City Council. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

REVIEW AMENDED ORDINANCES:

**REVIEW AMENDED
ORDINANCES**

- COLLEGE PARK OVERLAY DISTRICT UPDATE
- SPECIFIC USE PERMITS UPDATE
- PERMIT, DEVELOPMENT AND REGISTRATION FEES UPDATE
- SCREENING DEVICE (FENCE) UPDATE
- PRELIMINARY PLAT, FINAL PLAT AND REPLATTING UPDATE
- SCHEDULE OF FEES, CHARGES AND EXPENSES UPDATE
- SUBDIVISION REGULATIONS, MODIFICATION OF DESIGN REQUIREMENTS UPDATE
- MINIMUM IMPROVEMENTS AND SUBDIVISION REGULATION UPDATE
- C-2 (GENERAL COMMERCIAL) DISTRICT UPDATE

Mr. Shadden explained, “the committee met January 22, 2019 to review and amend ordinances for zoning and subdivision regulations.”

College Park Overlay District

Removes “*front entry garages are prohibited on residential structures.*”

Specific Use Permits

Removes liquor stores and pawnshops from requiring a Specific Use Permit per State Regulations.

Permit, Development and Registration Fees

Creates the Planned Development Fees – Base fee: \$10,000 plus \$20 per acre.

Screening Device (Fence)

Allows a fence or enclosure wall extending closer than twenty-five (25) feet to a front line street “*on the same side of street*” shall not exceed a height of four (4) feet.

Preliminary Plat, Final Plat, and Replatting

Removes fees and references to the approved fee schedule.

Schedule of Fees, Charges and Expenses

Removes zoning request fees from this section and provides link to the fee schedule

Subdivision Regulations, Modification of Design Requirements, Minimum Improvements and Subdivision Regulations

Update the Subdivision Ordinance for planned development.

C-2 (General Commercial) District

Adds pawns shops as a permitted use.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the amended Ordinances and forward them to the City Council. Second by Commission Member Downtain.

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

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
6:08 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 03/19/2019

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

Issue:

CONSENT AGENDA (ITEMS 8 & 12)

List of Agenda Items:

8. * 2122 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of East Sherman Baptist Church (Owners), Bluestone Partners (Developer/Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2122 South FM 1417 (Heritage Parkway), being 9.524 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Replat approval of Lot 1 of the Amended Plat of the Haliburton Addition.

12. * 2900 BLOCK FALLON DRIVE

The request of Datavault Joint Venture (Owners), Holtman Designworks (Developer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2900 Block Fallon Drive, being all of Lot 2, Block 1, Midway Industrial Park Addition and a portion of Midway Drive, containing 70.76 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition, Lots 2R, 6 and 7, Block 1, a Replat of Lot 2, Block 1, Midway Industrial Park Addition.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1300 NORTH BROUGHTON STREET

The request of MJLM Holdings, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1300 North Broughton Street, being 0.341 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.155 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lot 1 of the proposed Maverick Addition, Phase Two, to allow a 51.87 lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Final Plat approval of Maverick Addition, Phase Two

Background:

This item was tabled at the February 19, 2019, Planning and Zoning Commission Meeting. The property is located at 1300 North Broughton Street, the northwest corner of East Sycamore Street and North Broughton Street. The property is zoned an R-1 (Single Family Residential) District. The owners would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

MJLM Holdings, LLC (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

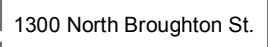
Zoning Map

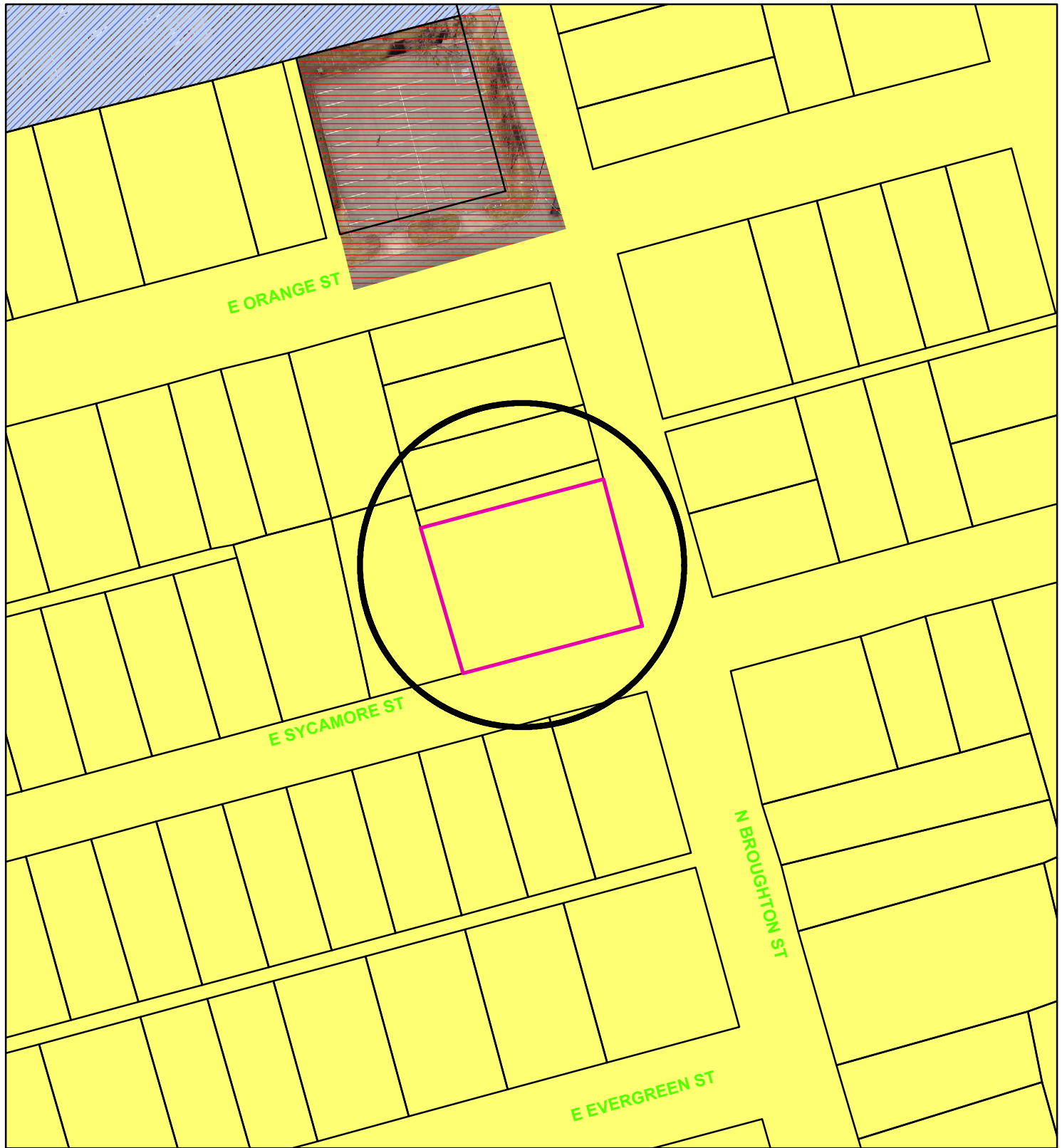
Zoning Sign Photo

Final Plat - Maverick Addition, Phase Two

Variance

Staff Review Letter





Zoning - 1300 North Broughton Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

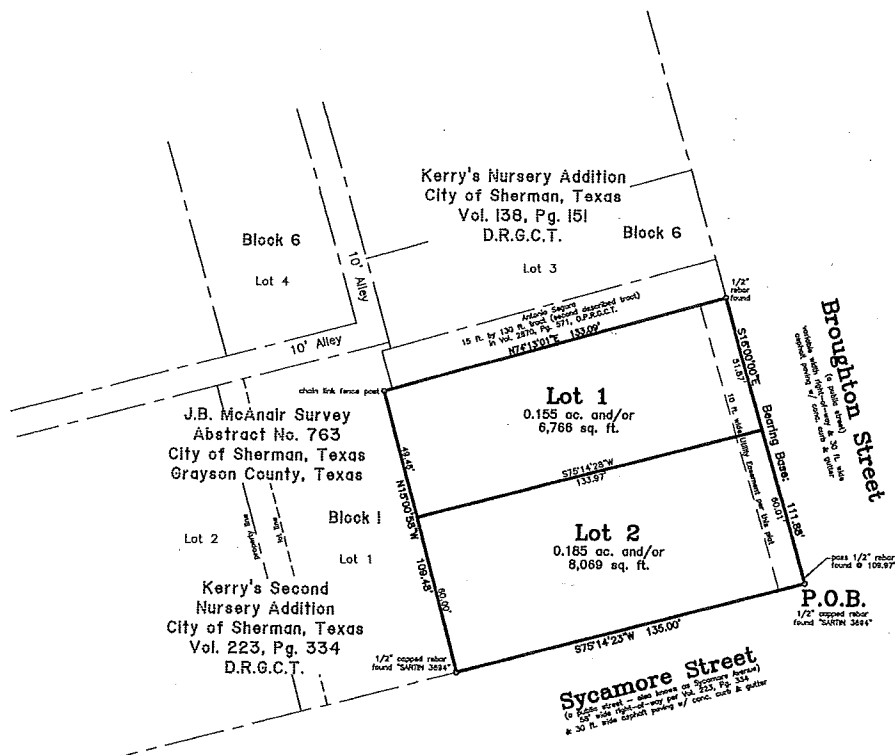
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1300 North Broughton Street





Maverick Addition, Phase Two to the City of Sherman, Texas 0.341 Acres

in the

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

General Notes:

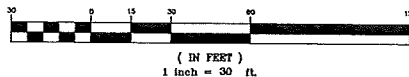
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway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

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

Owner:
MJLM Holdings, LLC
110 S. Houston Avenue
Sherman, Texas 75090

Job No. CGS290119

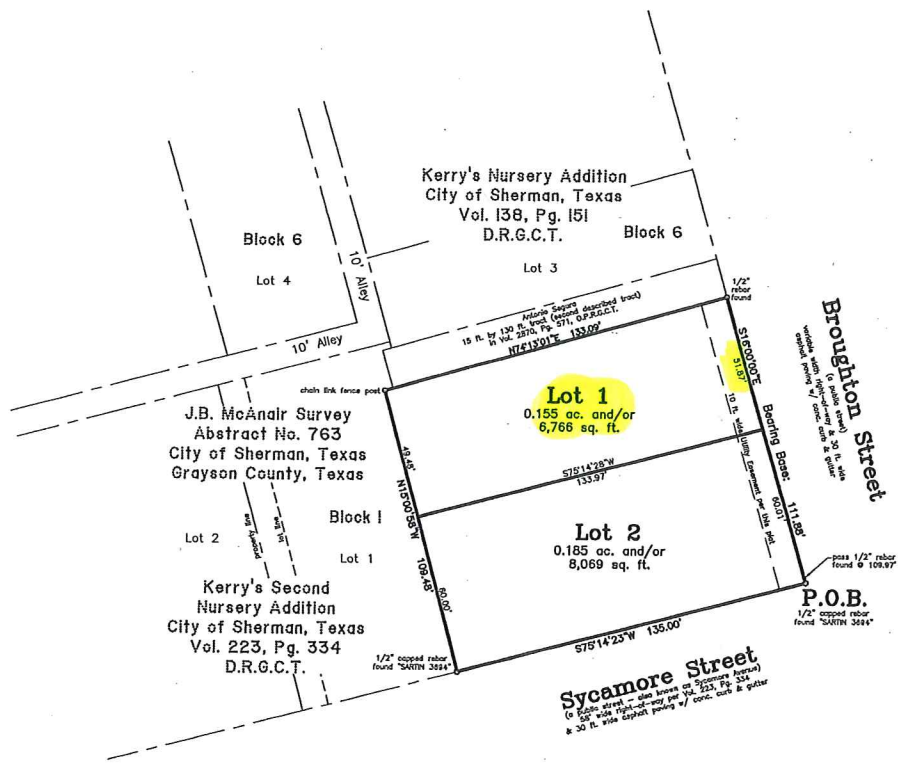
GRAPHIC SCALE



Site Location

(not to scale) 91





Maverick Addition, Phase Two to the City of Sherman, Texas 0.341 Acres

in the

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

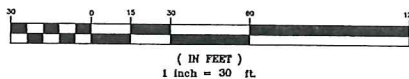
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plot hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 23, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Owner:
MJLM Holdings, LLC.
110 S. Houston Avenue
Sherman, Texas 75090

Job No. CGS290119

GRAPHIC SCALE



Site Location

(not to scale) 91



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



STAFF REVIEW LETTER

March 11, 2019

MJLM Holdings, LLC
110 S. Houston Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Maverick Addition, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Individually prepared and recorded Private Sanitary Sewer Easements required to serve both lots with City sewer. Show locations of said Private Sanitary Sewer Easements and note recording information on plat. Sewer is not available unless Private Sanitary Sewer Easements are granted across private property.
6. Minimum street frontage is 60 feet, minimum lot area is 6,000 square feet.
7. General Notes Nos. 6 & 8 should read City of Sherman rather than Grayson County.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



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

6.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

205 & 215 EAST BROCKETT STREET

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

Planning and Zoning Commission

Zone change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

Background:

The property is located at 205 and 215 East Brockett Street, the northeast corner of Walnut and Brockett Streets. The property is zoned a C-1 (Retail Business) District and was formerly Wayside Florist before it was destroyed by fire in 2008. The owners would like to rezone the property to an R-1 (One Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Mae Lou Wright (Owner)

Ralph & Rosalind Holt (Representatives)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

and

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

Number of notices mailed:

20

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Survey

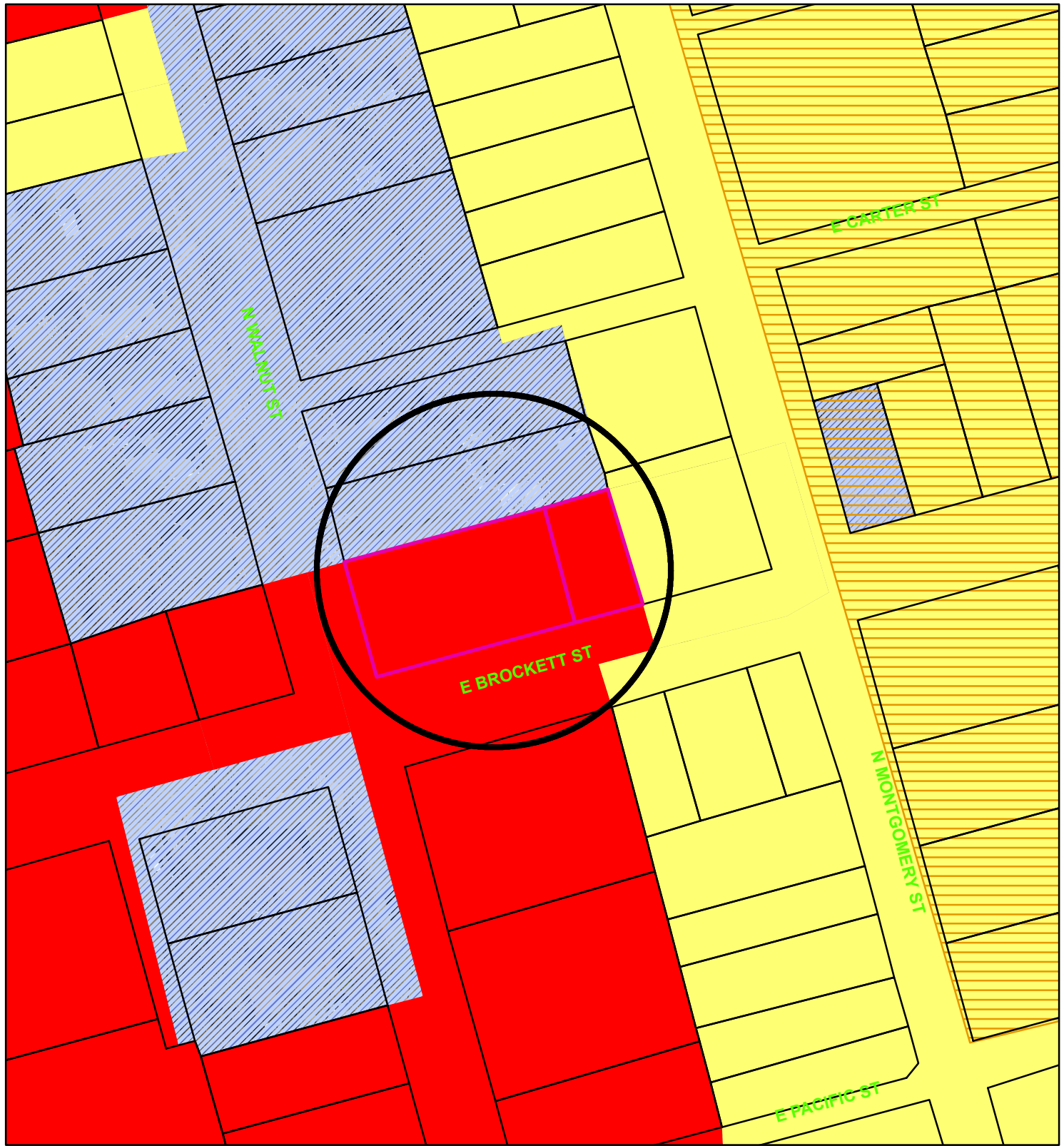
Staff Review Letter



205 & 215 E. Brockett Street



1 in = 400 ft



Zoning - 205 & 215 E. Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

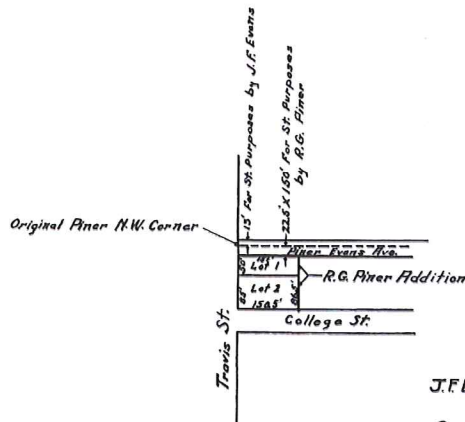
1 in = 100 ft

205 E. Brockett Street

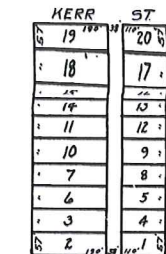
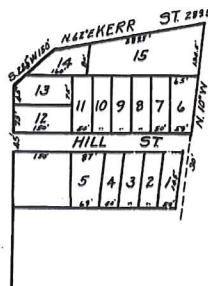


215 E. Brockett Street

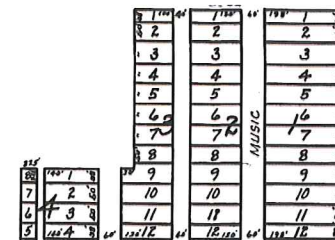




J.F. EVAN'S ADDITION
TO
CITY OF SHERMAN
VOL. 166 PAGE 112

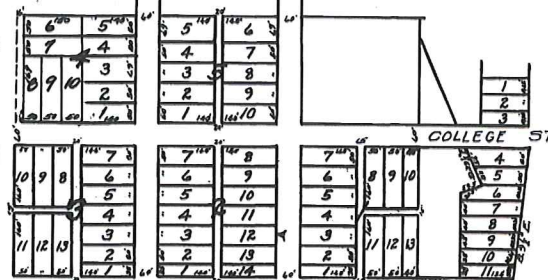


J.Q.A. CARTER'S ADDITION
TO
CITY OF SHERMAN
VOL. 35 PAGE 546



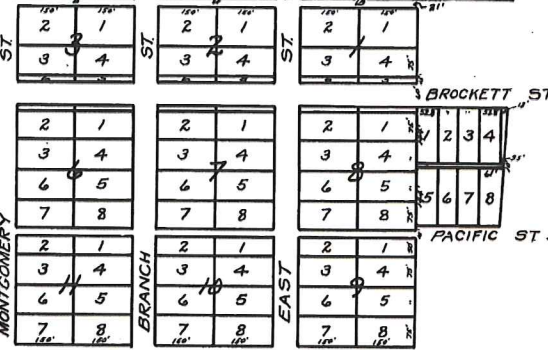
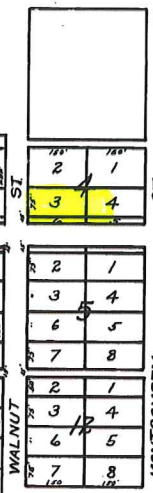
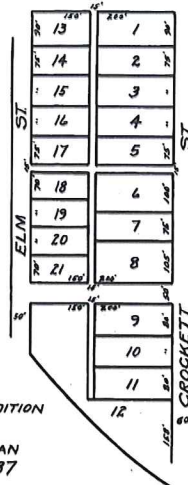
VEAL & ALFORD'S ADDITION
TO
CITY OF SHERMAN
VOL. 43 PAGE 200

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



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

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



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

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

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

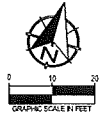
J.B. MCANAIR SURVEY
ABSTRACT NO. 763

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

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

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

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



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

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

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

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

CURRENT ZONING: R-1 ONE FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: C-1 RETAIL BUSINESS DISTRICT

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

ASPHALT

CONCRETE
SLAB

REMAINDER OF
LOT 5
S 74°05'49" W 201.56'

REMAINDER OF
LOT 5
S 74°05'49" W 197.32'

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

EAST PECAN STREET

LEGEND

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

GENERAL NOTES:

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

LAND DESCRIPTION:

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

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

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

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

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

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

PRELIMINARY

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

ZONING EXHIBIT
0.392 OF AN ACRE

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

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Patterson, TX 75076
www.prestontrailandsurveying.com
903-786-6026

18PLS Film No.
10194175

Drawn by: GBN
Checked by: BNH

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

Project No. 190077
Sheet No. 1 of 1

STAFF REVIEW LETTER

March 12, 2019

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

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

Rosalind Holt
502 E. Centennial
Sherman, TX 75090

Dear Applicants,

The request for zone change approval from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located at 205 and 215 East Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District 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. Parking is permitted on paved surfaces only (concrete and asphalt).
4. All parking shall be on private property and shall not encroach into Brockett Street or Walnut Street right-of-way.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,


Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1317 SOUTH SAM RAYBURN FREEWAY

The request of Sherman Collision Repair, LLC (Owner) and Terry Moore (Representative) concerning the property located at 1317 South Sam Rayburn Freeway, being Lot 1 of the SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and part of the former Hester Street Right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.2 Subsection (4)(b) to allow a metal building in lieu of required masonry in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.2 Subsection (5)(c) to allow overhead doors facing the highway in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Amending the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automobile Body Repair Shop for Sherman Collision Repair in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 1317 South Sam Rayburn Freeway between Dulin and Hester Streets, Sherman Collision Repair is the tenant. The property is zoned a C-2 (General Commercial) District and it is also located in the Sam Rayburn Overlay District. A Specific Use Permit to allow automobile sales and repair was approved by the City Council in 2007. An exception to allow a metal exterior facade with a 2' side yard setback in lieu of the required 5' and a 4' rear setback in lieu of the required 15' for additions to existing buildings was approved by the Planning and Zoning Commission August 20, 2013.

Sherman Collision would like to construct a 3,600 square foot metal building with five bays facing Sam Rayburn Freeway.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Sherman Collison Repair, LLC (Owner)

Terry Moore (Representative)

Master Plan Designation:

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

and

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

Number of notices mailed:

17

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter

Letter from Danny Hutchins

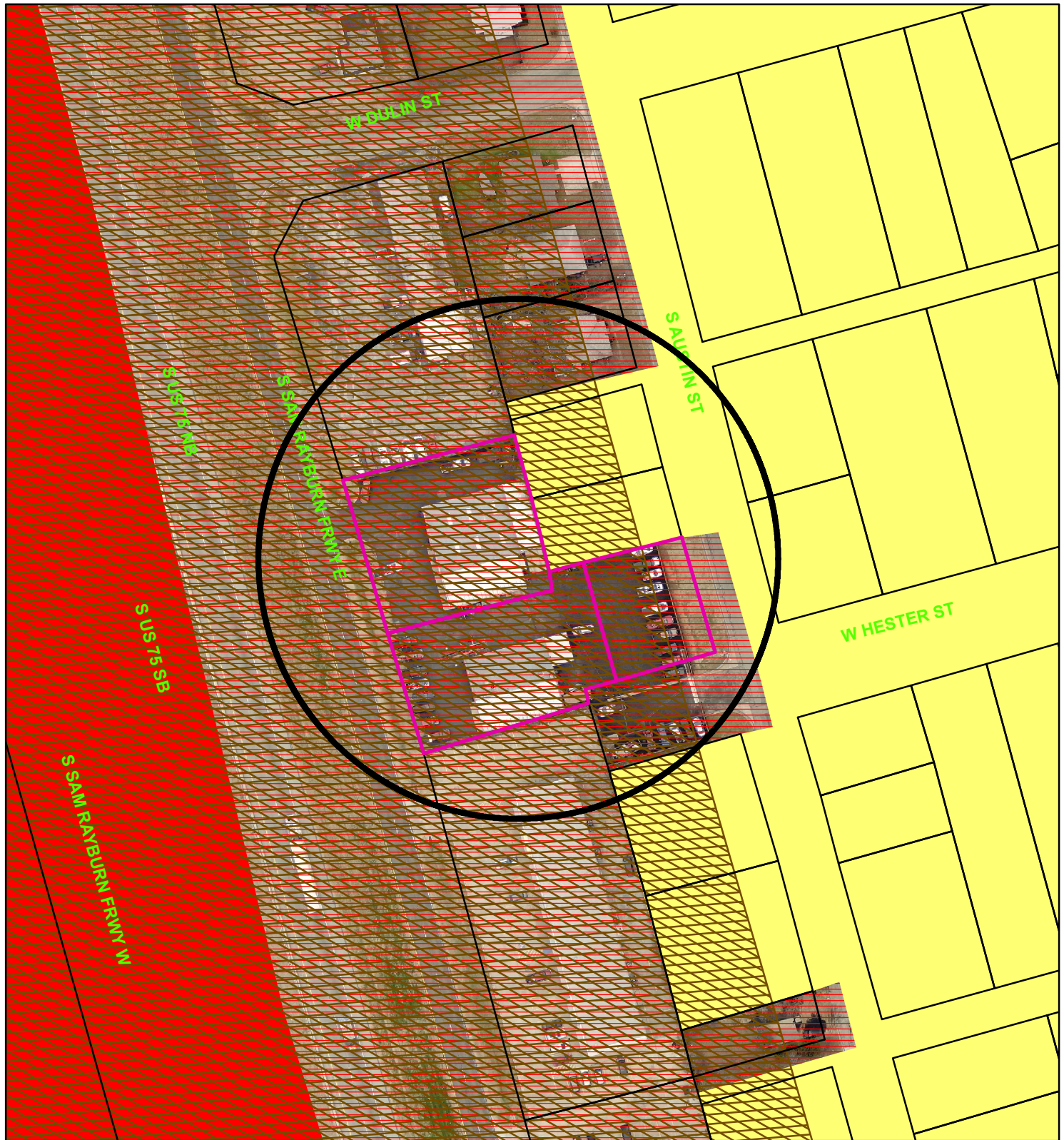


1317 S. Sam Rayburn Freeway



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1317 S. Sam Rayburn Freeway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



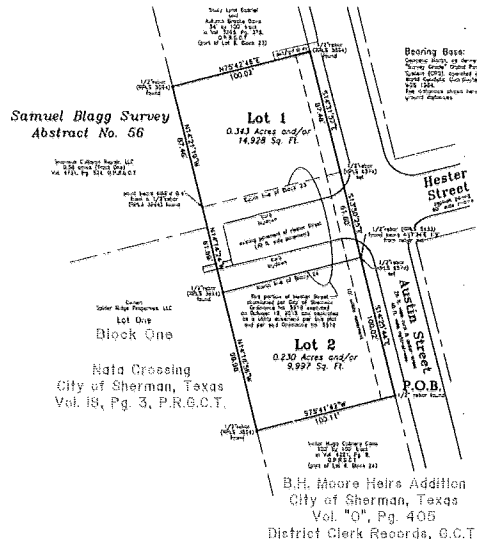
NOT TO SCALE

1 in = 100 ft



1317 South Sam Rayburn Freeway





SCR 1 Addition (being a replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and that part of the former Hester Street right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition)

to the
City of Sherman, Texas
0.5722 ac.
In the
Samuel Blagg Survey
Abstract No. 56

Notes:

1. Water supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service to be provided by Otter Electrical Delivery Company.
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 cracks or drainage channels traveling along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of water.
7. The property shown on the plat herein lies within a Zone "A" (areas determined to be outside 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and incorporated A-1, Map No. 40161C0000, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property, accounted for by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

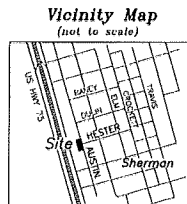
SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10281100
10281100
Phone (940) 834-1001 • Fax (940) 834-1002 • Email: info@sartin.com

20743

Owner:
Sherman Collision Repair, LLC
1317 S. Sam Rayburn Freeway
Sherman, TX 75090

Project #175C1202

2/8/2017 3:50:54 PM CST



SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being the South 87.5 ft. of Lot 8, Block 23 and the North 100 ft. of Lot 4, Block 24, of the B. H. Moore Heirs Addition, to the City of Sherman, Texas, as per plat of record in Volume "O", Page 405, Deed Records, Grayson County, Texas, SAID South 87.5 ft. of Lot 8 of Block 23 being described as Tract Two, and SAID North 100 ft. of Lot 4, Block 24 being described as Tract Three, both conveyed in the Special Warranty Deed FROM: Ameristate Bank, ATOR: Sherman Collision Repair, LLC, on December 1, 2009, and recorded in Volume 4731, Page, 524, Official Public Records, Grayson County, Texas, being all of the 0.14 acre tract of land conveyed by City Ordinance No. 5910, FROM: the City of Sherman, Texas, TO: Sherman Collision Repair, LLC, on October 19, 2015, SAID 0.14 ac. being the former Hester Street, that is situated between said Blocks 23 and 24 of B. H. Moore Heirs Addition, and the three Sherman Collision Repair, LLC tracts of land described herein above, being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the West line of Austin Street and in the East line of said Lot 4 and Block 24, at the Southeast corner of said Sherman Collision Repair Tract Three (the North 100 ft. of Lot 4), and at the Northeast corner of the Victor Hugo Cabrera Condo, 100 ft. by 100 ft. lot or tract of land conveyed in Vol. 4221, Pg. 9, O.P.R.G.C.T. (also out of said Lot 4, Block 24), SAID beginning rebar being South 14 deg. 25 min. 44 sec. East, 100.02 ft. from a 1/2 inch rebar (RPLS 3694) set at the Northeast corner of both said Lot 4 and Block 24 and at the Northeast corner of said Tract Three;

THENCE South 75 deg. 41 min. 42 sec. West, with the North line of said Condo, 100 ft. by 100 ft. tract, a distance of 100.11 ft. to a 1/2 inch rebar (RPLS 3694) found in the East line of Lot One, Block One of Noto Crossing (adjacent), to the City of Sherman, Texas, as per plat of record in Vol. 18, Pg. 3, P.R.G.C.T., at the Southwest corner of said Tract Three and at the Northeast corner of said Condo tract;

THENCE Northerly, with the West lines of the three Sherman Collision Repair tracts of land, at first with the East line of said Lot One of Noto Crossing Addition, and then with the East line of the Sherman Collision Repair, LLC, 0.58 ac. described as Tract One in said Vol. 4731, Pg. 524, the following calls and distances:

1. North 14 deg. 16 min. 56 sec. West, a distance of 99.96 ft. to a 1/2 inch rebar found at the Northwest corner of said Tract Three, and at the Southeast corner of said 0.14 ac. (the former Hester Street right-of-way); 2. North 14 deg. 14 min. 24 sec. West, **PASSING** the Northeast corner of said Lot One of Noto Crossing Addition and the Southeast corner of said Sherman Collision Repair 0.58 ac. at 47.1 ft., and continuing for a TOTAL distance of 61.68 ft. to a point in the East line of said 0.58 ac., at the Northwest corner of said 0.14 ac. and at the Southwest corner of said Tract Two (the South 87.5 ft. of said Lot 8, Block 23), SAID point being North 86 deg. West, 0.4 ft. from a 1/2 inch rebar (RPLS 3694) found; 3. North 14 deg. 21 min. 19 sec. West, a distance of 87.46 ft. to a 1/2 inch rebar (RPLS 3694) found in the East line of said 0.58 ac., at the Northeast corner of said Tract Two and at the Southwest corner of the Stacy Lynn Gabriel and Autumn Brooke Davis 54 ft. by 100 ft. lot or tract of land in Vol. 3265, Pg. 378, O.P.R.G.C.T. (also out of said Lot 8, Block 23);

THENCE North 75 deg. 42 min. 46 sec. East, with South line of said Gabriel & Davis 54 ft. by 100 ft. tract, a distance of 100.02 ft. to a 1/2 inch rebar (RPLS 3694) found in the West line of Austin Street and in the East line of both said Lot 8 and Block 23, at the Northeast corner of said Tract Two and at the Southwest corner of said Gabriel & Davis tract;

THENCE Southerly, with the West line of Austin Street, with the East lines of both said Blocks 23 and 24, and with the East lines of the three Sherman Collision Repair tracts of land, the following calls and distances:

1. South 14 deg. 31 min. 57 sec. East, a distance of 87.46 ft. to a 1/2 inch rebar (RPLS 6578) set at the Southwest corner of said Tract Two and at the Northeast corner of said 0.14 ac.; 2. South 13 deg. 50 min. 25 sec. East, a distance of 81.60 ft. to a 1/2 inch rebar (RPLS 3694) set at the Southwest corner of said 0.14 ac. and at the Northeast corner of said Tract Three, SAID rebar being South 17 deg. 34 min. West, 1.9 ft. from a 1/2 inch rebar (RPLS 5433) found; 3. South 14 deg. 23 min. 44 sec. East, a distance of 100.02 ft. to the **PLACE OF BEGINNING** and containing **0.5722 ACRES** of land.

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

Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578 Date: 2/8/2017



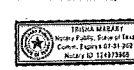
I, Kelly Baker, authorized agent for Sherman Collision Repair, LLC, owner of SCR 1 Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Kelly Baker
Kelly Baker, authorized agent for Sherman Collision Repair, LLC

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

Given under my hand and seal of office this 27 day of JULY, 2017.

Shirley Ann
Notary Public, Grayson County, Texas
City of Sherman



This, the final plat of the SCR 1 Addition to the City of Sherman, Texas, is hereby approved this 20th day of June, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman
Chairman

This, the final plat of the SCR 1 Addition to the City of Sherman, Texas, is hereby approved this 17th day of July, 2017, by the City Council of the City of Sherman, Texas.

Mayor
MAYOR, CITY OF SHERMAN, TEXAS
DATE: 2/8/2017

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of the SCR 1 Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 17th day of July, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 16th DAY OF August, 2017, by *Shirley Ann*
CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record
in the Official Records of:
Grayson County Clerk
On: 8/15/2017 10:21:05 AM
in the PLAT RECORDS
SCR 1 ADDITION
Doc Number: 2017-3236
Number of Pages: 2
Amount: \$2.00
Order: 2017040000029
By: R



SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10281100

Phone (940) 834-1001 • Fax (940) 834-1002 • Email: info@sartin.com
C:\Land Projects\217\Sherman-Collision-Repair-Plat-5-Austin-St-Sherman-Texas-Collision-Repair-Plat-5.dwg 2/8/2017 3:50:54 PM CST

100E-9-298

Proposed
New Bldg 15'
From No. Prop.
line

1/2" rebar
(RPLS 3654)
found

1/2" rebar
(RPLS 3694)
found

urvey
56

85 bears N66°E 0.41'
from a 1/2" rebar
(RPLS 3694) found

Existing wood fence 25' off East line

100.02'
40'
20'
30'
60'

1/2" rebar
(RPLS 6578)
found

S13°50'25"E
61.80'

curb
laydown
existing pavement of Hester Street
(30 ft. wide pavement)

N14°14'24"W
61.69'

1/2" rebar
(RPLS 3694)
found

This portion of Hester Street
abandoned per City of Sherman
Ordinance No. 5910 executed
on October 19, 2015 and dedicated
as a utility easement per this plat
and per said Ordinance No. 5910

1/2" rebar
(RPLS 6578)
found

1/2" rebar (RPLS 6433)
found bears N17°34'E 1.9'
from rebar set

Hester
Street
asphalt paving
80' wide
from

Austin Street
26 ft. wide curb & gutter street
40 ft wide right-of-way

10' utility easement

S14°25'44"E
100.02'

Lot 2
0.230 Acres and/or
9,997 Sq. Ft.

N14°16'56"W
99.96'

S75°41'42"W
100.11'

1/2" rebar
(RPLS 3694)
found

P.O.B.

1/2" rebar found

One
Properties, LLC

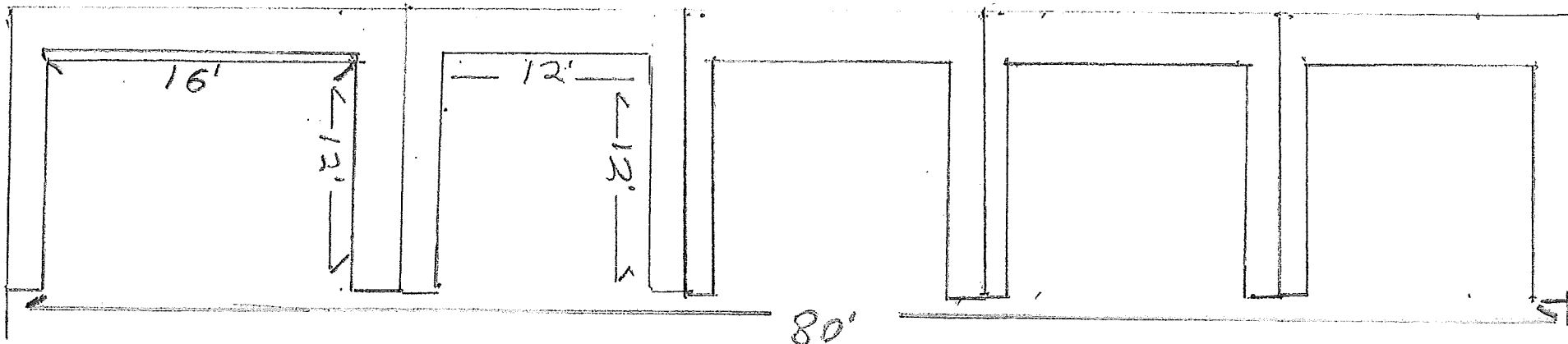
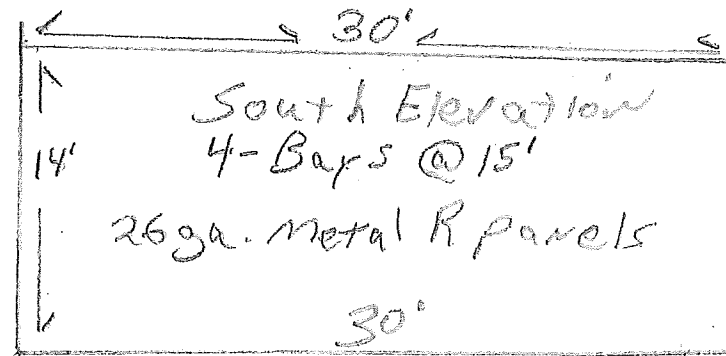
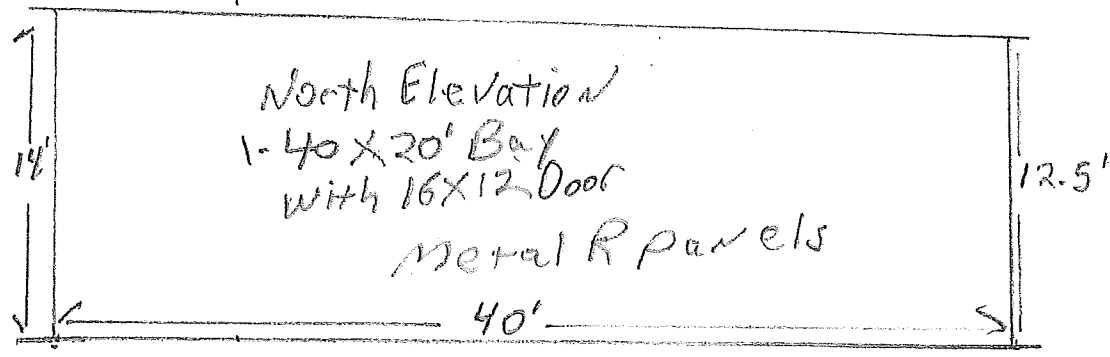
One

Crossin &
Arman, Texas
P.O.C.

Proposed New Building



Rear elevation behind
wood fence to be metal R
panels

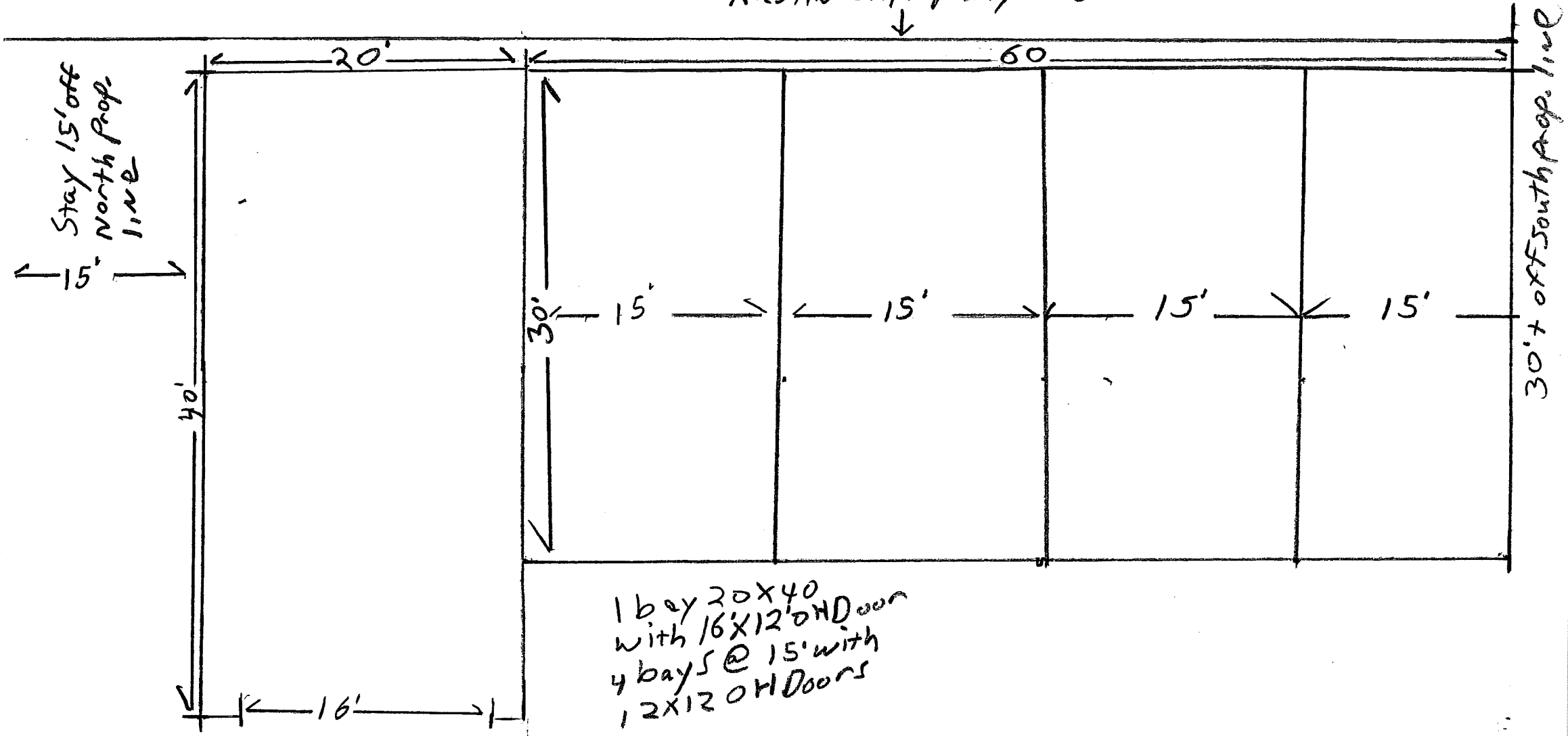


West Elevation Metal R
panels with 1-16' X 12' & 1-12' X 12' Doors
Facing So. San Rayburn Freeway

Austin Street

2 ←

Existing Wood Fence 25' off
Austin St. Property line
↓



STAFF REVIEW LETTER

March 12, 2019

Sherman Collision Repair
Kelly Baker
1317 S. Sam Rayburn Frwy.
Sherman, TX 75090

Terry Moore
85515 N. S.H. 289
Pottsboro, TX 75076

Dear Applicants,

The request for exceptions to allow a metal building in lieu of required masonry, to allow overhead doors facing the highway and an amended Specific Use Permit and site plan approval for an automobile body repair shop for Sherman Collision Repair in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 1317 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. A minimum 6' screening shall be provided and maintained abutting any residentially zoned property.
3. 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.
4. Wall finishes shall be masonry, masonry veneer, or concrete siding unless an exception is approved.
5. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
6. Parking and service driveways are permitted on paved surfaces only (concrete or asphalt).
7. A parking space is considered to be 9' x 20'.
8. All parking shall be on private property and shall not encroach onto Sam Rayburn Freeway, Austin Street or Hester Street right-of-way.
9. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts are allowed.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Violations of the conditions of the SUP will terminate the Specific Use Permit.
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. No business or employee parking will be permitted along Austin Street.

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,

A handwritten signature in black ink, appearing to read "Scott Shadden", written in a cursive style.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

March 1, 2019

Danny Hutchins
474 Hog Skin Rd.
Sherman, TX 75090

RECEIVED

MAR 7 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 19, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Collision Repair, LLC (Owner) and Terry Moore (Representative) concerning the property located at 1317 South Sam Rayburn Freeway, being Lot 1 of the SCR 1 Addition, being a Replat of a part of Lot 8, Block 23 and a part of Lot 4, Block 24 and that part of the former Hester Street Right-of-way between Blocks 23 & 24, B.H. Moore Heirs Addition

The request is as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.2 Subsection (4)(b) to allow a metal building in lieu of required masonry in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
- Exception under Ordinance No. 2280, Section 6.8.2 Subsection (5)(c) to allow overhead doors facing the highway in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Amending the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automobile Body Repair Shop for Sherman Collision Repair in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

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

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


Secretary, Planning & Zoning Board

I oppose to any changes to Ordinances in effect at this time. I feel no exceptions should be granted to Sherman Collision Repair, LLC. If you have any questions, you may call.

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2122 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of East Sherman Baptist Church (Owners), Bluestone Partners (Developer/Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2122 South FM 1417 (Heritage Parkway), being 9.524 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Replat approval of Lot 1 of the Amended Plat of the Haliburton Addition.

Background:

The property is located at 2122 South FM 1417 (Heritage Parkway); the property in front of the City of Sherman Water Tower across from the Pebblebrook Subdivision. The property is zoned a C-1 (Retail Business) District and it is also located in the O-1.1 (FM 1417) Overlay District. The owners would like to Replat the property into three lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

East Sherman Baptist Church (Owners)

Bluestone Partners (Developer/Representative)

Underwood Drafting and Surveying, Inc. (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

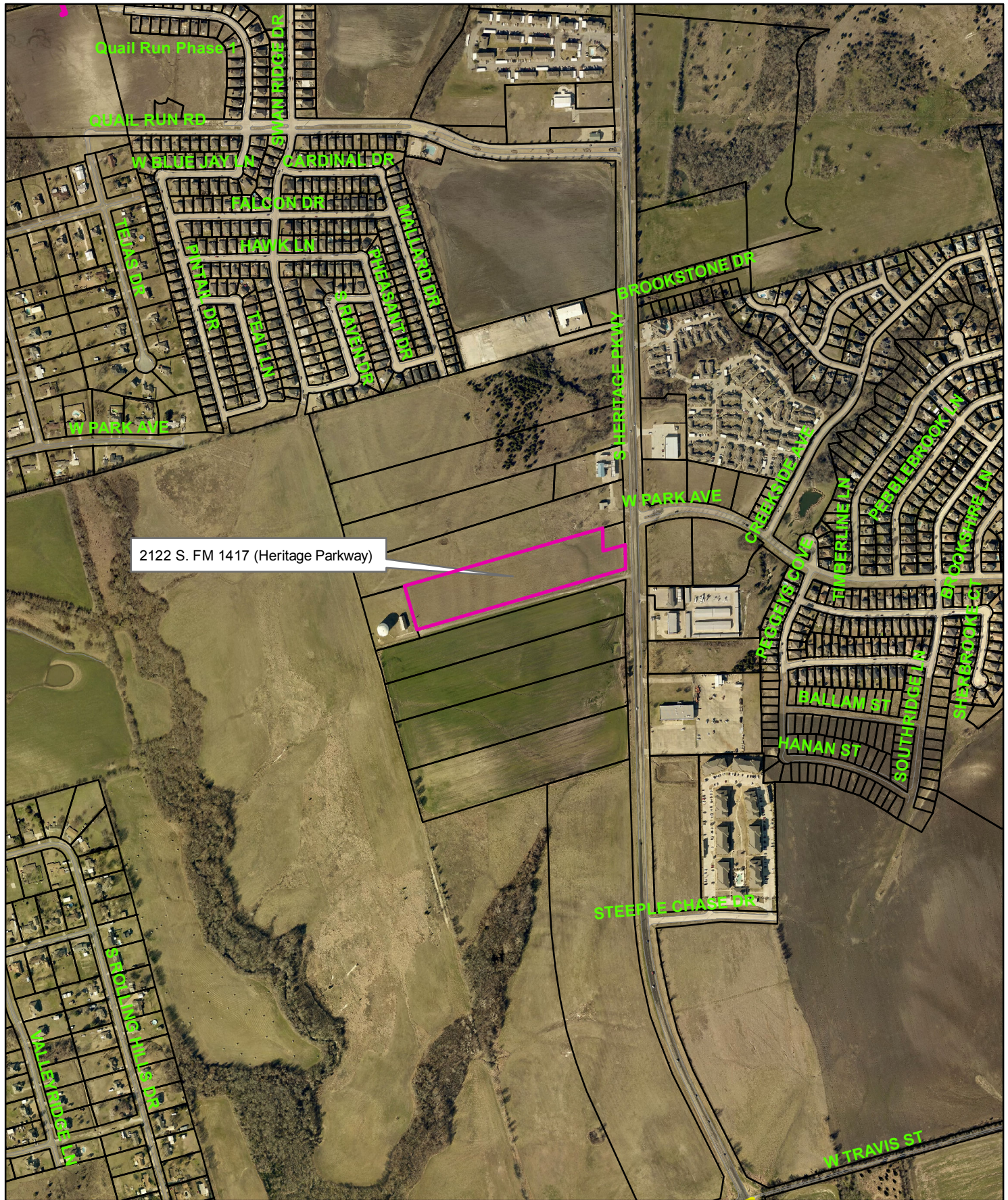
Attachments

Location Map

Zoning Map

Replat Lot 1 Amended Plat of Haliburton Addition

Staff Review Letter



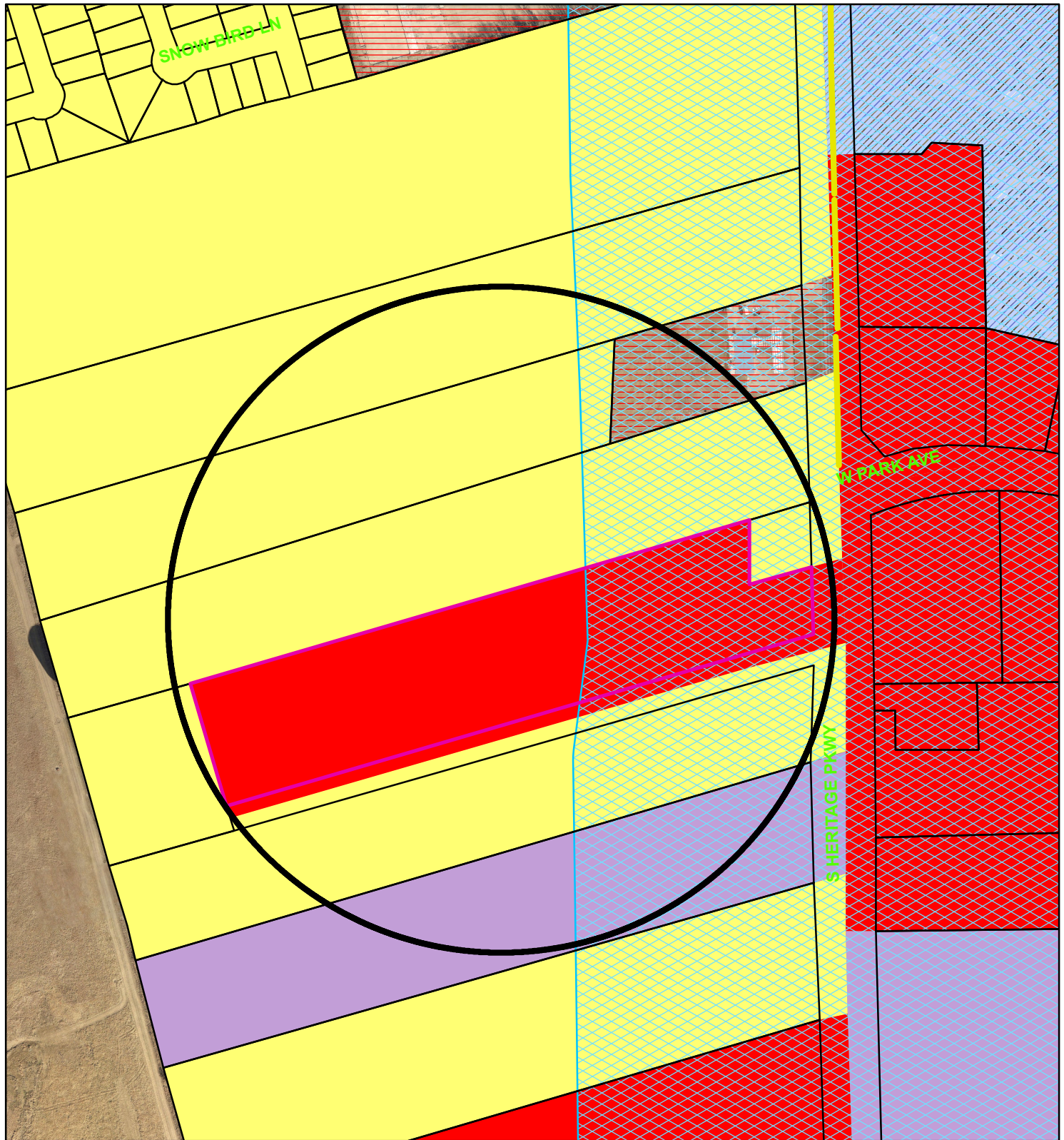
2122 S. FM 1417 (Heritage Parkway)



2122 S. FM 1417 (Heritage Parkway)



1 in = 800 ft



Zoning - 2122 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SHERMGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

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

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

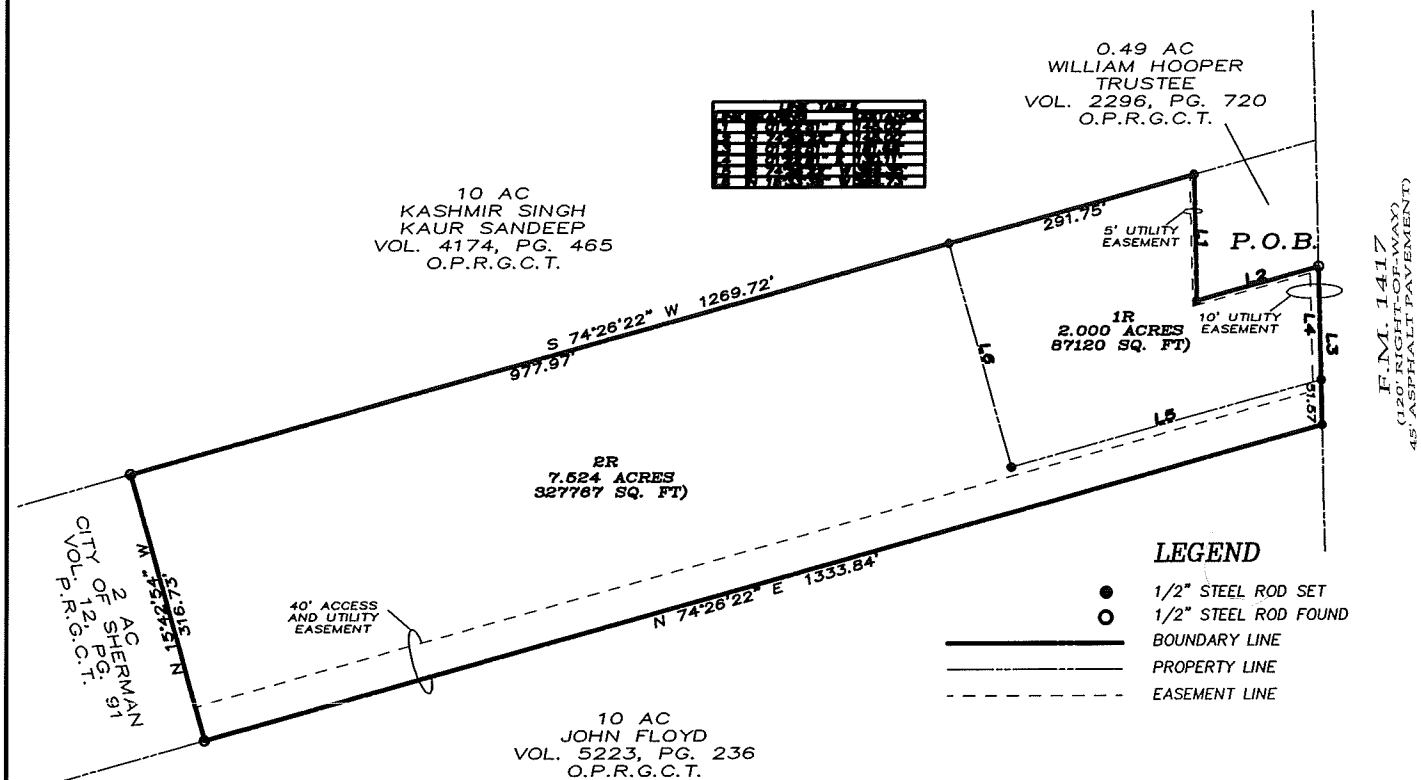


NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



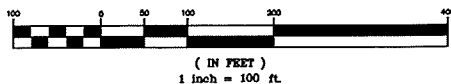
LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- - - - EASEMENT LINE

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

REPLAT
LOT 1 OF THE AMENDED PLAT
OF THE HALIBURTON ADDITION
BEING A REPLAT OF LOT 1 OF THE AMENDED PLAT OF
THE HALIBURTON ADDITION, AN ADDITION TO THE
CITY OF SHERMAN AS SHOWN BY PLAT OF RECORD IN
VOLUME 12, PAGE 91, P.R.G.C.T. AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

GRAPHIC SCALE



OWNERS/DEVELOPER
EAST SHERMAN BAPTIST CHURCH
910 EAST KING STREET
SHERMAN, TEXAS 75090

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



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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as Lot 1 of the Amended Plat of the Haliburton Addition containing 9.524 acres Recorded in Vol. 12, Page 91, Plat Records Grayson County, Texas, conveyed to East Sherman Baptist Church by deed recorded in Document No. 2018-21397, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found 1/2" steel rod in the west Right-of-Way of FM 1417 and being the most easterly North Corner of said Lot 1;

Thence South 01°22'51" East with said west Right-of-Way a distance of 181.68 feet to a set 1/2" steel rod;

Thence South 74°26'22" West with the north line of a 10.0 acre tract conveyed to John Floyd, Recorded in Volume 5223, Page 236 of said Official Public Records a distance of 1333.84 feet to a found 1/2" steel rod being the southeast corner of a 2.0 acre tract of land also known as Lot 2 of said Haliburton Plat;

Thence North 15°42'54" West with the east line of said Lot 2 a distance of 318.73 feet to a found 1/2" steel rod;

Thence North 74°26'22" East with the south line of a 10.0 acre tract conveyed to Kashmir Singh, Recorded in Volume 4174, Page 465 of said Official Public Records a distance of 1269.72 feet to a set 1/2" steel rod being the northwest corner of a 0.49 acre tract of land conveyed to William Hooper Trustee, Recorded in Volume 2296, Page 720 of said Official Public Records;

Thence South 01°22'51" East with the west line of said 0.49 acre tract of land a distance of 145.00 feet to a set 1/2" steel rod;

Thence North 74°26'22" East with the south line of said 0.49 acre tract of land a distance of 145.00 feet to the Point of Beginning and containing 9.524 acres of land.

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT LOT 1 OF THE AMENDED PLAT OF THE HALIBURTON ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor, to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

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 were 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

REPLAT

LOT 1 OF THE AMENDED PLAT
OF THE HALIBURTON ADDITION
BEING A REPLAT OF LOT 1 OF THE AMENDED PLAT OF
THE HALIBURTON ADDITION, AN ADDITION TO THE
CITY OF SHERMAN AS SHOWN BY PLAT OF RECORD IN
VOLUME 12, PAGE 91, P.R.G.C.T. AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
EAST SHERMAN BAPTIST CHURCH
910 EAST KING STREET
SHERMAN, TEXAS 75090

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



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

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, EAST SHERMAN BAPTIST CHURCH, CHRIS CARSTEN (TRUSTEE), do hereby adopt this plat designating the hereinabove property as the REPLAT LOT 1 OF THE AMENDED PLAT OF THE HALIBURTON ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018

CHRIS CARSTEN (TRUSTEE)

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 CHRIS CARSTEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires _____

~ 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 to be provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filing or obstruction of the roadway is prohibited.
5. Any existing ditches 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 owner and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Easements 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.

2-21-18



STAFF REVIEW LETTER

March 11, 2019

East Sherman Baptist Church
910 E. King Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 1 of the Amended Plat of The Haliburton Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show FM 1417 as being a Variable Right of Way if no actual Right of Way shown. “???” Right of Way” is not acceptable.
6. Require a 20’ Right of Way Dedication along FM 1417.
7. City of Sherman Access Drive must be paved with asphalt or concrete by developer to account for additional ingress/egress traffic. The City does use this drive daily for operations into and out of the water tank. Current conditions are not suitable for the amount of traffic the proposed property will create.
8. Only one shared drive will be permitted along FM 1417 and said shared drive will be right-in, right-out only.
9. Mutual Access Agreement from owners of Lot 2R to owners of Lot 1R to allow ingress/egress to Lot 1R must be filed of record as a separate instrument as well as shown and filing information noted on plat.
10. City of Sherman Access Drive will remain.
11. Sewer service will have to be extended from the East side of FM 1417 by developer.
12. Water Pro-Rata will be due upon development. Verify water tap location and information with Mark Gibson, Director of Utilities.
13. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.

14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1304 WEST LAMAR STREET

The request of The City of Sherman (Owners), Hidell Associates Architects (Architect) and Eikon Consultant Group, LLC (Structural Engineer) concerning the property located at 1304 West Lamar Street, being 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 16' front setback for an addition to the Westhill Cemetery and Parks Maintenance Building in lieu of required 25' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Site plan approval for an addition to the Westhill Cemetery and Parks Maintenance Building

Background:

The property is located at 1304 West Lamar Street between Holly and McKown Streets; Westhill Cemetery. The City of Sherman would like to construct a 787 square foot addition to the Westhill Cemetery Parks and Maintenance Building, sixteen foot from the front property line. All facades visible from the street shall receive new masonry and stucco veneer.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

The City of Sherman (Owners)

Hidell Associates Architects (Architect)

Eikon Consultant Group, LLC (Structural Engineer)

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.

Number of notices mailed:

31

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

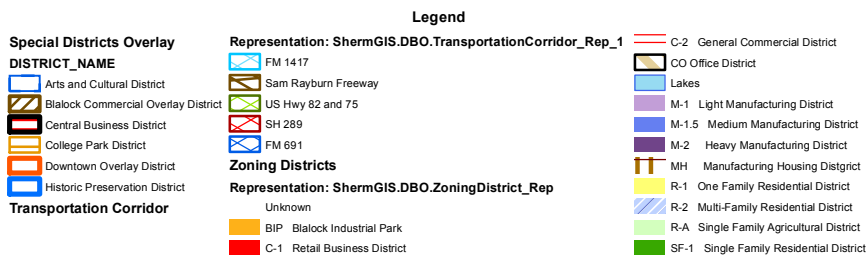
Building Elevations

Staff Review Letter

Zoning - 1304 West Lamar Street

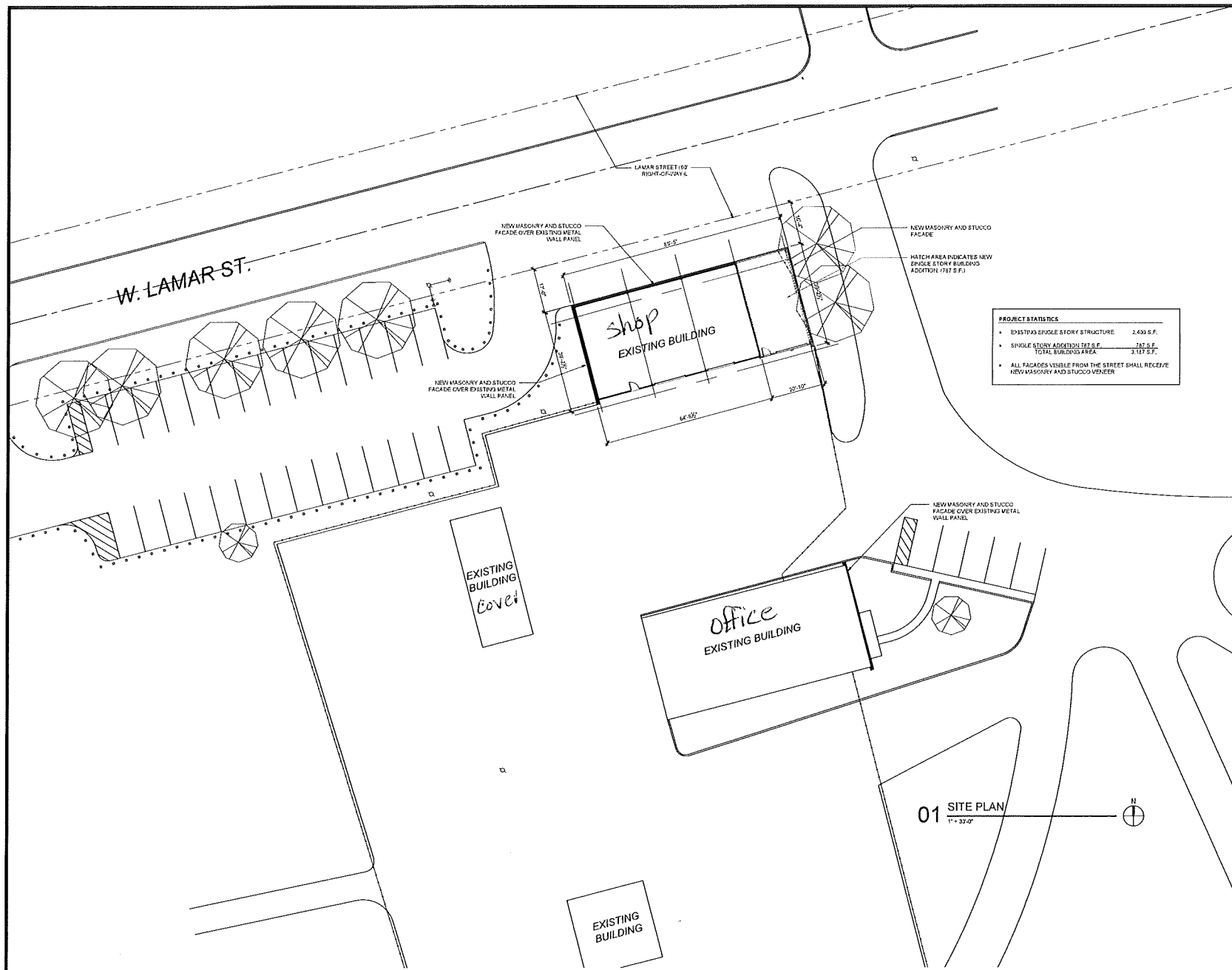


City of Sherman, Texas
Developmental Services Department



1304 West Lamar Street





PROJECT STATISTICS	
EXISTING SINGLE STORY STRUCTURE	2,430 S.F.
SINGLE STORY ADDITION (117 S.F.)	117 S.F.
TOTAL BUILDING AREA	2,547 S.F.
ALL FACADES VISIBLE FROM THE STREET SHALL RECEIVE NEW MASONRY AND STUCCO VENEER	

WESTHILL CEMETERY AND
PARKS MAINTENANCE

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3233 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4655
FAX (972) 416-4169 E-MAIL: nhidell@haidell.com



OWNER
CITY OF SHERMAN
225 W. MUSEUM STREET
SHERMAN, TEXAS
PHONE 940.458.7325

STRUCTURAL ENGINEER
BRUSH CONSULTANT GROUP, LLC
1405 W. CHAPMAN DRIVE
DALLAS, TEXAS 75264
PHONE 940.458.7503
kneib@brushcg.com

ISSUE FOR P&Z APPROVAL

TITLE

FLOOR PLAN

REVISIONS

JOB NO. 20198

Issue Date February 20, 2019

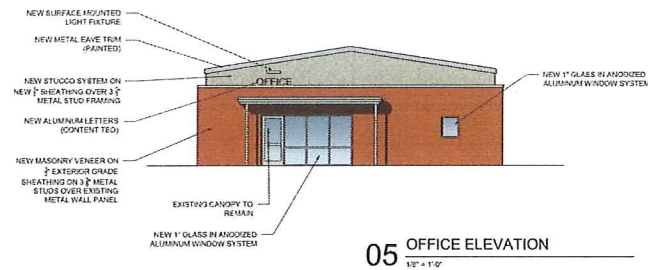
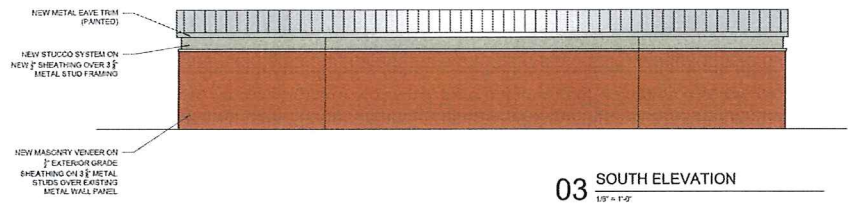
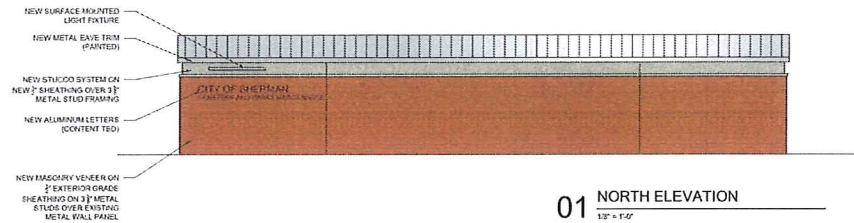
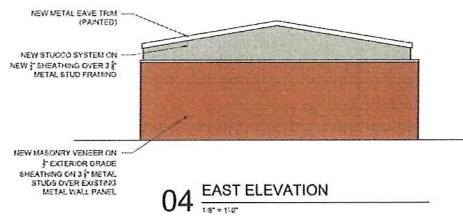
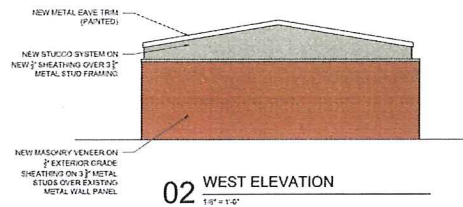
Drawn By DZ

Checked By AB

SHEET NO.

A100

ISSUE FOR P&Z APPROVAL



WESTHILL CEMETERY AND
PARKS MAINTENANCE

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3033 KELLEY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4115
FAX (972) 416-4119 E-MAIL: hidel@hidel.com



OWNER
CITY OF SHERMAN
225 W. HUNTER STREET
SHERMAN, TEXAS
PHONE 903.932.1200

STRUCTURAL ENGINEER
ERSON CONSULTING GROUP, LLC
1405 W. CHAPMAN DRIVE
SANDER, TEXAS 76266
PHONE 847.428.7600
kneib@ersongroup.com

ISSUE FOR P&Z APPROVAL

TITLE

EXTERIOR ELEVATIONS

REVISIONS

JOB NO. 20199

Issue Date February 20, 2019

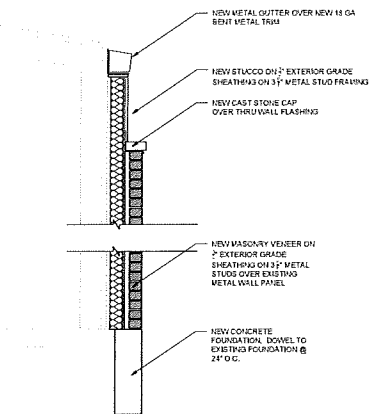
Drawn By: DZ

Checked By: AB

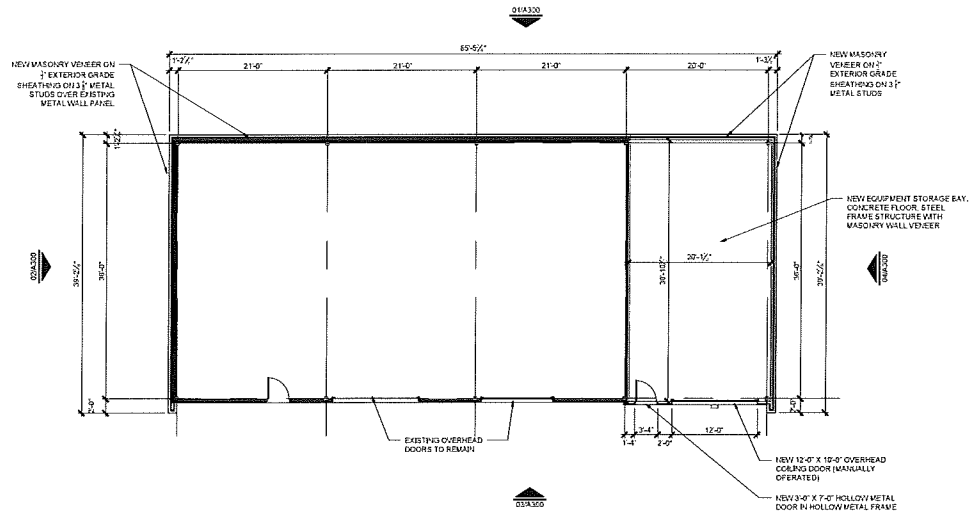
SHEET NO.

A300

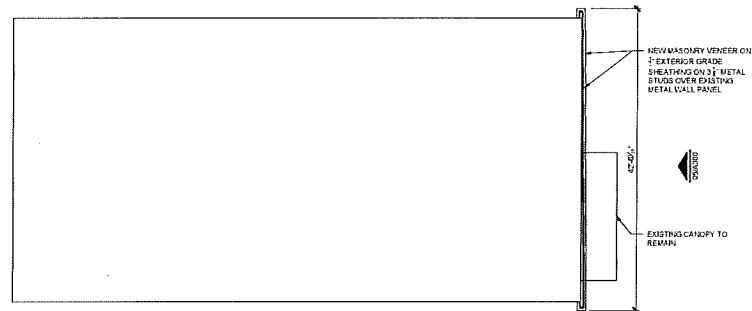
ISSUE FOR P&Z APPROVAL



02 TYPICAL SECTION
3/4\" = 1'-0"



01 FLOOR PLAN
1/8\" = 1'-0"



03 FLOOR PLAN - OFFICE
1/8\" = 1'-0"

WESTHILL CEMETERY AND
PARKS MAINTENANCE

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3333 KELLWAY DRIVE, SUITE 100
CARROLLTON, TEXAS 75606 (972) 416-4666
FAX (972) 416-6163 E:AH@HIDELL.com



OWNER
CITY OF SHERMAN
220 W. WALDEMYR STREET
SHERMAN, TEXAS
PHONE 940.836.7205

STRUCTURAL ENGINEER
ERICH CONSULTANT GROUP, LLC
1405 W. CHAPMAN DRIVE
DALLAS, TEXAS 75205
PHONE 940.455.7153
ehel@ecg.com

ISSUE FOR P&Z APPROVAL

TITLE

FLOOR PLAN

REVISIONS

JOB NO. 20198

Issue Date February 20, 2019

Drawn By DJZ

Checked By AB

SHEET NO.

A200

ISSUE FOR P&Z APPROVAL

STAFF REVIEW LETTER

March 12, 2019

City of Sherman
Mike Grant
PO Box 1106
Sherman, TX 75091

EIKON Consultant Group, LLC
1405 W. Chapman Dr.
Sanger, TX 76266

Hidell Associates Architects
3033 Kellway Dr., Ste. 120
Carrollton, TX 75006

Dear Applicants,

The request for site plan approval for an addition to the Westhill Cemetery and Parks Maintenance Building for the property located at 1304 West Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District 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. Parking is permitted on paved surfaces only (concrete and asphalt).
4. All parking shall be on private property and shall not encroach into Lamar Street right-of-way.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

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

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

Respectfully,


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

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

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



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

10.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4612 TEXOMA PARKWAY

The request of MLJ Real Estate LP (Owners), Randy Vickers, Berry Companies, Inc. (Prospective Buyer) and Cox Land Surveying (Surveyor) concerning the property located at 4612 Texoma Parkway, being 2.698 acres in the W. F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used compact and construction equipment sales, parts, rentals, and service with displays in a C-2 (General Commercial) District.

Background:

The property is located at 4612 Texoma Parkway between Frisco Road and Fallon Drive; Haverty's Furniture was the former tenant. The property is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs was approved September 17, 2018.

Bobcat would like to open a new and used equipment sales, parts, rentals and service with displays at this location. Bobcat is a full service Bobcat Dealership in Texas offering new and used compact and construction equipment sales, rentals, parts, and service. They have several locations in North Texas including Cedar Hill, Lewisville, McKinney, Bobcat of Fort Worth, and Bobcat of Longview. They are part of a larger group of over 25 dealerships owned by Berry Companies, Inc. and located throughout the Midwest. They carry a full line of Bobcat Compact Equipment including Skid-Steer Loaders, Compact Track Loaders, Mini Excavators, Utility Vehicles, and attachments. They carry Multiquip light construction equipment, concrete equipment and supplies, and concrete products. They also offer rentals, parts, and service in support of the products they handle.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

MLJ Real Estate LP (Owners)
Randy Vickers, Berry Companies, Inc. (Prospective Buyer)
Cox Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

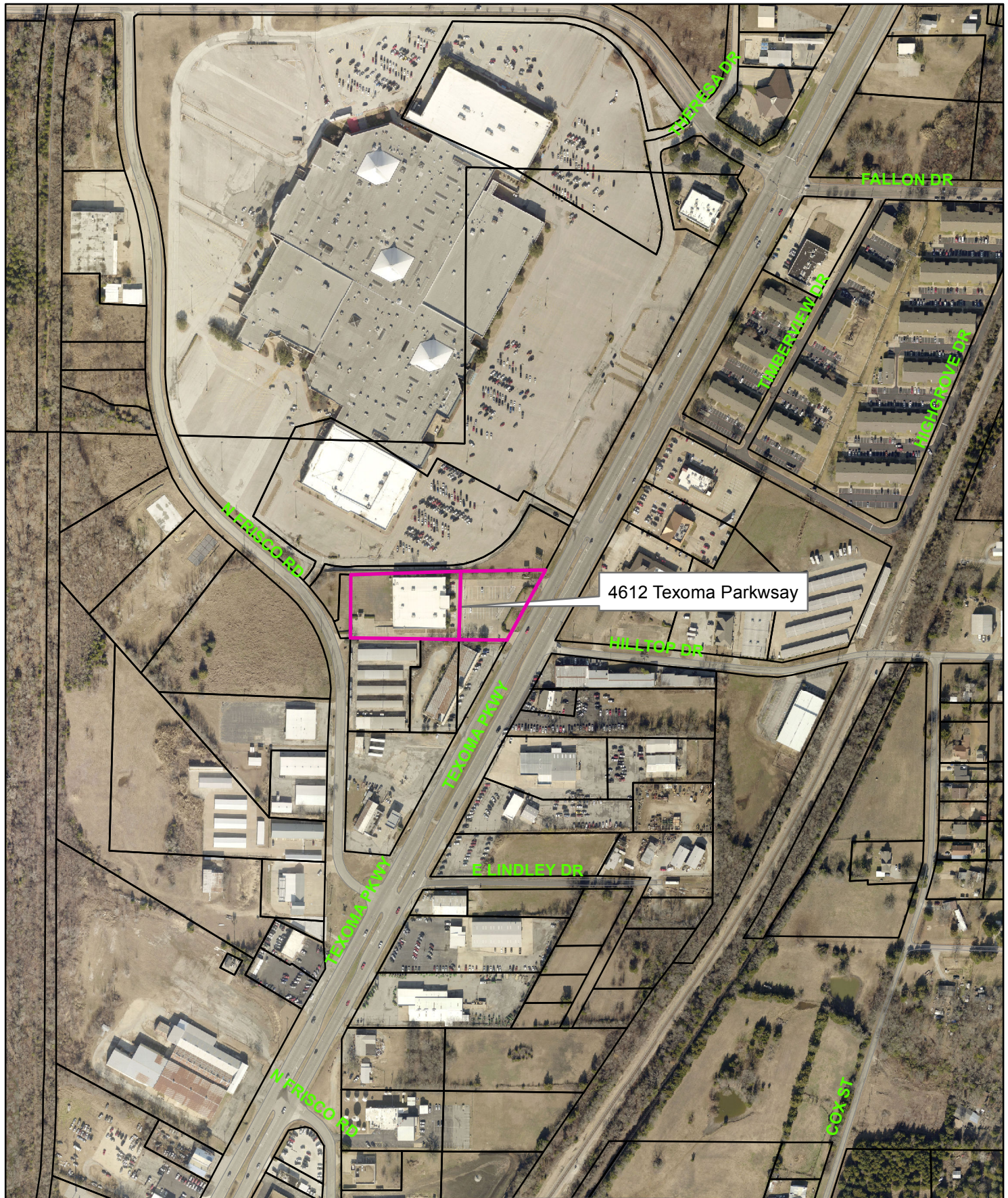
7

Objections Received:

0

Attachments

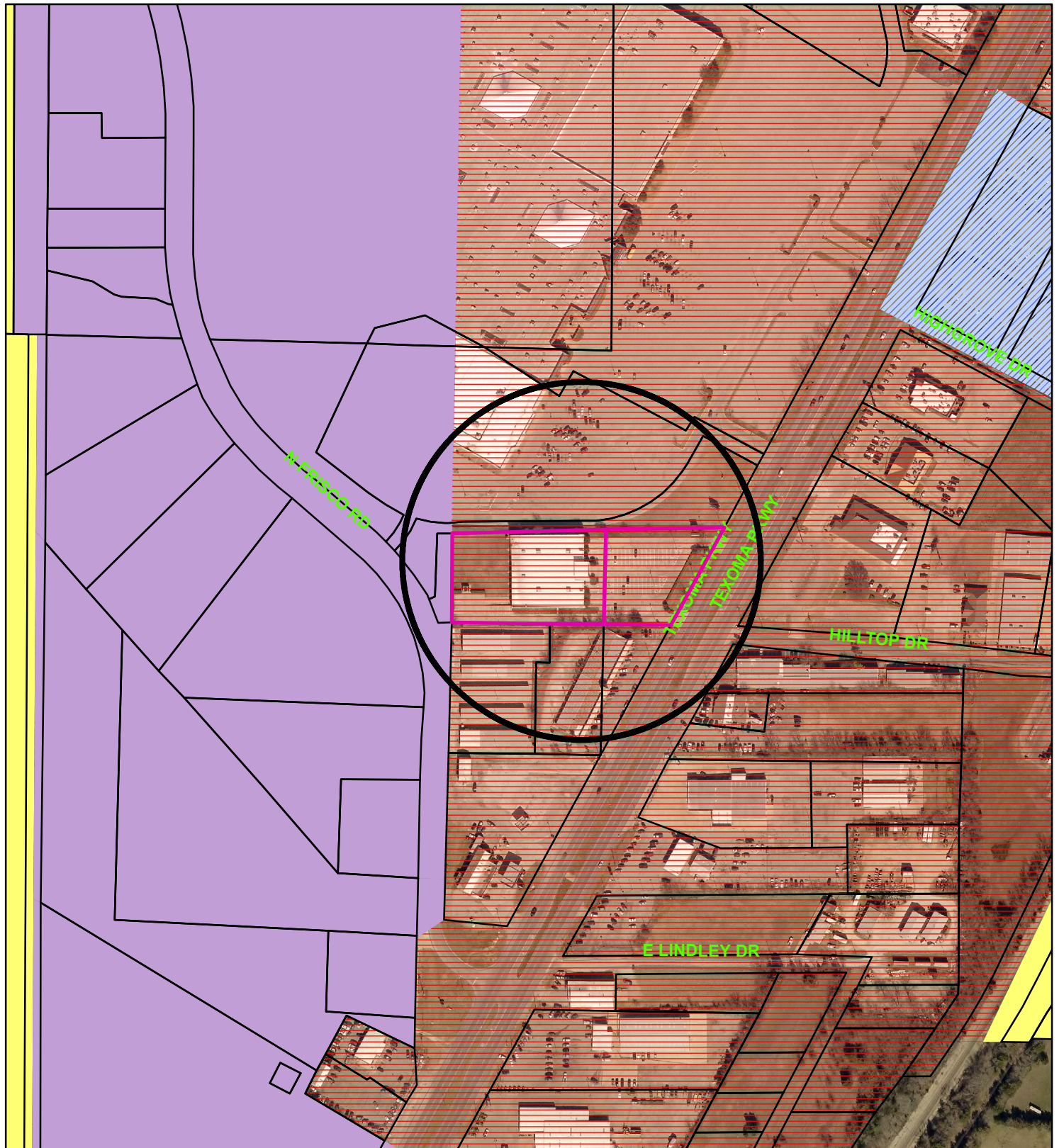
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Similar Location in McKinney
Staff Review Letter



4612 Texoma Parkway



1 in = 400 ft



Zoning - 4612 Texoma Parkway

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 = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4612 Texoma Parkway













STAFF REVIEW LETTER

March 12, 2019

MLJ Real Estate LP
PO Box 707
Whitesboro, TX 76273

Cox Land Surveying Co.
PO Box 597
Collinsville, TX 76233

Randy Vickers
3223 N. Hydraulic
Wichita, KS 67215

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow new and used compact and construction equipment sales, parts, rentals, and service with displays in a C-2 (General Commercial) District for the property located at 4612 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
3. Parking of vehicles, equipment or signage is not allowed in the right-of-way.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. All parking shall be on private property and shall not encroach into Texoma Parkway or Frisco Road right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. A parking space is considered to be 9'x20'.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violations of the conditions of the SUP will terminate the Specific Use Permit.
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. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
13. Parking will be permitted on improved surfaces only.

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

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

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

Respectfully

A handwritten signature in black ink, appearing to read "Scott Shadden", written over the word "Respectfully".

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5217 NORTH TRAVIS STREET

The request of Ryan Family Trust (Owners) and Brandon Miller (Prospective Buyer) concerning the property located at 5217 North Travis Street, being 6.635 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3 Subsection (6) to allow a combination of brick, stone, stucco, siding and corrugated standing seam metal in lieu of the required masonry for The Lofts at Liberty Hill Apartments in an R-2 (Multi-family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3 Subsection (7) to allow a wrought iron or cedar fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3 Subsection (4) to allow 238 parking spaces in lieu of the required 312 for The Lofts at Liberty Hill Apartments in an R-2 (Multi-family Residential) District.

Planning and Zoning Commission

Zone change and site plan approval for The Lofts at Liberty Hill Apartments under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 5217 North Travis Street, the southeast corner of Travis Street and Knollwood Road, adjacent to the Northside on Travis Apartments. The property is zoned a SF-1 (Single Family Residential) District. The applicant would like to build The Lofts at Liberty Hill, an apartment community that will offer one and two bedroom units open to all ages and incomes. There will be a total of one hundred fifty six units (1 bedroom - 84 units; 2 bedrooms - 72 units); the apartment building will have amenities and features will include granite counters, luxury floors, stainless steel appliances, tiled backsplash, 24-hr fitness center, luxury swimming pool with spa and gated entrance.

They are requesting exceptions for the number of parking spaces required from 312 to 238; the exterior facade, they would like to build a more modern/urban looking development with the use of a combination of brick, stone, stucco, siding and possibly corrugated standing seam metal; and they would like to build a wrought iron or cedar board on board fence in lieu of the required masonry wall.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District

Origination:

Ryan Family Trust (Owners)
Brandon Miller (Prospective Buyer)

Master Plan Designation:

Auto-Urban Multi-Family – Multi-Family residential consists of residential apartment buildings and duplexes, in which the lot carries very similar characteristics as Auto-Urban Single-Family. The parking requirements mandate that the automobile becomes an important feature of the landscape.
and

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:

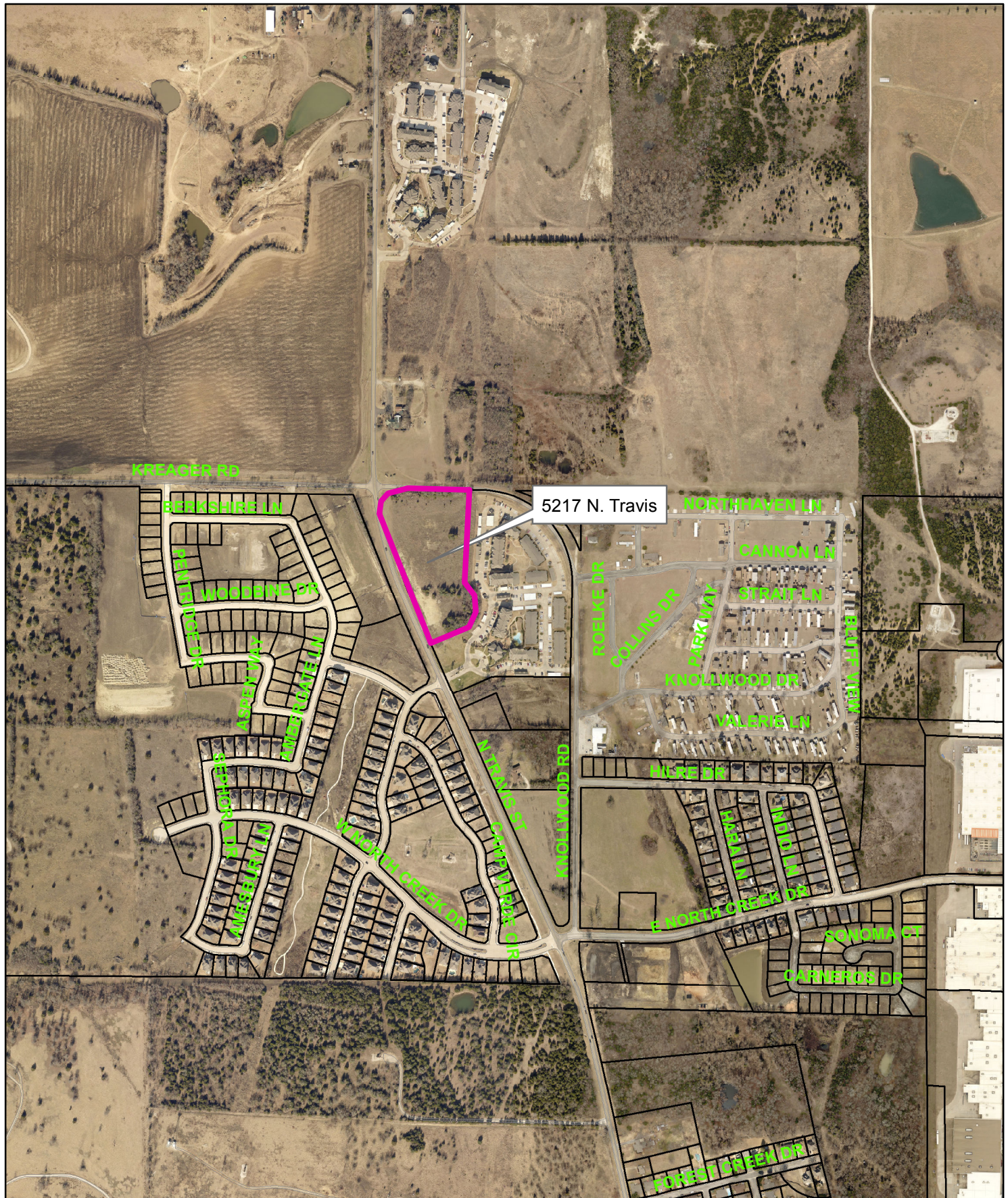
2

Objections Received:

0

Attachments

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

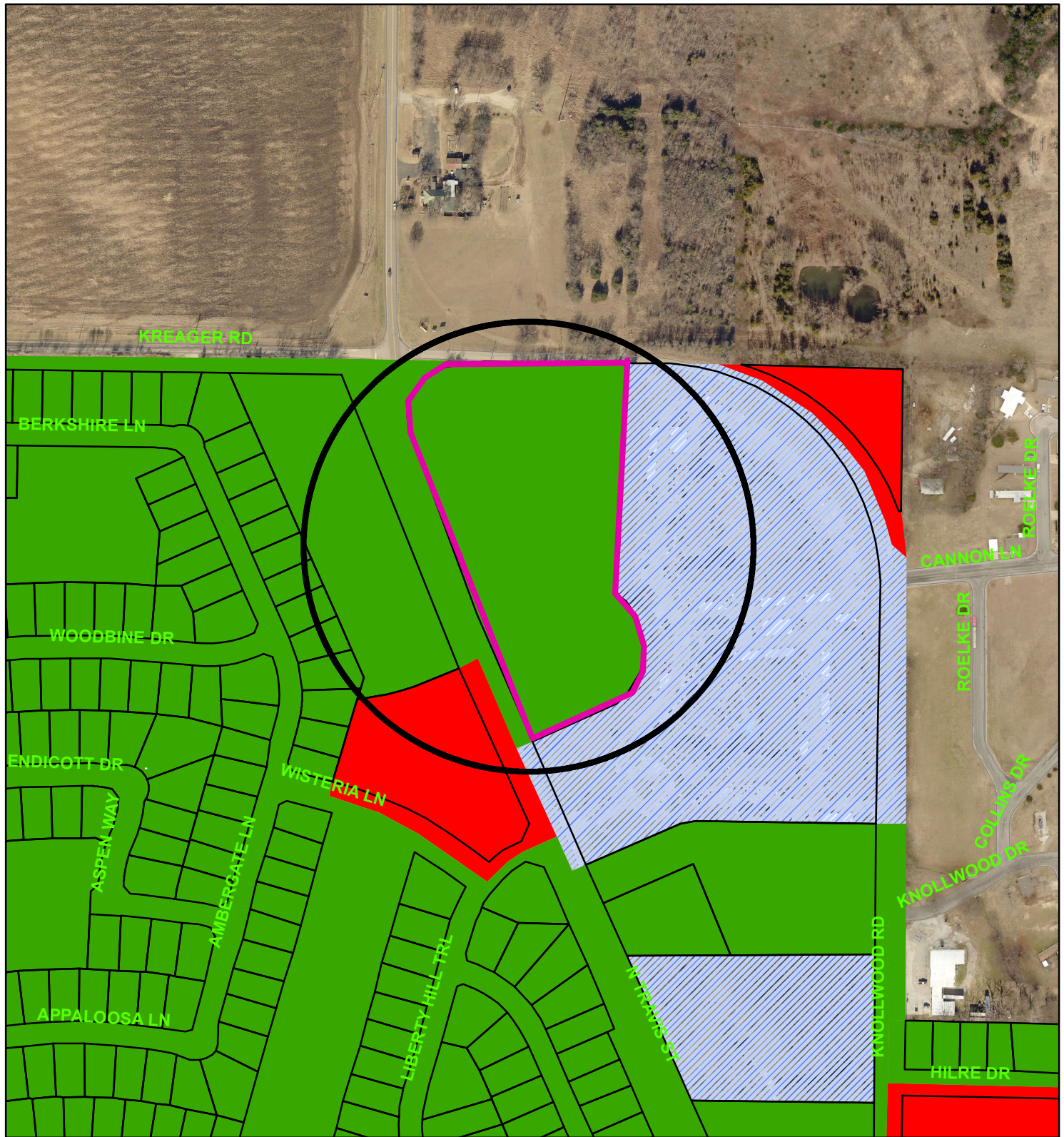


5217 North Travis



1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5217 North Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- 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

5217 North Travis Street



Zoning application & Variance Request Information

THE LOFTS

at Liberty Hill

Location: 6.635 acres at SE corner of Travis st & Knollwood st, Sherman, TX; Grayson CAD Parcel # 118525

The applicant submits this zoning change and variance requests with the intent to develop The Lofts at Liberty Hill, a luxury apartment community on the vacant 6.635 acre tract of land at the SE corner of Travis st & Knollwood, Sherman, TX. The development will offer 1 & 2 bedroom units open to all ages & incomes. Amenities and features will include granite counters, luxury floors, SS appliances, tiled backsplash, 24 hr fitness center, luxury swimming pool with spa, and gated entrance.

The zoning is requested to be changed from R-1 to R-2. Applicant deems R-2 as the best and most conforming use for the land. The property is directly adjacent to The Northside on Travis, a 200 unit, 3 story apartment community. In late 2018 the 3+ acre property that is 700 feet to the south along Travis street was successfully re-zoned to R-2. The Bridges on Travis, a 3 story apartment is 1500 feet to the north. Essentially, all properties on the east side of Travis street are multi-family or Commercial.

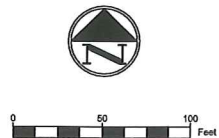
Variance Requests:

1. **Parking spaces:** Ordinance states a minimum of 2 parking spots per dwelling unit. Applicant requests the parking to be greater than 1 parking spot per 1 bedroom unit and 1.5 spots per 2 bedroom unit. This density exceeds the # of spaces per unit compared to the other apartments in the area. (see table below for comparison)

Property	# of Dwelling Units	Total # Parking Spaces	Parking Spots per Dwelling	1 Bedroom		2 Bedroom	
				# Units	Parking Ratio per 1 BR	# Units	Parking ratio per 2 BR
The Lofts at Liberty Hill	156	192	1.23	84	1	72	1.5
The Bridges on Travis	226	204	0.90	118	0.85	108	0.96

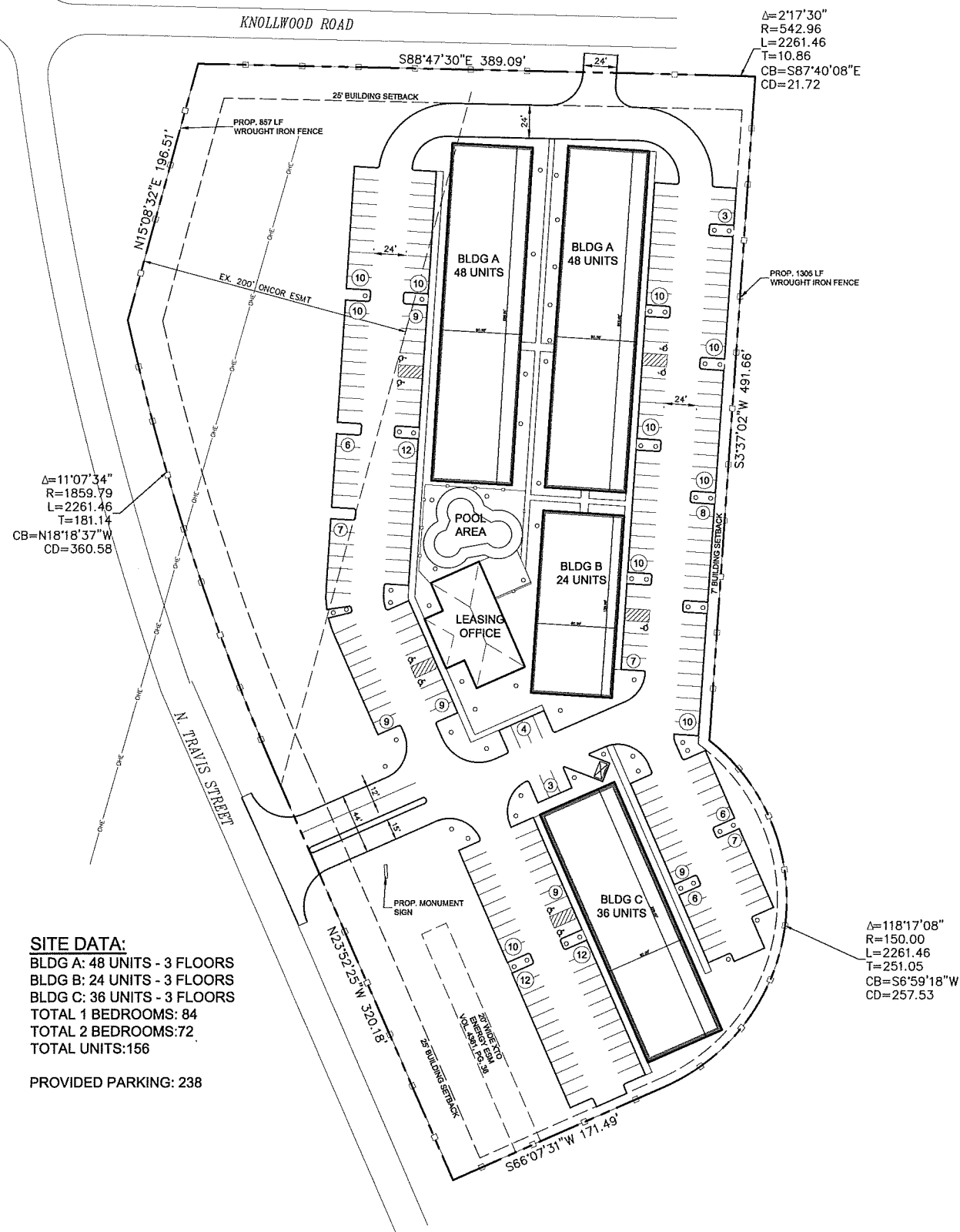
2. **Exterior Fence:** Sherman's ordinance specifies a minimum 6 foot masonry screening on perimeter. Applicant requests a variance to build a wrought iron or cedar board on board fence similar to the Northside on Travis (wrought iron) and The Bridges on Travis (wrought iron).
3. **Exterior Veneer:** The ordinance specifies all wall finishes be masonry or masonry veneer. Applicant wishes to build a more modern/urban looking development with the use of a combination of brick, stone, stucco, siding, and possibly corrugated standing seam metal. The request is a variance be granted for use of an exterior veneer/facade other than 100% masonry with the understanding that the city planning department will have the ability to review and approve of the proposed building detail and design before issuance of permit to build.

Thank you for your time, Brandon Miller, The Lofts at Liberty Hill



THE LOFTS
at Liberty Hill

DATE	PROJECT #	SHEET
FEBRUARY 2019	18-220	SP



SITE DATA:
 BLDG A: 48 UNITS - 3 FLOORS
 BLDG B: 24 UNITS - 3 FLOORS
 BLDG C: 36 UNITS - 3 FLOORS
 TOTAL 1 BEDROOMS: 84
 TOTAL 2 BEDROOMS: 72
 TOTAL UNITS: 156

PROVIDED PARKING: 238

THE LOFTS AT LIBERTY HILL

THE LOFTS
 at Liberty Hill

DATE	PROJECT #	SHEET
FEBRUARY 2019	18-220	SP





STAFF REVIEW LETTER

March 12, 2019

Ryan Family Trust
D William Ryan
3002 Brillante
San Clement, CA 92673

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

Brandon Miller
107 Gene Autry Dr.
Tioga, TX 76271

Dear Applicants,

The request for a zone change and site plan approval for The Lofts at Liberty Hill Apartments from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District for the property located at 5217 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-Family Residential) District, the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Travis Street or Knollwood Road right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer (including carports/garages) unless an exception is approved.
10. An exception would need to be approved for any freestanding signage; only wall signs are allowed.
11. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
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:

1. Platting of the property is required.
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 location of the trash receptors must be approved by the Public Works Department.
4. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
5. Water Pro-Rata will be due upon development.
6. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Internal water and sewer lines will be privately owned and maintained.
8. No structures will be permitted within any existing easements.
9. Easement Encroachment Agreement must be obtained, filed for record in Grayson County Official Public Records, and a copy of filed Agreement provided to City of Sherman for review prior to any structures being approved within existing easements. Specifically the Northwest corner of the Westernmost Building "A."
10. Drawing shows two Building A's; each building must have a different name.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

12.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2900 BLOCK FALLON DRIVE**

The request of Datavault Joint Venture (Owners), Holtman Designworks (Developer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2900 Block Fallon Drive, being all of Lot 2, Block 1, Midway Industrial Park Addition and a portion of Midway Drive, containing 70.76 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Replat approval of Midway Industrial Park Addition, Lots 2R, 6 and 7, Block 1, a Replat of Lot 2, Block 1, Midway Industrial Park Addition.

Background:

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

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Datavault Joint Venture (Owners)
Holtman Designworks (Developer)
Eagle Surveying, LLC (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

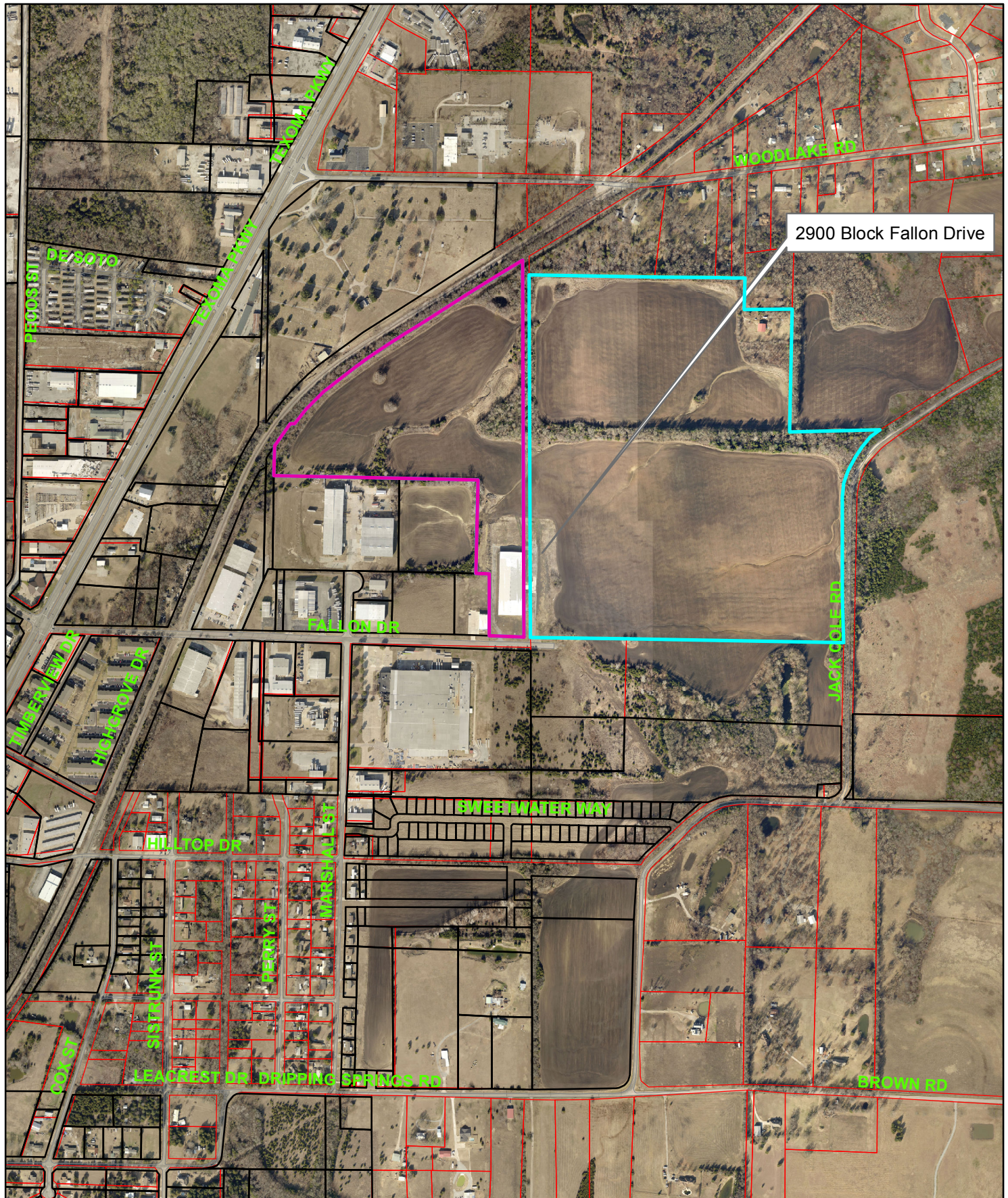
Attachments

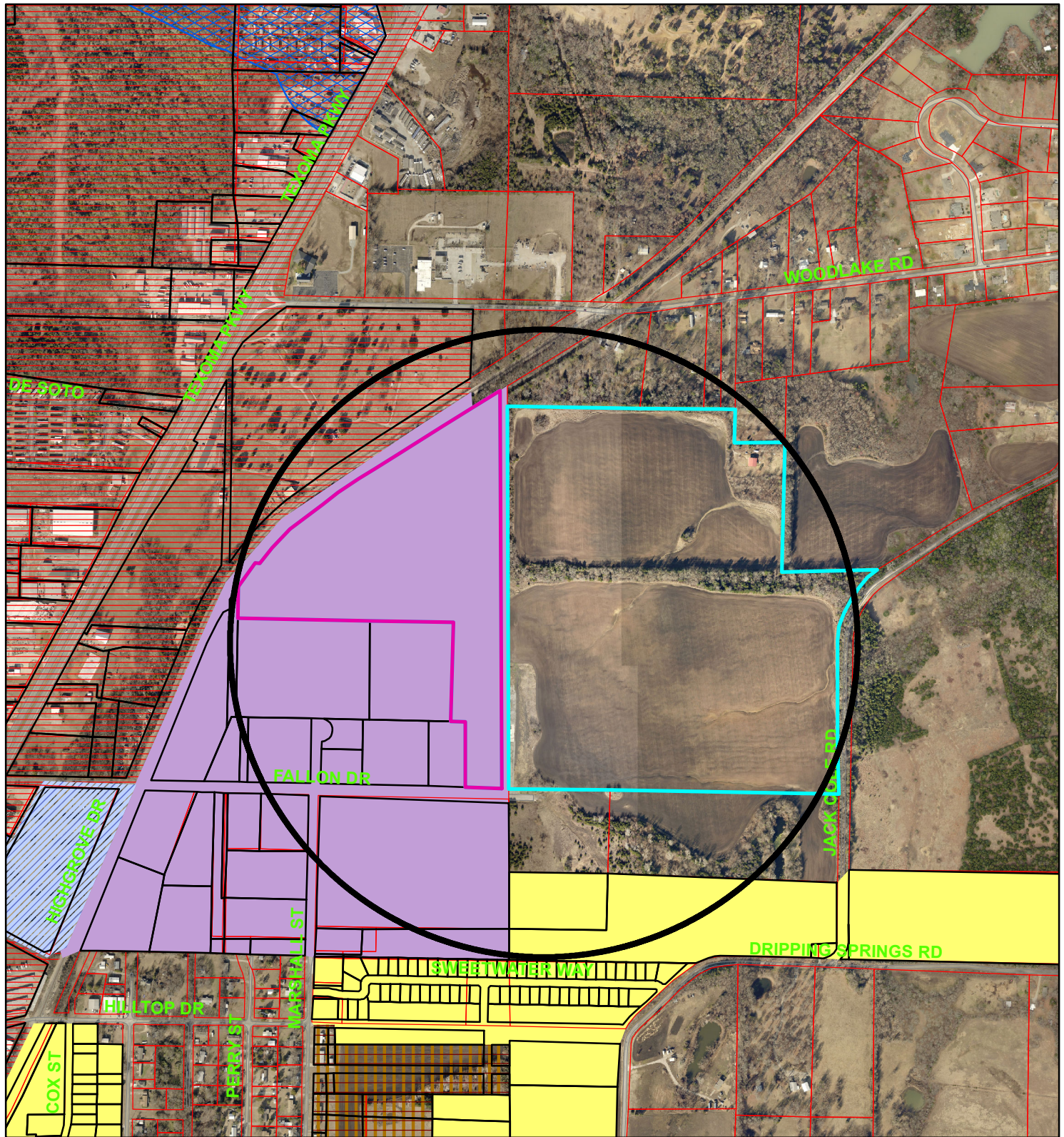
Location Map

Zoning Map

Replat Midway Industrial Park Addition, Lots 2R, 6 & 7, Block 1

Staff Review Letter





Zoning - 2900 Block Fallon 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: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

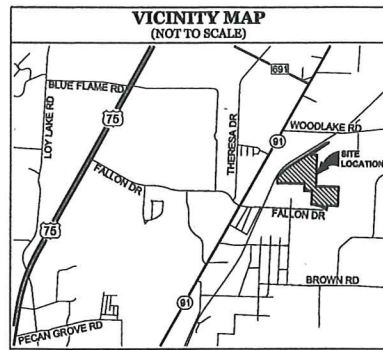
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

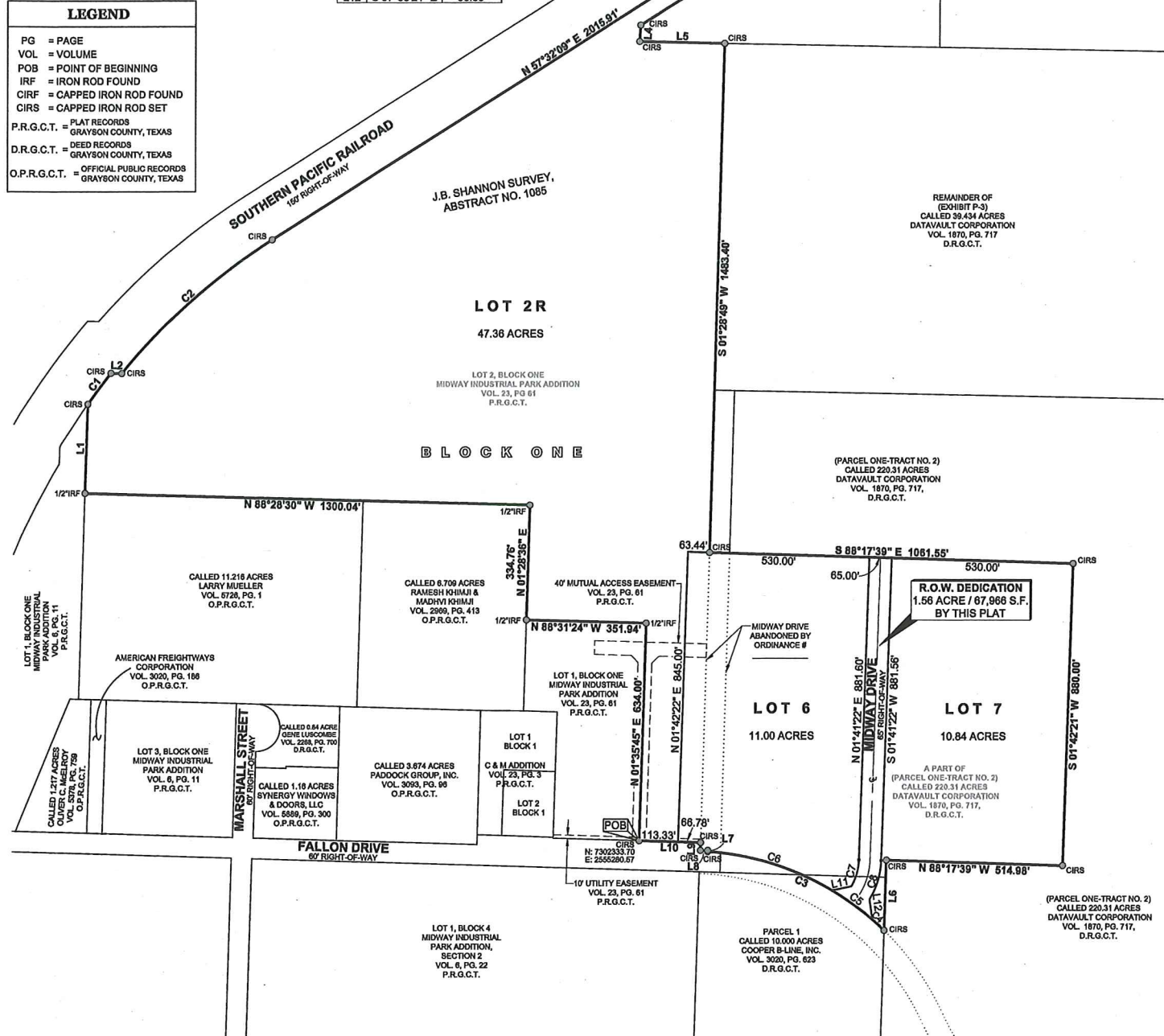
City of Sherman, Texas
Developmental Services Department



LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.G.C.T.	= PLAT RECORDS GRAYSON COUNTY, TEXAS
D.R.G.C.T.	= DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	= OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.78'	1860.08'	3°28'26"	N 36°50'34" E	112.78'
C2	597.97'	1835.00'	18°21'29"	N 48°21'29" E	585.46'
C3	576.62'	819.50'	40°18'54"	N 68°02'02" W	564.80'
C4	46.93'	819.50'	3°16'52"	N 47°31'01" W	46.92'
C5	145.02'	819.50'	10°08'22"	N 64°13'38" W	144.84'
C6	384.67'	819.50'	28°53'39"	N 72°44'39" W	381.15'
C7	80.63'	167.50'	27°34'51"	N 15°28'01" E	79.85'
C8	119.42'	232.50'	28°25'42"	S 16°23'26" W	118.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°42'28" E	259.76'
L2	S 88°48'21" E	31.58'
L3	N 82°34'31" E	118.12'
L4	S 03°24'30" W	47.39'
L5	S 88°39'45" E	248.11'
L6	S 01°30'20" W	204.47'
L7	N 00°00'06" W	3.49'
L8	S 89°59'54" W	21.07'
L9	N 01°28'49" E	22.65'
L10	N 88°17'39" W	180.11'
L11	N 78°07'48" E	57.64'
L12	S 07°58'21" E	58.65'



SURVEYOR Eagle Surveying, LLC Contact: John Cox 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER Clay Moore Engineering, Inc. Contact: Clay Cristy 1903 Central Drive, Suite: 408 Bedford, TX 76021 (817) 281-0572	OWNER DataVault Corporation Contact: Oliver McElroy P.O. Box 969 Sherman, TX 76090
Project 1810.032-05	Date 02/20/2019	Drafter JDC
EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177		

FINAL PLAT
MIDWAY INDUSTRIAL PARK ADDITION
LOTS 2R, 6 AND 7, BLOCK ONE
BEING A REPLAT OF LOT 2, BLOCK ONE OF
MIDWAY INDUSTRIAL PARK ADDITION,
RECORDED IN VOLUME 23, PAGE 62, P.R.G.C.T.
SITUATED IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, DATAVAULT CORPORATION, is the sole owner of a 70.76 acre tract of land situated in the J.B. SHANNON SURVEY, ABSTRACT NUMBER 1085, City of Sherman, Grayson County, Texas, being all of Lot 2, Block One of Midway Industrial Park Addition, an addition to the City of Sherman, Texas, according to the plat recorded in Volume 23, Page 61, Plat Records of Grayson County, Texas (P.R.G.C.T.), and being a portion of Midway Drive, abandoned by City Ordinance Number _____, and being a part of a called 220.31 acre tract of land (Parcel One - Tract No. 2), described in a deed to DataVault Corporation, recorded in Volume 1870, Page 717, Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Fallon Drive (60-foot right-of-way), being the Southwest corner of said Lot 2, Block one, and being the Southeast corner of Lot 1, Block One of said Midway Industrial Park Addition;

THENCE North 01°35'45" East, departing the North right-of-way line of said Fallon Drive, with the West line of said Lot 2, Block One and the common East line of said Lot 1, Block One, a distance of 634.00 feet to a 1/2-inch iron rod found, being the Northeast corner said Lot 1, Block One;

THENCE North 88°31'24" West, continuing with the West line of said Lot 2, Block One and the common North line of said Lot 1, Block One, a distance of 351.84 feet to a 1/2-inch iron rod found, being the Northwest corner of said Lot 1, Block One and being in the East line of a called 6.709 acre tract of land described in deed to Ramesh Khimji and Madhvi Khimji, recorded in Volume 2969, Page 413, Official Public Records of Grayson County, Texas, (O.P.R.G.C.T.);

THENCE North 01°28'38" East, continuing with the West line of said Lot 2, Block One and the common East line of said called 6.709 acre tract, a distance of 334.78 feet to a 1/2-inch iron rod found, being the Northeast corner of said called 6.709 acre tract;

THENCE North 86°28'30" West, continuing with the West line of said Lot 2, Block One and the common North line of said called 6.709 acre tract and the North line of a called 11.216 acre tract of land described in a deed to Larry Mueller, recorded in Volume 5728, Page 1, O.P.R.G.C.T., a distance of 1,300.04 feet to a 1/2-inch iron rod found being at the Northwest corner of said called 11.216 acre tract and being in the East line of Lot 1, Block One of Midway Industrial Park Addition, an addition to the City of Sherman, Texas, according to the plat recorded in Volume 6, Page 11, P.R.G.C.T.;

THENCE North 01°42'28" East, continuing with the West line of said Lot 2, Block One and the common East line of said Lot 1, Block One, a distance of 259.76 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the North corner of said Lot 1, Block One and being in the Southeast right-of-way line of the Southern Pacific Railroad (150-foot right-of-way), and being at the beginning of a curve to the right, with a radius of 1,860.08 feet, delta angle of 03°28'26", chord bearing and distance of North 36°50'34" East, 112.78 feet;

THENCE continuing with the West line of said Lot 2, Block One and the common Southeast right-of-way line of the Southern Pacific Railroad the following four (4) calls:

Along said curve, an arc distance of 112.78 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
South 88°46'21" East, a distance of 31.58 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right, with a radius of 1,835.08, delta angle of 18°21'29", chord bearing and distance of North 48°21'29" East, 585.46 feet;
Along said curve, an arc distance of 587.97 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
North 57°32'09" East, a distance of 2,015.91 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner of said Lot 2, Block One and being in the South right-of-way line of Woodlake Road (60-foot right-of-way);

THENCE North 82°34'31" East, departing the Southeast right-of-way line of said Southern Pacific Railroad, with the North line of said Lot 2, Block One and the common South right-of-way line of said Woodlake Road, a distance of 118.12 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Northwest corner of a called 6.403 acre tract of land described in a deed to John W. Hill and Adriana Hill, recorded in Volume 5695, Page 34, O.P.R.G.C.T.;

THENCE South 57°32'09" West, departing the South right-of-way line of said Woodlake Road, with the East line of said Lot 2, Block One and the common West line of said called 6.403 acre tract, a distance of 878.88 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE South 03°24'30" West, continuing with the East line of said Lot 2, Block One and the common West line of said called 6.403 acre tract, a distance of 47.39 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the Southwest corner of said called 6.403 acre tract of land;

THENCE South 88°39'45" East, continuing with the East line of said Lot 2, Block One and the common South line of said called 6.403 acre tract, a distance of 248.11 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 39.434 acre tract (Exhibit P-3) described in deed to DataVault Corporation, recorded in Volume 1870, Page 717, D.R.G.C.T.;

THENCE South 01°28'49" West, continuing with the East line of said Lot 2, Block One and the common West line of said called 39.434 acre tract and the West right-of-way line of Midway Drive, a distance of 1,483.40 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE South 88°17'39" East, departing the West right-of-way line of said Midway Drive, over and across said Midway Drive and over and across a called 220.31 acre tract of land (Parcel One - Tract No. 2) described in deed to DataVault Corporation, recorded in Volume 1870, Page 717, O.P.R.G.C.T., a distance of 1,061.55 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE over and across said called 220.31 acre tract of land the following three (3) calls:

South 01°42'21" West, a distance of 880.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
North 88°17'39" West, a distance of 514.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
South 01°30'20" West, a distance of 204.47 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of a called 10.000 acre tract of land (Parcel 1) described in a deed to Cooper B-Line, Inc. recorded in Volume 3020, Page 623, Deed Records of Grayson County, Texas and being at the beginning of a curve to the left, with a radius of 819.50 feet, delta angle of 40°18'54", chord bearing and distance of North 68°02'02" West, 564.80 feet;

THENCE along said curve, over and across said called 10.000 acre tract and said called 220.31 acre tract, an arc distance of 576.62 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, being in the North right-of-way line of said Fallon Drive;

THENCE with the North right-of-way line of said Fallon Drive the following four (4) calls:

North 00°00'06" West, a distance of 3.49 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
South 89°59'54" West, a distance of 21.07 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
North 01°28'49" East, a distance of 22.65 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
North 88°17'39" West, a distance of 180.11 feet to the POINT OF BEGINNING, containing 70.76 acres of land, more or less

SURVEYOR Eagle Surveying, LLC Contact: John Cox 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	ENGINEER Clay Moore Engineering, Inc. Contact: Clay Cristy 1903 Central Drive, Suite: 408 Bedford, TX 76021 (817) 281-0572	OWNER DataVault Corporation Contact: Oliver McElroy P.O. Box 969 Sherman, TX 76090
Project 1810.032-05	Date 02/20/2019	Drafter JDC
EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177		

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GRAYSON §

I, TED A. GOSSETT, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sherman, Grayson County, Texas.

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
Ted A. Gossett, R.P.L.S. # 5991

Date _____

OWNER'S DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That, DATAVAULT CORPORATION, does hereby adopt this plat designating the hereinabove property as MIDWAY INDUSTRIAL PARK ADDITION, LOTS 2R, 6 AND 7, BLOCK ONE, an addition to the City of Sherman, Texas, 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 right of ingress and egress to and from and upon the said easements 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 _____, 2019.

OWNER: DATAVAULT CORPORATION

BY: _____
Oliver McElroy
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared OLIVER McELROY, President of DATAVAULT CORPORATION, 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 expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

ACCEPTANCE

APPROVED this _____ day of _____, 2019, by the City Planning Commission of the City of Sherman, Texas.

Chairman
City Planning Commission

ATTEST:

City Secretary
City of Sherman, Texas

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman, Texas on this the _____ day of _____, 2019.

Mayor
City of Sherman, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing, MIDWAY INDUSTRIAL PARK ADDITION, LOTS 2R, 6 AND 7, BLOCK ONE, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, 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.

Clerk
City of Sherman, Texas

GENERAL NOTES

- 1.) Water and Sewer to be provided by the City of Sherman.
- 2.) Electrical Service is provided by Oncor Electric Delivery Company, LLC.
- 3.) Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 4.) Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- 5.) The City of Sherman will not be responsible for the maintenance and operation of said drainage way or for the control of erosion.
- 6.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 29, 2010 as shown on Map Number 48181C0276F.
- 7.) The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network NAD 83(2011) Datum.
- 8.) Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- 9.) The owners and builders must comply with all other state and federal regulations regarding developments of this type.

FINAL PLAT
MIDWAY INDUSTRIAL PARK ADDITION
LOTS 2R, 6 AND 7, BLOCK ONE
BEING A REPLAT OF LOT 2, BLOCK ONE OF
MIDWAY INDUSTRIAL PARK ADDITION,
RECORDED IN VOLUME 23, PAGE 62, P.R.G.C.T.
SITUATED IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



STAFF REVIEW LETTER

March 11, 2019

Datavault Corporation
Attn: Oliver McElroy
P.O. Box 969
Sherman, TX 75090

Eagle Surveying, LLC
Attn: John Cox
210 S. Elm St., Ste. 104
Denton, TX 76201

ClayMoore Engineering, Inc.
Attn: Clay Cristy
1903 Central Drive, Ste. 406
Bedford, TX 76021

Dear Applicants,

The request for approval of the Final Plat of Midway Industrial Park Addition, Lots 2R, 6 and 7, Block One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show off-site Drainage Easements.
6. Dedicate a 10' Utility Easement along Midway Drive and Fallon Drive.
7. Point of Beginning on drawing cannot be read. Remove hatching off of POB block.
8. Update drawing and metes and bounds to reflect Ordinance No. 6181 abandoning Midway Drive.
9. Change Plat name to a more distinctive name. Current name is too similar to previously filed plats. Coordinate with Engineering Department for new plat name.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block

and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 03/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

709 NORTH MONTGOMERY STREET

The request of DP Capstone LLC (Owners), and Austin and David Hoover (Representatives) concerning the property located at 709 North Montgomery Street, being part of Lot 2, Block 3, Bond's 2nd Addition, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4) to allow 32.65% masonry (limestone, CMU, burnished Block, etc.) on the lower half of the building with the upper portion being lap style siding (Architectural vinyl, hardie or boral) in lieu of required 60% in an R-1 (One Family Residential) District/College Park Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4) to allow an attached carport in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 709 North Montgomery Street between Brockett and Carter Streets. The property is zoned an R-1 (Single Family Residential) District and also located in the College Park Overlay District. The owners would like to construct a single family dwelling; the design includes 32.65% masonry on the lower half of the building with the upper portion being lap siding (architectural vinyl, hardie or boral). They are requesting an exceptions to allow 50% masonry in lieu of 60% required and an attached carport or covered parking without a garage door. The garage will be enclosed on three sides; the open side will not be visible from Brockett or Montgomery Streets.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

DP Capstone LLC (Owners)

Austin Hoover (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:

24

Objections Received:

0

Attachments

Location Map

Zoning Map

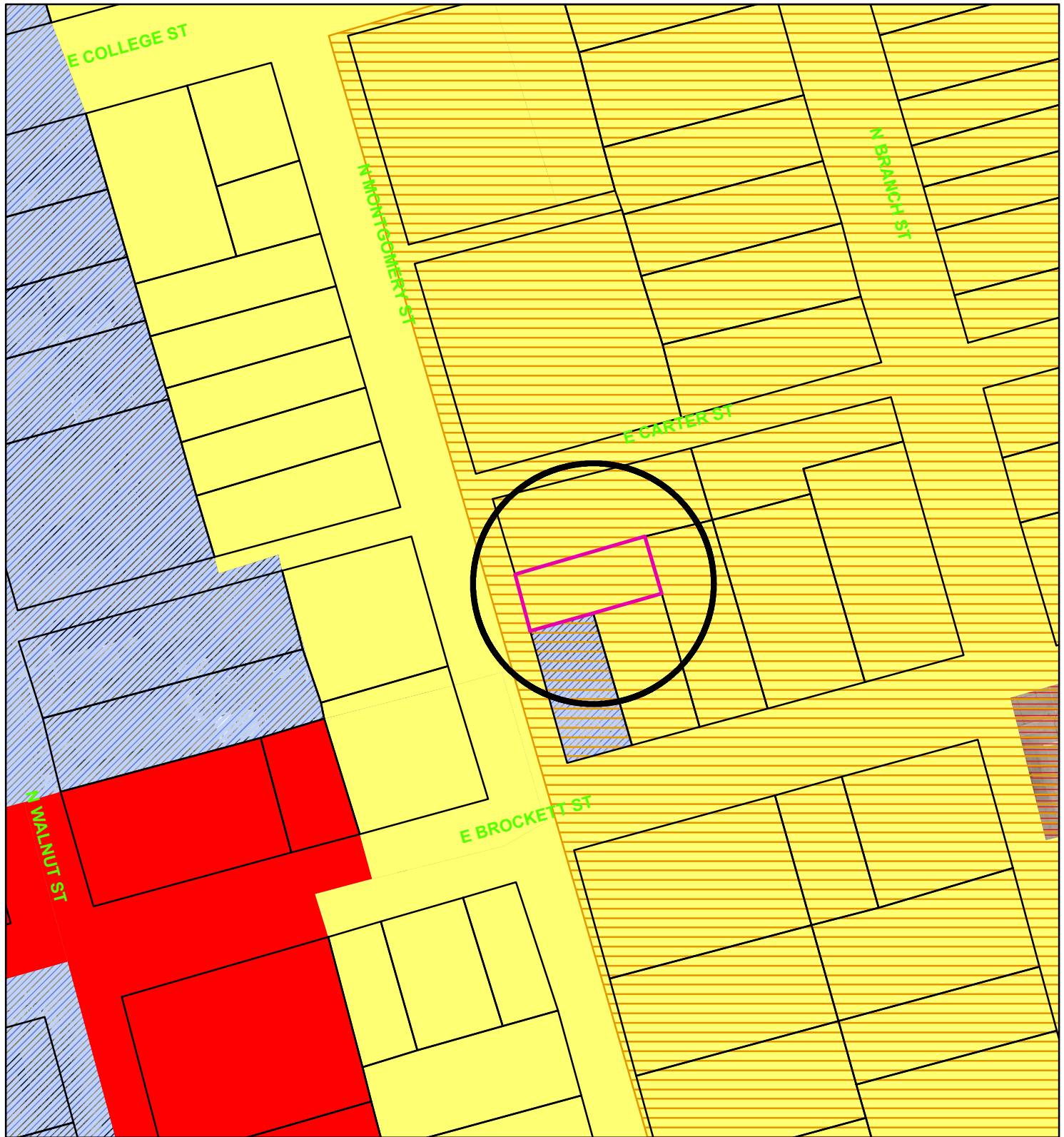
Zoning Sign Photo

Narrative

Site Plan

Building Elevations

Staff Review Letter



Zoning - 709 N. Montgomery Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- 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

709 North Montgomery Street



Request for Variance

N Montgomery St and Brockett St

Austin Hoover

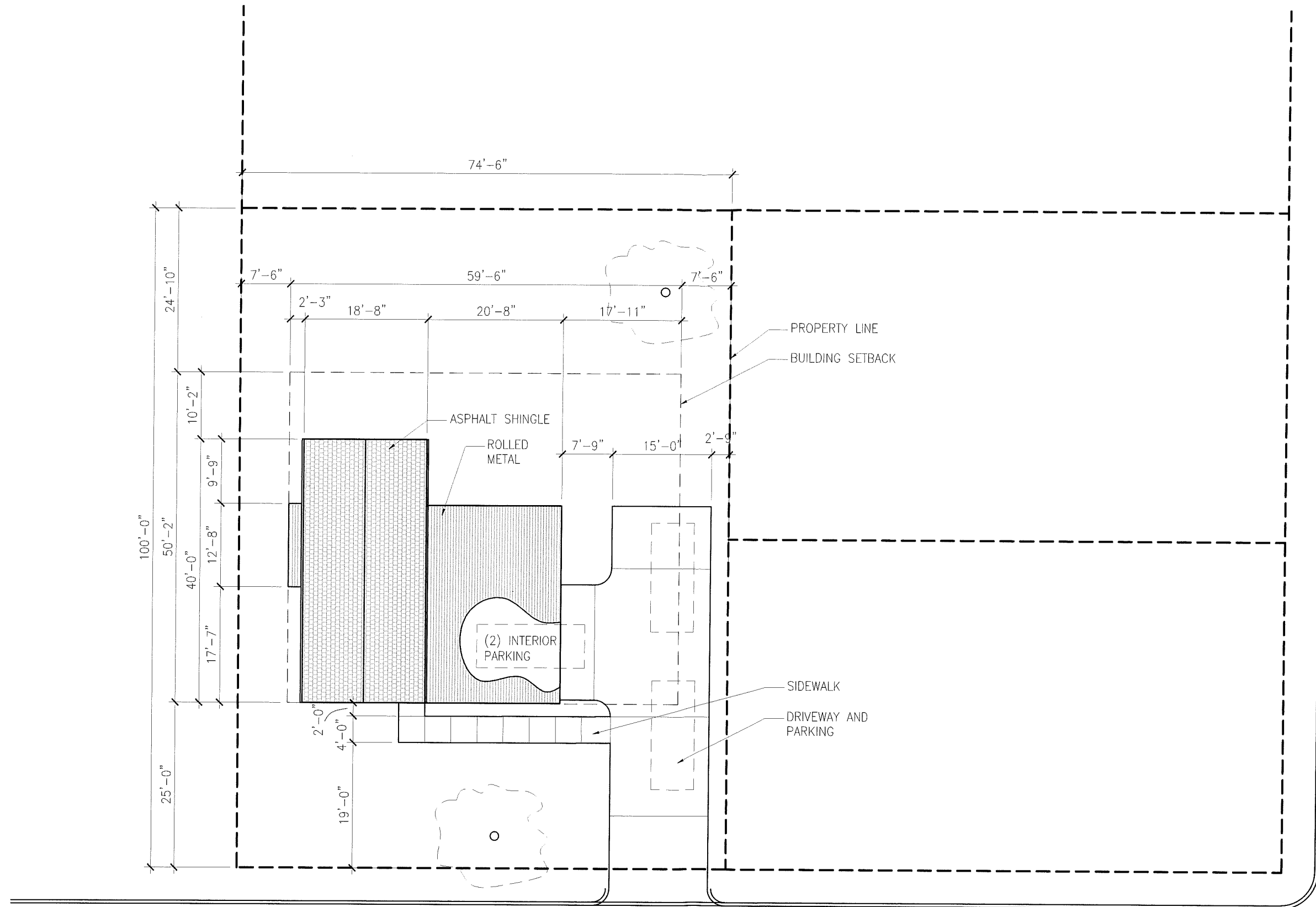
David Hoover

Requesting approval for covered car parking w/no garage door.

- Enclosed on three sides with substantial architectural detail, supporting an aesthetic and useful space
- The clerestory and open South side remove mass from the structure to promote consistency with the rest of the design
- The open side entry design is not visible from either Brockett St. or Montgomery St.

Similar to popular architectural details being developed all throughout high design urban areas, we have designed this home using appropriate scale and material allotments to best suite the home and its site. Requesting exception to the 60% masonry requirement.

- The design includes 32.65% masonry on the lower half of the building, shown as 8x16 masonry (limestone, CMU, burnished Block etc.) , with the upper portion being cladded in a Lap style siding (Architectural vinyl, Hardie, or Boral)



MONTGOMERY STREET

BROCKETT STREET



1

SITE PLAN

1/16" = 1'-0"

AUSTIN
HOOVER

903-815-2901
aphoover12@gmail.com

N. MONTGOMERY STREET
SHERMAN, TX

A1.0
SITE PLAN

02.22.19



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

AUSTIN
HOOVER

903-815-2901
aphoover12@gmail.com

N. MONTGOMERY STREET

SHERMAN, TX

A3.0

EXTERIOR
ELEVATIONS

02.22.19



2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

AUSTIN
HOOVER

903-815-2901
aphoover12@gmail.com

N. MONTGOMERY STREET
SHERMAN, TX

A3.1
EXTERIOR
ELEVATIONS

02.22.19

STAFF REVIEW LETTER

March 12, 2019

David Hoover
218 Sand Creek Circle
Sherman, TX 75092

Austin Hoover
1513 N. Wharton
Sherman, TX 75092

Dear Applicants,

The request for exceptions to allow 32.65% masonry (limestone, CMU, burnished Block, etc.) on the lower half of the building with upper portion being lap style siding (Architectural vinyl, hardie or boral) in lieu of required 60% and to allow an attached carport in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 709 North Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay 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. Parking is permitted on paved surfaces only (concrete and asphalt).
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Montgomery Street right-of-way.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Private Sanitary Sewer Easement must be obtained and filed of record in the Official Public Records of Grayson County, Texas to serve property with City Sewer.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

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

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



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

15.

Meeting Date: 03/19/2019

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

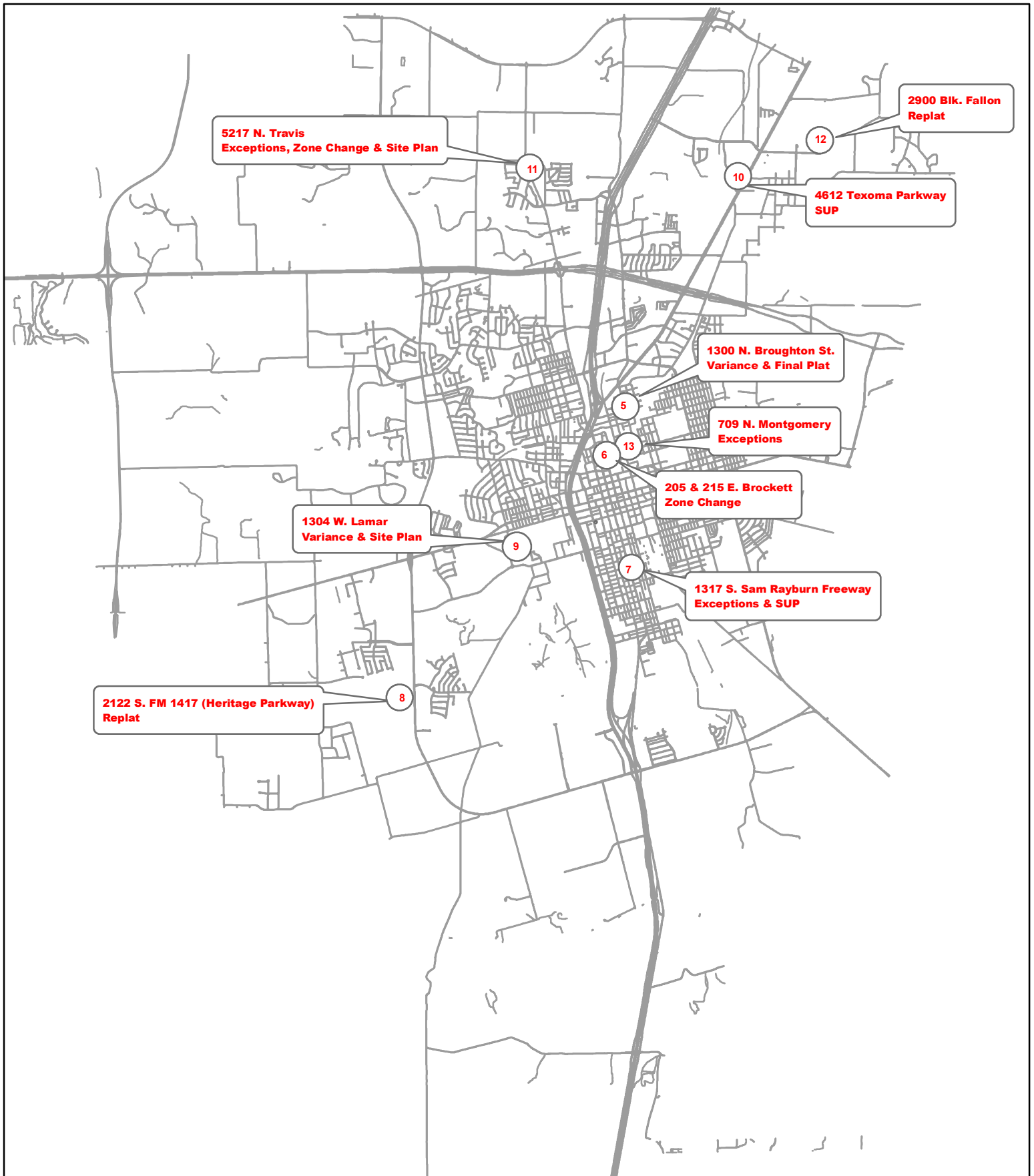
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting March 19, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet